

Received April 6, 2020

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Water Street Lift Station Generator Project, #1753Q

2. Name of applicant:

City of Olympia, Public Works Engineering

3. Address and phone number of applicant and contact person:

Jim Rioux, Project Manager

Physical address: 601 4th Ave E., Olympia, WA 98501

Mailing address: PO Box 1967, Olympia, WA 98507-1967

Phone: 360.753.8484

4. Date checklist prepared:

May 9, 2019, Revised April 6, 2020

5. Agency requesting checklist:

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable):

June through September 2019

*Agency Comment: Schedule adjusted to extend from
September through December 2020*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

1. *Plan Set with Vicinity Map.*
2. *Site Plan.*
3. *SEPA checklist.*
4. *Joint Aquatic Resources Permit Application (JARPA).*
5. *Remedial Investigation and Feasibility Study Report City Sewer Pump Station and General Petroleum Corporation Site, Anchor QEA, April 2013.*
6. *Department of Ecology letter dated March 11, 2014 Re: Opinion on Proposed Cleanup.*
7. *Department of Ecology letter dated March 30, 2017 Re: Opinion on Proposed Cleanup.*
8. *April 2, 2008 Technical Memorandum from Landau Associates, Inc. Re: Summary of Groundwater Monitoring Services.*
9. *December 6, 2017 Technical Memorandum from A3 Acoustics Re: Water Street Lift Station Ambient Noise.*
10. *E-mail correspondence from Lauren Whybrew with ORCAA dated April 15, 2019.*
11. *Environmental Media Management Plan, Water Street Lift Station Generator Replacement dated April 01, 2020.*
12. *January 9, 2020 Technical Memorandum from Landau Associates, Inc. Re: SEPA Response Summary*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Permits were recently approved for The Laurana development, a mixed use development immediately east of the lift station. Agency Comment: Construction of the Laurana mixed use project is nearing completion.

This application covers remaining work on the pump station site adjacent to the Laurana development, including removal and replacement of the emergency generator serving the pump station, construction of a mural wall, and installation of fencing and landscaping as shown of the Site Plan (Attachment 2).

10. List any government approvals or permits that will be needed for your proposal, if known.

1. *SEPA Determination*
2. *Shoreline Substantial Development*
3. *Shoreline Conditional Use Permit*
4. *Building Permit*
5. *Electrical Permit*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The emergency backup power generator at the Water Street Sewer Lift Station is near the end of its serviceable life. This project will replace the existing diesel generator with an upgraded Cummins diesel generator.

Backup power generation is a critical element of sewer lift station infrastructure. Lift stations pose critical risks for spills and associated public and environmental health impacts. Unlike gravity sewer pipes, pump stations are comprised of complex mechanical and electrical systems susceptible to chronic or acute failure. The lift stations must operate reliably in order to prevent sewer overflows.

The existing generator is housed in a small building. The new generator is too large to install in the building. It will be installed outside of the existing building and will have a custom sound enclosure to reduce noise.

The project site is approximately 3900 sq. ft.

The proposed generator will be placed on a 8' by 20' concrete pad. The generator will not be designed until the contractor that is awarded the project orders it from the manufacturer. Based on information from the manufacturer, we expect the generator will be approximately 13 ft. tall at its highest point.

Site work planned for this project will be limited to removing some of the existing pavement, leveling the site, installing the concrete generator pad, and repaving that portion of the site where pavement was removed.

The work covered by this application also includes installation of a mural wall along the west and south sides of the lift station parcel as well as fencing east of the lift station. The proposed wall height is 10'7".

The City has granted the Laurana developer a 15-foot easement along the east side of the parcel to allow pedestrian passage across the lift station site.

Fencing will include gates that will allow the site to be completely secured while crews are working at the lift station. These gates are intended to prevent pedestrians from putting themselves in harm's way while work is being performed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 220 Water St NW, Olympia, WA 98506

Section / Township / Range: S14, T18, R2W

Legal Description: SYLVESTER L 5 BLK 72 LESS E 55F

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Geologic information for the project area was obtained by Landau Associates from the Geologic Map of the Tumwater 7.5-minute Quadrangle, Thurston County, Washington (Walsh et al. 2003). The map indicates that surficial deposits in the vicinity of the site consist of fill (Qf). In our experience, this unit is highly variable and can consist of clay, silt, sand, and gravel deposits with organic matter, shells, and other debris.

The subsurface conditions observed in an exploration at the Northwest corner of the site were generally consistent with the mapped geology.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are indications of settling in the paved area of the site and at the southwest corner of the building.

The pump station was constructed prior to 1977 and has been in continuous operation. There are no indications of soil movement in any of the accessible below ground structures, which include the wet-well and dry-well of the lift station located under the lift station building.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

- *Site preparation will be limited to removal of existing pavement, leveling of site, and fill as needed to achieve the desired ground level.*
- *The generator pad will require excavation to a depth of approximately 10 inches.*
- *A trench for electrical conduit between the generator and the existing building will be approximately 36 inches deep, 18 inches wide and 45 feet long.*
- *The total area of potentially affected ground surface is approximately 1830 sq. ft.*
- *Maximum amount of fill should not exceed 10 cy.*
- *The source of fill material will be determined by the contractor that is awarded the contract. The contract specifications require the contractor to obtain fill material from an approved source and that the material meet the contract specifications.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Construction activities could cause minor erosion and potential discharge of sediment to the City's stormwater system during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

100%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The contract documents will include a Stormwater Pollution Prevention Plan that complies with the requirements of the City's 2016 Stormwater Drainage Manual. A Project Inspector will monitor the contractor's work throughout construction and ensure all appropriate BMP's are used to prevent sediment discharge to the City's stormwater system. Typical measures include placement of straw or other materials to reduce exposure of soils and use of catch basin silt socks to prevent sediment from entering the stormwater system.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The amounts of particulate matter and CO2 would be temporarily higher during construction. The temporary increases in emission release is due to the activity of the construction equipment required to transport materials and personnel.

Post-construction, particulate matter and CO2 are expected to be lower than pre-construction levels. The generator will meet modern emissions standards, and the frequency and duration of operation will not change. The generator will run ½ hour every other week.

Since post-construction levels are expected to be lower than pre-construction levels, no mitigation is being proposed.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

In order to limit particulate matter and CO2 during construction, equipment and vehicles will be outfitted with standard manufacturer's emission control. Construction and staging areas will be designed to reduce equipment wait times and engine idling. These measures will reduce fuel consumption and emissions.

Hours of construction will be limited to 7 a.m. to 6 p.m.

Since post-construction emissions are expected to be lower than pre-construction levels, no mitigation is being proposed.

ORCAA correspondence dated April 15, 2019, indicated that the project does not require an ORCAA Notice of Construction because the generator is less than 500 HP. A copy of that e-mail correspondence is on file with Community Planning and Development.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Budd Inlet lies immediately to the west of the project area and is a saltwater inlet affiliated with Puget Sound.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The project will require work adjacent to (within 200 feet) of Budd Inlet. The project will not impact the water body.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This project will not generate any additional discharges or runoff. Stormwater currently flows into the existing stormwater system through a catch basin located on the project site. The catch basin is connected to a combined storm sewer line that gravity flows to the LOTT treatment plant.

During construction the contractor will be required to utilize appropriate BMP's to prevent sediment from entering the City stormwater system, such as silt fencing around the site, and sediment socks in catch basins.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This project will not generate any additional runoff. Stormwater currently flows into the existing stormwater system through a catch basin located on the project site. The catch

basin is connected to a combined storm sewer line that gravity flows to the LOTT treatment plant.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Minimal waste materials from construction activities and vehicles could be produced and would enter the existing stormwater system.

- 2) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The contract documents will include a Stormwater Pollution Prevention Plan that complies with the requirements of the City's 2016 Stormwater Drainage Manual. A Project Inspector will monitor the contractor's work throughout construction to ensure all appropriate BMP's are used to prevent sediment discharge to the City's stormwater system.

Post-construction there will be no impacts to surface, ground and runoff water or drainage patterns.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

No significant vegetation or habitat is present. The current site predominantly impermeable surface with a small landscaped area adjacent to Percival Landing. The project will require removal of existing plants and shrubs to allow installation of an electrical conduit. Landscaping will be restored with trees, grass and shrubs that will enhance the proposed mural wall.

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

The project will require removal of existing plants and shrubs to allow installation of an electrical conduit. Landscaping will be restored with trees, grass, and shrubs that will enhance the proposed mural wall.

- c. List threatened and endangered species known to be on or near the site.

No threatened or endangered plant species were observed on the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The City is working with developers of The Laurana to determine appropriate landscaping for areas adjacent to the site. Landscaping will be determined after the mural wall design has been finalized.

Agency Comment: A landscape plan is required as a condition of project approval.

- e. List all noxious weeds and invasive species known to be on or near the site.

No invasive species were observed on or near the site. There are no impermeable areas on the existing site. Adjacent areas are either paved or landscaped areas maintained by City of Olympia Parks Department.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other

mammals: deer, bear, elk, beaver, other

fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened and endangered species known to be on or near the site.

According to the U.S. Fish and Wildlife Service IPaC and the WDFW PHS mapping tools, the following three threatened fish species may appear in Budd Inlet adjacent to this site: Puget Sound Chinook; Puget Sound Steelhead; and Bull Trout.

There were also three listed bird species adjacent to the site: marbled murrelet; streaked horned lark; and yellow-billed cuckoo.

- c. Is the site part of a migration route? If so, explain.

The general project area is within the Pacific Flyway, a broad migratory corridor that extends from Alaska to Central America and is used by many different species of migratory birds. The site is not known to be a stopover along this route.

- d. Proposed measures to preserve or enhance wildlife, if any:

No measures to preserve or enhance wildlife have been proposed and no negative impact is expected.

The City consulted with WDFW to confirm that a Habitat Management Plan is not needed for this project.

- e. List any invasive animal species known to be on or near the site.

No invasive animal species have been observed on the site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The existing emergency generator is fueled by diesel. The replacement generator will also be fueled by diesel.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is an existing above ground fuel storage tank on the site. The tank is in good condition, but it will be removed and replaced as part of this project.

The project location is within an active environmental investigation and cleanup site. A historical release of petroleum compounds occurred from past uses of the site as a bulk fuel storage facility by prior owners-General Petroleum Corporation (GPC) sometime during the period of 1920-1978. In addition a petroleum release was discovered from a City owned underground storage tank (UST) used for the Water Street Lift Pump Station that was closed-in-place in 1999. The petroleum releases are now considered comingled and managed as one site.

The City has been working within the Department of Ecology Volunteer Cleanup Program (VCP) during prior site environmental investigations and interim remedial actions. The site identification is:

*Site Name: Olympia City Sewer Pump Station & General Petroleum Corporation
Facility/Site No.: 31651436
Cleanup Site ID No.: 3608
VCP Project No.: SW1134*

Agency Comment: The City withdrew from the voluntary cleanup program in 2019.

The primary chemicals of potential concern (COPC) for the Site, based on available data, are petroleum hydrocarbons, including gasoline-range (GRO) and diesel/oil range (DRO/ORO) organics, volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and total xylenes (BTEX), and Total Naphthalene compounds. COPCs are likely to be present in soil at approximately 4.5 to 15 feet below ground surface (bgs). COPCs are also likely to be present in groundwater but the project will not be encountering groundwater during construction of the new generator.

An Environmental Media Management Plan (EMMP) was prepared by Landau Associates, Inc. for use during the project. The EMMP will be used to inform workers and visitors to the site of the potential presence of petroleum compounds beneath the subsurface. The EMMP detail the protocols and best management practices (BMPs) for managing potentially impacted media during project implementation. The EMMP includes a discussion of required health and safety plan (HASP) requirements and general provisions to address potential unforeseen conditions, if encountered. The EMMP will also assist with coordination between the City and contractors during project implementation so that activities remain protective of human health and the environment.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known gas transmission lines within the project area. Based on previous environmental investigations, petroleum contaminated soil may be present beneath the project area from 4.5 feet to 15 feet below ground surface. As a conservative measure the City authorized Landau Associates, Inc. (LAI) to prepare an Environmental Media Management Plan (EMMP) to be implemented during the project. The EMMP provides coordination between the City and contractors during project implementation so that activities remain protective of human health and the environment. Best management practices (BMPs) are detailed in the EMMP for use during the project by the City and contractor. BMPs will be implemented to prevent human exposure to contamination during the course of project construction.

The current project scope of work includes limited demolition and shallow excavations to construct the replacement generator slab foundation pad and trenching of equipment electrical and control wiring. Excavated and disturbed soil will be conservatively managed as petroleum contaminated soil during construction. The excavated and disturbed soil will be tested in accordance with the required regulations. The EMMP outlines the required analytical laboratory testing and material handling requirements necessary to dispose or reuse the soil offsite pending analytical characterization results. Due to preparation and implementation of the EMMP during the project, it is fully anticipated the proposed scope of work will not pose additional risk to human health and the environment that might affect the project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Diesel fuel will be used to fuel the emergency generator. The existing 500-gallon fuel tank will be drained and removed as part of this project. The new 330-gallon tank is

built into the base of the new generator.

- 4) Describe special emergency services that might be required.

WSDOT Standard Specifications require that the contract prepare a Spill Response Plan that outlines actions to take including notification to the Department of Ecology in the event of a spill. The City's Inspector will monitor all response activities in the event of a spill.

Post-construction, City Pump Stations crews follow established protocols for actions and notifications in the event of a spill.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Labor and Industries rules (i.e., rules related to First Aid, Personal Protective Equipment, Safety Data Sheets, Fall Protection, Electrical Safety, etc.) will be followed during construction.

Construction debris will be collected in a dumpster or hauled to a waste transfer station so that it does not contaminate stormwater and is properly disposed of.

The contractor will be required to develop a Pollution Prevention and Control Plan. If a spill occurs or contamination is encountered, City of Olympia Public Works will notify the Department of Ecology.

The new generator will meet modern emissions standards, have improved controls, reduce noise, and include a new fuel tank less likely to develop a leak.

The generator itself will enhance the reliability of the lift station, reducing the potential of a surcharge of raw sewage.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No existing noises will affect this project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical construction noises will be produced during construction. Construction practices will comply with the City of Olympia noise ordinance.

The scale and type of construction activities are not expected to generate noise levels beyond typical maintenance activities. All work will be completed during the day. Impacts to adjacent business and residents during construction are expected to be negligible.

Hours of construction will be limited to 7 a.m. to 6 p.m.

Post construction, the generator will be run for initial testing, routine testing and in the event of power interruption to the lift station. Initial testing will occur during normal working hours. Routine testing occurs for ½ hour every other Tuesday at 9:30 am.

3) Proposed measures to reduce or control noise impacts, if any:

The emergency generator will be housed in an enclosure to reduce noise generated when it is running.

Public Works retained A3 Acoustics to assess the impacts of noise from the project. A copy of the Technical Memorandum from A3 Acoustics for the generator enclosure are on file with the Community Planning and Development Department. The key findings of that report are:

- 1. The OMC notes that state law must be satisfied.*
- 2. Washington Administrative Code (WAC) 173-60-040 establishes a daytime limit of 60 dBa and a nighttime limit of 50 dBa.*
- 3. Daytime ambient noise level is 54 dBa, nighttime ambient noise level is 48 dBa.*
- 4. When running, the existing generator creates a radiated noise level of 77 dBa at 23 ft.*

With the noise-reducing enclosure, the noise level of the new generator while running will be 55 dBa at 23 feet.

Based on these findings, we expect that the new generator will generate less noise than the existing. Since it will only be run for short periods during the day, unless power to the station is interrupted, impacts to adjacent residents and businesses will be minimal.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is the same as proposed, and this project will not affect land use of adjacent properties.

The adjacent property is being developed into a mixed commercial and residential use. Installation of the new emergency generator will reduce the amount of noise and ensure the reliability of the lift station. Increased reliability will minimize the potential public health and safety impacts that could result from a sewage overflow.

The Laurana developer is installing a 10'7" mural wall along the west and south property lines to help screen the new generator.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A.

- c. Describe any structures on the site.

There is a one-story CMU block building on site that will remain.

The site is currently enclosed by fencing.

- d. Will any structures be demolished? If so, what?

The existing fuel tank will be drained and removed from the site.

- e. What is the current zoning classification of the site?

Urban Waterfront/High Density Neighborhood.

- f. What is the current comprehensive plan designation of the site?

Urban Waterfront.

- g. If applicable, what is the current shoreline master program designation of the site?

Urban Intensity – Budd 5A.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The project site is in within 1000 ft. of Budd Inlet, which may contain important habitat.

The area is shown as an area of High Susceptibility to Liquefaction on DNR's Liquefaction Susceptibility Map of Thurston County.

- i. Approximately how many people would reside or work in the completed project?

None would reside; occasionally, workers will be on site to conduct maintenance activities.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Public Works is collaborating with the Laurana developer. The developer will install a mural wall and fencing to screen and secure the generator site.

- I. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The new generator will be approximately 13 feet tall at its highest point. The exterior is painted metal.

The site perimeter will have a 10'7" mural wall along the west and south property lines. The existing CMU building sits along the north property line. There will be a 15' pedestrian access easement across the east side of the property. Fencing will be installed west of the easement to secure the lift station and allow sufficient access for maintenance crews.

- b. What views in the immediate vicinity would be altered or obstructed?

No existing views will be adversely affected. The only identified view corridor within proximity of the site is the view from Percival Landing to the Capitol Dome.

The mural wall will be higher than the existing building. The previous Les Schwab building, however, created a much greater view obstruction than this relatively minor increase of the wall height.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

A mural wall will be installed along the west and south sides of the site. There will be small landscaped areas adjacent to the wall on both sides. The north side is bordered by the existing CMU building. Fencing that will allow access to the site is proposed for the east side of the site. The mural wall and fences are being designed by the Laurana developer to provide the best feasible screening for the development and Percival Landing.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The area is adjacent to Percival Landing and near docks, downtown shopping areas, and restaurants. Recreational opportunities include sight seeing, public parks, plazas, Olympia Farmers Market, theatres, jogging, bicycling, shopping, dining, and boating.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to the TRPC's Historic Properties Map, the project site is approximately 170 feet from the Downtown Olympia Historic District.

It is immediately adjacent to Percival Landing. The former Percival Dock is listed on the Olympia Heritage Register.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No studies were done on the site. However, historical records indicate that this area was once tidally influenced shoreline and there is high probability that it was used by native peoples. Successive expansion of the old Percival Dock and the Crylon fill of 1914 has adversely buried artifacts which may be present. There is a high probability of encountering archaeological artifacts along historic shorelines.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None. Excavation is minimal and limited to the existing site which has been a sewer lift station since 1977.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

While there is very low probability of disturbance on this site, the contract documents will include an Inadvertent Discovery Plan. **Agency Comment: The IDP establishes procedural requirements consistent with OMC 18.12.120 should cultural/historic resources be encountered during construction.**

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is at the end of an alley. The alley access is off of Columbia Street.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is in the downtown area. The nearest transit stop is approximately 200' from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No additional vehicular trips. Any trips made will be mainly by maintenance vehicles.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- a. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

DocuSigned by:

Jim Rioux

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Signature:

Name of signee Jim Rioux

Position and Agency/Organization Project Manager, City of Olympia Public Works Dept.

Date Submitted: 04/06/2020