

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: [\[help\]](#)

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: [\[help\]](#)

Pioneer Park Hatchery Development

2. Name of applicant: [\[help\]](#)

Washington Department of Fish and Wildlife

3. Address and phone number of applicant and contact person: [\[help\]](#)
600 Capitol Way, Olympia, WA 98501: c/o Douglas Mackey, (360) 902-8380
4. Date checklist prepared: [\[help\]](#)
3/3/2016
5. Agency requesting checklist: [\[help\]](#)
Washington Department of Fish and Wildlife
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
February 2018 – September 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

It should be noted here that while many of the project's planning and permit documents are six or more years old, the following documents are largely representative of the current needs and viable design concepts.

Deschutes Master Plan Part 1 – Initial Site Assessment. January 2002. Prepared for WDFW. Prepared by FishPro, Inc.

A Master Plan for the Deschutes Watershed Center. December 2002 (draft). Prepared for WDFW. Prepared by FishPro, Inc.

Wetland Delineation Reports. June 2004 and 2009, prepared for WDFW by HDR/FishPro Engineering, and an updated delineation in XXX 2015, by GeoEngineers.

Cultural Resources Assessment. June 2004. Prepared for WDFW through FishPro/HDR Engineering. Prepared by Western Shore Heritage Services, Inc.; an updated Cultural Resources Report will be completed early in 2017.

Floodplain Delineation and Detailed Flood Study. August 2004. Prepared for WDFW. Prepared by FishPro/HDR Engineering. An updated Floodplain Report is being completed by HDR Engineering in early 2017.

In addition, the project has undergone preliminary review with City, County, State, Tribal, and community entities including:

 1. *Department of Ecology: Effluent discharge issues and potential discharge limitations; National Pollutant Discharge Elimination System (NPDES) permitting requirements; water right permitting; ordinary high water mark delineation; and WDFW participation in on-going water quality studies on the Deschutes River,*
 2. *City of Tumwater, Thurston County, and Federal Emergency Management Agency (FEMA): Deschutes River Floodplain Analysis (9/13/2004),*
 3. *City of Tumwater and Department of Ecology: Wetland buffer impacts. (Wetland buffers are areas adjacent to wetlands that serve as buffer zones to provide increased protection of wetlands in their transitional zone to uplands.)*

4. *U.S. Army Corps of Engineers (COE): In-water work activities (intake placement) and National Environmental Policy Act (NEPA) requirements*
5. *Squaxin Island Tribe and Washington State Office of Archaeology and Historic Preservation: Cultural resources assessment and review; submittal of site assessment report*
6. *Squaxin Island Tribe: Overview of the proposed project and tribal support of project*
7. *Washington State Legislature: Natural Resources sub-committee (9/21/04) Presentation of project status*
8. *City of Tumwater City Council: Presentations of project overview*
9. *City of Tumwater: 2004 Pre-application meeting; a subsequent 2015 Pre-application "Feasibility Site Plan Review" meeting held to review permitting requirements.*

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. [\[help\]](#)

The land lease is in the final stages of editing with the City of Tumwater for the use of their property.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City of Tumwater Permits and Approvals

- a. *Development Review - The City of Tumwater requires successful review of the Site Plan in three phases: 1) Feasibility (accomplished in 2015), 2) Preliminary (to be held in early 2017), and the final "Formal Site Plan Review," that includes use of the construction drawings sets (planned for later in 2017).*
- b. *Shoreline Substantial Development Permit*
- c. *Stormwater Drainage and Erosion Control Plan*
- d. *Floodplain Development permit*
- e. *Site Development and Grading permit (Includes Tree Permit)*
- f. *Building permits (several)*
- g. *Wetland and wetland buffer permit*

Other Permits/Approvals, by Agency

Army Corps of Engineers 404 permit/Joint Aquatic Resources Permit Application for in-water work; including NEPA compliance, Section 106 of National Historic Preservation Act, Endangered Species Act (ESA) issues: U.S. Fish and Wildlife Service (USFWS)/NOAA Fisheries. This project will require a Biological Evaluation

*Department of Ecology administers the following: 401 Water Quality Certification, and Coastal Zone Management,
 NPDES Permit for Aquaculture Facility*

National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit

WDFW Hydraulic Project Approval (HPA)

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

PROJECT DESCRIPTION

The project proposed for Pioneer Park is a new Washington State Fish Hatchery facility.

The project involves the construction of a hatchery building containing an office, crew area, and incubation/early rearing room; a utility building for storage of equipment, vehicles and fish feed; twenty-four 10' x 100' concrete fish rearing ponds with perimeter and overhead netting, constructed in two groups; a concrete and steel surface water intake built into the bank of the Deschutes River; a pump station to convey water from the intake to a concrete settling pond; a concrete settling pond that will receive water from the river and an existing well and distribute the water to the hatchery building and the various ponds; a pollution abatement pond for removing settleable solids from pond cleaning operations; a standby generator; a pipe outfall at the river bank for returning process water to the stream; underground electrical, domestic water and sewer utilities; underground piping; asphalt and concrete pavement; seeding and plantings.

The project also includes construction of an education building next to the hatchery building. The education building will be administered by the landowner for educational and interpretive functions and will contain interpretive exhibits, public restrooms, and educational space.

To ensure the project does not adversely affect Deschutes River flood levels, an approximately 850' long x 45' wide swale will be constructed within the existing channel migration zone to convey overbank flood flows. Construction impacts to wetlands, wetland buffers, or other critical areas will be mitigated by wetland creation and enhancement with plantings outlined in a Wetland Report specific to the project. Sufficient mitigation is being designed within the project to assure compliance with City of Tumwater, Department of Ecology, and US Army Corps of Engineers mitigation requirements.

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. [\[help\]](#)

Pioneer Park is located at 5749 Henderson Blvd SE Tumwater, WA 98501, in Thurston Co., WA. Sections 1 and 36; Township 17 and 18N (respectively), Range 2W. Two parcels, owned by the City of Tumwater, would be impacted by the proposed project: parcels 12836330000, and 12701220200. Parcel #12836330000's abbreviated Legal description is: 36-18-2W SWSW LESS PTN OF CO R&W 9&39 LESS 2.06A LESS PTN N OF RR RW. Parcel #12701220200's abbreviated Legal description is: 1-17-2W W2-NW4-NW4 LYING N OF RIVER ALSO PTN E2 NE DAF BEG.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

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

The project area is generally flat.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This site is flat with no steep slopes, grades about 2 – 3%.

- 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. [\[help\]](#)

The soil data from NRCS reports soils two soil types: “Puyallup silt loam” along the northern portion of the project, and remainder is “Sultan silt loam”. The site contains no agricultural land of interest commercially at this point in time.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None.

- 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. [\[help\]](#)

Grading will occur on site to prepare the area for construction. The disturbed area is estimated to be 4.5 acres. Excavation will occur for below ground water pipes, for building and paved area foundations, and to install the surface water intake. Excavation quantities for the upland areas will be on the order of several hundred cubic yards. Excavation for the swale will be approximately 2,500 cubic yards. Fill will be needed to provide the elevation required for occupied buildings above the floodplain and to prepare the surface for paving with estimates in the thousands of cubic yards.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

There is a potential for erosion to occur during land clearing and construction activities as soils will be exposed. The extent of erosion is anticipated to be minimal since construction areas are flat and Best Management Practices (BMPs) such as silt fencing, placement of straw bales, and protection of exposed soils will be implemented.

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

Approximately 1.5 acres of impervious surface will be added to the site or parcels (about 3.3% of the 45 acre Park area). Open water areas within the open ponds function as part of the Deschutes River.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Use of silt fencing, placement of straw bales, and protection of exposed soils would be implemented during construction. Disturbed soils will be re-vegetated following construction. Topsoil removed during construction would be stockpiled for use elsewhere on the site. Erosion potential would be reduced during construction by directing surface water runoff to on-site stormwater facilities. Erosion control plans and maintenance guidelines for sediment removal facilities will be submitted with City of Tumwater in clearing, filling, and grading permits.

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. [\[help\]](#)

Temporary, localized increases in atmospheric concentrations of carbon monoxide, nitrogen dioxide, volatile organic compounds, and particulate matter, the typical pollutants in engine exhaust, would result from construction vehicle use, diesel generators, and other construction equipment. The scale of construction activities would be considered minor and emission would be unlikely to exceed the boundaries of the construction site.

This action will result in slightly higher numbers of visitors making use of the parking facility, especially during summer month. The quantity of increased emissions will be negligible as current visitors will make use of the new spaces instead of using nearby off-site parking.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Grading that causes dust during dry periods will be addressed by watering or covering exposed soils and minimizing the duration and extent of exposure. Potential for tracking dirt and dust off-site could be reduced by minimizing off-site trips and cleaning vehicles before they enter public streets.

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

a. Surface Water:

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. [\[help\]](#)

The Deschutes River flows adjacent to the project site. This river flows into Capitol Lake and then enters Puget Sound near downtown Olympia and the 4th Avenue Bridge.

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. [\[help\]](#)

The project is within 200 feet of the Deschutes River and the wetlands connected to and associated with it. Category I, III, and IV wetlands occur on-site. Work within Category I wetlands is anticipated to occur. In accordance with WDFW recommended mitigation policies, work in wetlands and wetland buffers has been avoided to the extent possible.

Since the project's inception 15 years ago, the planning team has looked at the various structural elements of the hatchery and education building and moved these components, resized the components, move as much as possible away from wetland buffers; and then worked with the existing condition to assure that the configuration will not adversely affect the floodplain during flood conditions.

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. [\[help\]](#)

Installing the surface water intake will require excavation of approximately 40 cubic yards below ordinary high water. The intake structure will occupy less than 20 cubic yards; with most of this volume consisting of Deschutes River water.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Surface water withdrawals are required for the operation of the fish hatchery. This withdrawal has been approved for fish hatchery use by the Department of Ecology with a water right, S2-30063, for 21 cubic feet per second issued in 2015.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
Essentially all of the project work will occur within the 100-yr floodplain.

- 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. [\[help\]](#)
There are no anticipated discharges of waste materials to surface waters, other than the water released from the pollution abatement pond under the conditions of the hatchery fin-fish NPDES permit.

b. Ground Water:

- 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. [\[help\]](#)
One groundwater well will be utilized for this project. This water right, G2-30062, for 1000 gallons per minute (gpm), is also designated for fish hatchery purposes and the permit was issued by the Department of Ecology in 2015.

- 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. [\[help\]](#)
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. [\[help\]](#)
The project drainage plan will show all calculations and present a design compliant with the City of Tumwater's 2010 Drainage Design and Erosion Control Manual (DDECM).

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Discharge waters containing waste materials will be treated prior to entering surface waters per the project drainage plan. Pollutants associated with the rearing of fish will be settled out in a Pollution Abatement pond and managed under the NPDES permit program administered by

the department of ecology. Stormwater runoff will be managed per the Best Management Practices required by the City of Tumwater's DDECM.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

The proposed drainage pattern is essentially going to remain the same as the current situation with sheet flows moving over parking lots then through the filter strips and other stormwater system Best Management Practices (BMPs). The impervious surfaces are being designed to meet current stormwater treatment and flow control requirements and will be directed to the needed treatment features per the City of Tumwater guidelines.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Washington State and the City of Tumwater require that new projects meet state and city stormwater management standards. These standards reference treatment standards outlined in the City of Tumwater's 2010 Drainage Design and Erosion Control Manual.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: **Red alder, bigleaf maple, Oregon ash, hawthorne**

evergreen tree: **Douglas fir, western red cedar**

shrubs: **red-osier dogwood, salmonberry,**

grass, including large areas of **reed canary grass**

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: other

other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Upland vegetation disturbance in the vicinity of the hatchery ponds and buildings would include the removal of approximately 42 trees (larger than 6" dbh). "Mitigation sequencing" continues as project engineers and biologists work to reduce project impacts to wetlands and other riparian areas. A swale is being designed in the location of historic channels during the 1940's – 1950's. It's estimated that up to 100 trees (larger than 6" dbh) may need to be removed and replaced in or near Wetland B. Approximately 4.5 acres of herbaceous plants of which approximately 2 acres are unmaintained grassy areas may be affected during construction. The existing wetland delineation report is being completed in early 2017 to expand the report to a mitigation plan with performance standards and contingency plans.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known threatened or endangered plant species on or near the site. The Natural Heritage Program (NHP) databases as well as the state (WDFW) and federal agency listings (USFWS), were examined for threatened or endangered plants again on March 26, 2015. The

project site is located within the wide area identified as possible locations for one sensitive plant species, the tall agoseris (*Agoseris elata*). This member of the aster family is listed as “State Sensitive” by the NHP.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The overall approach to mitigation for potential natural habitat impacts is to first avoid impacts to the extent possible through careful site design, planning, construction techniques, and strict adherence to BMPs. If avoidance is not possible, mitigation measures to minimize impacts to vegetation communities are proposed to compensate for alterations to the vegetation from the proposed activity. All impacts will be mitigated in accordance with the City of Tumwater’s municipal code:

- Chapter 16.08 Protection of Trees and Vegetation
- Chapter 16.28 Wetland Protection Standards
- Chapter 16.32 Fish and Wildlife Habitat Protection

Detailed mitigation plans, including planting lists, locations, performance standards, and contingencies, will be prepared in compliance with the city, state and federal regulations and guidelines for mitigating the unavoidable impacts to wetlands; as well as implementation of the City of Tumwater’s Fish and Wildlife Habitat Protection Plan.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan blackberry is established in areas within the site, as is English ivy to a lesser extent, as well as Scotch broom.

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. [\[help\]](#) Examples include:

birds: **hawks, heron, eagle, songbirds**, other: **waterfowl**

mammals: **deer**, bear, elk, **beaver**, other: **muskrat, river otter**

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Threatened or Endangered Species

*USFWS data indicated that both the Northern spotted owl (*Strix occidentalis caurina*) and the marbled murrelet (*Brachyramphus marmoratus*) may occur within Thurston County. However, no known habitat for either species occurs in the vicinity of Pioneer Park with the closest populations most likely occur far from the project sites, in the vicinity of Mount Rainier National Park.*

*The Mazama pocket gopher (*Olympia* subspecies, (*Thomomys mazama Pugetensis*) was listed as “Threatened” under the Endangered Species Act on April 9, 2014. Critical Habitat was also established on that date. The Critical Habitat designated in the Federal Register is approximately .9 miles from the project site and coincides with the non-forested property of the Olympia Airport and some adjacent fields. Preliminary investigations indicate that the soil types at the site are not among the soil types known to be used by this subspecies of pocket gophers. Further investigation is planned as part of the permitting process to confirm that there will be no adverse impact upon this listed species.*

Sensitive Species

The following species are documented as occurring in the vicinity of the project action area by the WDFW in their Priority Habitat Species (PHS) database (1/3/16):

Also using the Olympia Airport area are two PHS avian listings: 1) Streaked Horned Larks (*Eremophila alpestris strigata*) and 2) Vesper Sparrows (*Pooecetes gramineus affinis*). Both are known to have nested on airport property.

The Capital Lake area approximately 2 miles to the north are a waterfowl concentration area, particularly important for wintering waterfowl including mallards, gadwalls, American wigeons, scaups, buffleheads, ruddy ducks, ring-necked ducks, and goldeneyes.

Several areas within a 2-mile radius are breeding areas for wood duck (*Aix sponsa*), cavity nesters that utilize trees on the fringe of these water bodies. The area is used by nesting bald eagles; and is forage habit for them as well as osprey and great blue heron.

Mink (*Mustela vison*), frequent this area, for which the habitat value is recognized by inclusion in the PHS. Bats (*Myotis* spp.), regularly forage over Capital lake and night roost in trees along the shoreline.

Aquatic Species

The Deschutes River watershed has documented use by fall Chinook (*Oncorhynchus tshawytscha*) and coho salmon (*Oncorhynchus kisutch*), winter steelhead (*Oncorhynchus mykiss*) and sea-run and resident cutthroat trout (*Oncorhynchus clarki*; (WDFW 1960's to the present). A brief history of the Deschutes Chinook salmon, likely a representative of the South Sound Tributaries fall Chinook salmon hatchery stock, is discussed in the Critical Areas Summary Report being issued as part of the Shoreline Substantial Development Permit review process. Bull trout, that may occur in Thurston County, have not been documented to occur in the Deschutes system. No fish in the Deschutes River system are listed as threatened or endangered on state or federal endangered species lists.

The project Critical Areas Summary Report contains a Fish and Wildlife Protection Plan addressing the City of Tumwater's Municipal Code, Chapter 16.32.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is considered adult immigration and juvenile emigration routes for anadromous fish species including Chinook and coho salmon, and sea-run cutthroat trout, and low numbers of steelhead trout. In addition, the site is located within the Pacific Flyway for migratory waterfowl. Therefore, during the migratory season this site, located adjacent to the water, is used by migrating waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No measures are proposed at this time.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None are known at this time.

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. [\[help\]](#)
Pioneer Park is currently served by electric power and the proposed renovations would continue to use these resources to meet energy needs, as well as natural gas.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
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: [\[help\]](#)
The building designers report that the hatchery and education building will qualify with a silver rating in the LEED evaluation. The hatchery system will realize energy conservation benefits by rearing the fish close to the spawning operation at Tumwater Falls Hatchery. There will be energy savings realized with much shorter fish transportation distances.

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. [\[help\]](#)
No.
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
None are known at this location.
 - 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. [\[help\]](#)
None
 - 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. [\[help\]](#)
N/A
 - 4) Describe special emergency services that might be required. [\[help\]](#)
The operation of the hatchery and the education building will bring people to these facilities on regular basis. Regular emergency services provided for such human endeavors will be required and are available through existing municipal and private services.
 - 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
None
- b. Noise [\[help\]](#)

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

The existing recreational activities are considered reasonably low-impact, except in the summer months when pickinicing and especially “floating the river” is a popular activity. These somewhat noisier summer activities may require some getting used-to by hatchery staff or those using the education building; yet those involved in the planning efforts are confident there would be no significant conflicts.

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. [\[help\]](#)

Long-term noise sources would be from slight increases in vehicular traffic, and the occasioinal sound of education building visitors – students, for instance, talking with one another.

Project construction activities will have short-term noise impacts from operation of construction equipment. Noise sources during construction would include heavy equipment, air compressors and back-up indicator alarms. Noise levels from construction equipment are projected to be 70-90 dBA, as is typical of construction equipment, at 100 ft from the source. Noise during the construction period would be confined to daytime hours.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The education building will have adequate space indoors where the sound of visitors will not be bothersome to Pioneer Park visitors. Some management and supervision guidelines will be put in place to prevent undesirable noise impacts by visitors.

To reduce temporary construction noise associated with the project, contractors would be required to comply with all applicable regulations. The following measures should be employed to reduce construction noise:

- *All equipment should have sound-control devices no less effective than those provided on the original equipment.*
- *All equipment will be required to have muffled exhaust systems in good working order.*
- *Equipment should be turned off when not in use and not left idling.*

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. [\[help\]](#)

The City of Tumwater Pioneer Park site is currently used for sports and recreation by a wide range of park users. Park resources include a baseball field, two softball fields, three soccer fields, two sand volleyball courts, children’s play toys and access to recreational uses of the Deschutes River. Dog-walking is also a common recreational use of the trail system.

The project will likely only cause a slight increase in public use in the park areas, though park managers indicate that the added parking, while helpful in the summer months, would still not accommodate all users wishing to park vehicles in the heat of long hot summer days.

- 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? [\[help\]](#)

While the site may have had a farming history, no conversions will occur as these uses are long gone from the site.

- 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: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

The site is currently occupied by the recreational facilities listed above in 8. a.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The southern edges of the existing parking lot will be resurfaced to connect the sites driveways, per the attached drawings. Portions of the existing trail system will be relocated to provide the same public access to walking trails.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is zoned as "Open Space" with a floodplain overlay zone (C. Carlson, Planner, City of Tumwater).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current comprehensive plan designation of the site is: shoreline environment (C. Carlson, Planner, City of Tumwater).

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The current shoreline master program designation of the site is also: shoreline environment.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Within the City of Tumwater, protected habitats include rivers planted with game fish, specifically, the Deschutes River, as well as areas with which listed species have a primary association. According to City code, therefore, the Deschutes River and adjacent riparian corridor, wetlands, and shoreline environment would be considered environmentally sensitive. Other project areas classified as critical areas or protected areas by the City of Tumwater are: trees and vegetation (TMC-Chapter 16.08), wetlands, including their buffers (TMC-Chapter 16.28), and fish and wildlife habitat (TMC-Chapter 16.32).

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The hatchery would have no staff residing on the hatchery grounds. Two to four fulltime employees would be working at the hatchery depending on the season.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

No people would be displaced from their home as a result of the proposed project.

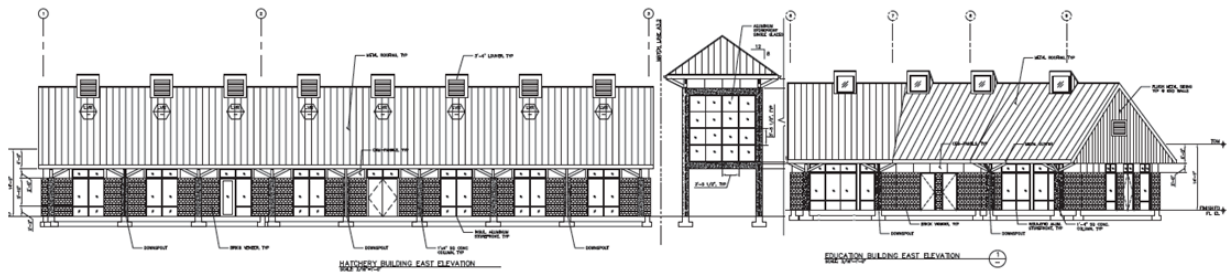
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
The proposed use of this portion of Pioneer Park as a fish hatchery and public education center has been through a master planning process that involved the list of stateholders outlined in Section A. 8. These stakeholders proposed multiple uses for the education building with educational values exceeding the current condition.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Aquaculture, the landuse assigned to fish hatcheries, is a permitted use within the shoreline zone in the City of Tumwater.
- Mentioned above, an extensive public review process was held from 2002 through 2011, with a consensus that the education building is a benefit to the community. Only budgetary constraints kept the project from going forward.*
- The proposal contributes a useful recreational resource to the park according to City of Tumwater Parks and Recreation staff.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
No special measures are planned as these land uses; they do not occur nearby.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
No residential units would be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
No residential units would be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
No housing impacts are anticipated.

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? [\[help\]](#)
The tallest structure at the facility is the tower planned for the space between the hatchery and education buildings with a peak at 37' 4". The hatchery and education buildings have roofs ridges at 27' 6" above grade with 2' 6"-tall dormers, bringing their total height to 30'. As proposed the utility building roof ridge is at 22' 6" with dormers bring the full height to 25' above grade.



The three buildings, hatchery building, education building, and utility building, are proposed with brick veneer exteriors and metal roofs with matching roof end-walls.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
The territorial views from the vicinity of the hatchery facilities will be affected. When standing close to the two taller buildings, visitors will not experience the wide-open expanse that is the existing condition. The hatchery ponds are ‘low profile’ with side walls approximately 3’ above grade. The accompanying bird predation protection that is needed over the rearing ponds is typically a see-through mesh of netting.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
Project planners worked with the City of Tumwater Parks and Recreation Department to design building facades and rooflines to mimic the “Tumwater hiproof-look.” The trails and outdoor interpretive kiosk are also designed to fit with the desired aesthetics commensurate with this park environment.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Existing onsite lighting will be adequate to provide for security and facility operations.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
Lighting associated with the proposed project would not be a safety hazard.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
No additional lighting is anticipated, though cooperative efforts with the City of Tumwater could include lighting requirements that would be minimal and will not likely produce more glare impact than currently exists on the site.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Pioneer Park offers the recreational opportunities mentioned above as well as activities associated with the trail system leading to the Deschutes River: hiking (including with dogs - which is a common use at this park - even in inclement weather), picnicking, intertube floating the Deschutes, and some wildlife and bird watching.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
The project will occupy portions of the City of Tumwater Pioneer Park space currently used by the public for recreational hiking (especially dog walking), bird watching, and in the summer season by families and friend intertubing on the Deschutes River. Mentioned above, walking trails will be replaced to provide a comparable level of public access.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The proposed use of this portion of Pioneer Park as a fish hatchery and public education center has been through a master planning process that involved the list of stateholders outlined in Section A. 8. These stakeholders proposed multiple uses for the education building with educational values exceeding the current condition.

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. [\[help\]](#)

There are none of these sites known to exist at this location.

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. [\[help\]](#)

A professional archaeological survey was completed for the site by Western Shore Heritage Services, Inc. (WSHS) on April 30, 2004. The Pioneer Park portion is included next, below.

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.

[\[help\]](#)

The Department of Archaeology and Historic Preservation (OAHP at the time) issued a concurrence letter October 29, 2004, twelve years ago. This office will again review the project to assure that any changes in the standard of care can be included in a review of the 2017 project. The field investigation methods are included as they appear in the report:

Field investigations at Pioneer Park consisted of 33 shovel probes spaced throughout the field areas anticipated to be disturbed based on the Deschutes Watershed Center Master Plan (2004). Areas investigated included the raceways, surface water intake, new trails throughout the project area, effluent treatment buildings and the maintenance building. Shovel probes were spaced to get maximum coverage from the areas anticipated to be affected and generally were spaced every 15m.

No archaeological material was identified within the Pioneer Park project area. An angular piece of basalt and a possible basalt flake were identified in one of the shovel probes adjacent to the river; however, further testing and examination of the unit indicated that basalt rip-rap was located directly adjacent to the probe leading to the notion that the material was not associated with any prehistoric deposit. Most other

shovel probes spaced throughout the project area were free of any disturbed material. Small to medium gravels were the only inclusions in the heavy soil.

- 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. [\[help\]](#)

The project's Inadvertant Discovery Plan includes:

In the event that ground disturbing or other construction activities result in the inadvertent discovery of archaeological resources, work should be halted in the immediate area, and contact made with city and county officials, the DAHP's State Historic Preservation Officer (SHPO), and appropriate Squaxin Island Tribal officials. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the discovery area, the remains covered and secured against further disturbance, and communication established with county administrative and law enforcement personnel, the office of the SHPO, and authorized Squaxin Island Tribal representatives.

The final project designs will be reviewed by the WDFW Archaeologist who may submit an updated Cultural Resources Report.

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. [\[help\]](#)

Pioneer Park is accessible by vehicle only through the entrance on the east side of Henderson Boulevard SE about .5 miles south of the Yelm Highway.

- 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? [\[help\]](#)

There are no public transit stops in the immediate vicinity of the park. The closest bus stop is at the Yelm Highway-Henderson Blvd. intersection, approximately .5 miles from Pioneer Park. Bus service is provided by Intercity Transit with departures to and from the Olympia and Lacey Transit Centers, and the six other stops inbetween, every 30 minutes during the week and every hour on weekends during ordinary during-the-day travel hours.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Initially, under an existing and separate construction project, thirty-six new parking spaces will be constructed and seven spaces removed, creating a net increase of twenty-nine parking spaces, initially. The subsequent construction for the hatchery development project will provide an additional eight spaces at the hatchery building.

- 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). [\[help\]](#)

The project is an improvement to parking of a municipal park, with no anticipated related need to improve existing roads, streets, pedestrian, bicycle or state transportation facilities.

- 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? [\[help\]](#)

With 29 new parking spaces open to public parking, vehicular traffic to the park could increase slightly during the summer months; though park staff indicate that the public will start to use off-site parking on the hot summer days when visitation has filled all the parking lots for years. The addition of educational facilities and improved trails at the site may result in an increase in the number of visitors.

- 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. [\[help\]](#)

No, these land uses are not nearby.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Facility improvements are not anticipated to result in a transportation problem, therefore no transportation mitigation measures are proposed.

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. [\[help\]](#)

Pioneer Park is already used extensively by the public during the summer months. The additional parking provided in this project could cause a slight increase in the need for public services, though this would be difficult to quantify. The added uses associated with the education building will bring school groups in the fall, winter and spring. These uses may also require some additional public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No appreciable public use increases are anticipated. The added parking area will relieve an existing parking shortage on hot summer days.

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ...


Electricity, water, and sewer are all currently available to this site within Pioneer Park.

- b. 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. [\[help\]](#)

No additional utilities would be required at this site. Water and sewer utilities are provided by the City of Tumwater. Electrical utilities are provided by Puget Sound Energy.

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.

Signature: 
Name of signee Douglas Mackey
Position and Agency/Organization Fish and Wildlife Biologist, WDFW
Date Submitted: March 3, 2017