

# 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***

1. Name of proposed project, if applicable: **Project 1: Tumwater High School Performing Arts Center (PAC) Renovations and Addition (funded by District as part of its Capital Facilities Plan as a public works design-bid-build).**
2. **Project 2: Indoor Baseball Batting Building (funded and constructed by Baseball/Softball booster club).**

2. Name of applicant: **Tumwater School District; Capital Projects Dept.**
3. Address and phone number of applicant and contact person:  
**Mel Murray, Director of Facilities  
612 Linwood Avenue SW  
Tumwater, WA 98512  
(360) 701-7004  
mel.murray@tumwater.k12.wa.us**
4. Date checklist prepared **January 21, 2020**
5. Agency requesting checklist: **Tumwater School District**
6. Proposed timing or schedule (including phasing, if applicable):  
**Both projects: Begin construction in June 2020, complete by July 2021**
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. **Partial topographical survey and a geotechnical engineering study and report have been done.**
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. **No applications pending.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Site plan review, engineering, and building permits by City of Tumwater.**
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.) **Tumwater High School, a comprehensive high school, has been at this site since 1961. The school enrolls 1,200 students in grades 9-12 and has 120 staff members. The site also has the Tumwater School District Stadium with grandstands, an artificial turf football/soccer field, running track and areas for field events. Two other buildings on the site are leased by the Boys and Girls Club for before and after school childcare.**  
  
**The site is 35.1 acres with a total of 203,000 SF of building area. Tumwater High School has about 181,000 SF of this building area in three buildings and three modular buildings.**  
  
**There are two paved parking lots for staff and students, a gravel overflow parking area, and a separate school bus loading area. There are two baseball fields, two softball fields, five tennis courts and a large grass field for multi-sport practices and PE. The athletic**

fields all have several small buildings for seating, announcers, concessions, restrooms and storage. Two greenhouses are used by the school agriculture/horticulture program.

*The PAC project is in Building C, renovating 9,600 SF of existing area and adding about 2,000 SF of new building area on the west and south end of the building. See attached site plan.*

*The batting cage building is entirely new 6,000 SF structure and will be built just outside the outfield fence of the varsity baseball field on the west side of the site. It will be minimally heated and have two batting/throwing cages inside. It will not be connected to water or sewer utilities; nearby locker rooms will be used for restroom facilities. See attached site plan.*

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.

**700 Israel Road SW, Tumwater WA 98501; Parcel # 78110000100**

**Section 03 Township 17 Range 2W Quarter NW SE & NE SE**

**Plat JOHNS ADDITION TO BRIGHTON PARK BLA-7284 TR A Document 14/1 EXCEPT RW  
PER AFN 3253961 EXCEPT RW PER AFN 3692396**

**Topographic survey and site plan attached.**



## **B. Environmental Elements**

### **1. Earth**

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)? **1% generally, except for 3 to 1 side slopes in existing storm ponds. The site is fully developed and is essentially flat. The southern part of the property is mostly covered by the existing school buildings, parking lots, and tennis courts. The northern part of the property is covered by natural and artificial turf athletic fields. Grade elevations vary from 188 to 192. There are no raised areas. The only depressions are four stormwater infiltration ponds.**

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. **Nisqually loamy fine sand**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**

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. **Grading for new building pads, utilities and re-paving will be required. This will be about 500 CY of excavation and 550 CY of compacted fill. Clean fill will come from a local gravel pit as approved by the geotechnical engineer**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Possible during construction clearing and grading.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The site is currently 37% impervious and afterwards will be about 37.5% impervious.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Temporary erosion and sedimentation control will be required to be in place before any site-disturbing activities take place and will be maintained until final site stabilization is achieved.**

## **2. Air**

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. **Exhaust from construction vehicles and possibly dust during construction.**

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: **Dust control measures and turning off equipment during construction.**

### 3. Water

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.  
**No.**
- 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.  
**No.**
- 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, based on review of FEMA Firmette panel.**
- 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.  
**No.**

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.  
**No withdrawal from or discharge to groundwater.**
- 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.  
**No waste material will be discharged into the ground.**

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.

Run-off comes from new and existing roofs and paved areas. The PAC addition roof drains will be connected to the existing stormwater system that is directed to existing on-site infiltration ponds. The batting cage building roof drains will be connected to new drywells.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.  
**Possible but not probable from parking lots due to existing treatment.**
- 3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.  
**No.**
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **All storm water will continue to be collected, and treated if from parking areas, in existing filtration and storm ponds.**

#### 4. **Plants**

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

**deciduous tree: alder, maple, aspen, ornamental** landscape trees  
 **evergreen tree: fir, cedar, pine, redwood (part of landscaping)**  
 **shrubs (ornamental)**  
 **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?  
**Grass and ornamental trees.**
- c. List threatened and endangered species known to be on or near the site.  
**None based on review of DNR Priority Habitat and Species mapping.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
**Replacement of ornamental trees and shrubs if required.**
- e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

#### 5. **Animals**

- a. List any birds and other animals that 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, **raccoon**, **squirrel**  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.  
**None known.**

c. Is the site part of a migration route? If so, explain. **It is in the Pacific flyway for migratory birds. No known resting stops are on the site.**

d. Proposed measures to preserve or enhance wildlife, if any: **None.**

e. List any invasive animal species known to be on or near the site. **None known.**

## **6. Energy and Natural Resources**

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.

**Electricity for lighting and equipment. Natural gas for building heat and water heating.**

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: **Generally, we will meet or exceed the current energy code. Any new lighting will be LED fixtures.**

## **7. Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur because of this proposal? If so, describe. **No.**

1) Describe any known or possible contamination at the site from present or past uses.  
**None known.**

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.  
**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.  
**None.**

- 4) Describe special emergency services that might be required.  
**None.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **None needed.**

*b. Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Traffic on I-5 and airport-related noise.**
- 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. **Construction equipment and tool noise from 7 AM to 4 PM. Neither project will add additional noise from the school after project completions.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Loud construction noise will be limited to hours allowed by City ordinance.**

**8. Land and Shoreline Use**

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 site is currently Tumwater High School. Neighboring uses are residential houses and apartments, Timberland library, City Hall, a church and State office buildings. These will not be affected.**

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

**No.**

c. Describe any structures on the site.

**The total building area on the site is about 220,000 SF. Tumwater High School has about 170,000 SF of this building area in three main buildings. All buildings are wood-framed with sloping roofs and wood siding.**

**Building A, housing administrative offices, library science labs, music rooms and general classrooms is 87,000 SF.**

**Building B has a wood shop, drafting room, art, and special education rooms and is 20,000 SF.**

**Building C has two gyms, four locker rooms, a weight room, an exercise machine room, the cafeteria, kitchen and the performing arts center (PAC) and is 63,000 SF.**

**Five classrooms are in three modular buildings totaling 4,500 SF**



Four classrooms used by the school under the grandstand are included in the grandstand area below.

The stadium grandstands are 28,000 SF

Boys and Girls Club leases a 9,000 SF metal building (previously used as a bus maintenance shop) and a 1,700 SF wood-frame building for after-school programs.

The rest of the building area is in miscellaneous sheds, bleachers, greenhouses and other small structures throughout the site.

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

**No complete demolition, only selective demolition at exterior walls and roof of the PAC to attach the new addition.**

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

**CS – Community Services**

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

**Public Institutional**

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

**NA**

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

**No.**

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

**There will be no change – about 1,200 students and 120 staff members.**

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

**None.**

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

**None needed.**

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

**The two projects will support the educational, athletic and performing arts goals of Tumwater High School.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None.**

## **9. Housing**

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

**None.**

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

**None.**

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

**None.**

### **10. Aesthetics**

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

**Height of existing buildings:**

**A – 44 feet**

**B – 20 feet**

**C – 40 feet**

**Painted wood siding and composition shingle roofs**

**New buildings:**

**PAC addition - 18 feet (existing eave height of PAC)**

**Painted wood siding and composition shingle roof**

**Batting Cage Building – 25 feet**

**Colored metal siding and roof panels**

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

**None.**

- e. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

### **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **New exterior building-mounted doorway lighting. All exterior lighting is controlled on and off with photocells and automated energy management controls. Generally, between midnight and 5 AM all lights will be off.**

- 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:

**All new exterior fixtures will be shielded to meet City dark sky requirements and minimize glare.**

### **12. Recreation**

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

**High school athletic and PE facilities: baseball, softball, football, soccer fields; to gyms, weight room and exercise room, five tennis courts.**

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

**The batting cage building will be placed at the edge of rectangular grass field used for PE, practices and miscellaneous outside uses.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

### **13. Historic and cultural preservation**

- 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. **Parts of the original school building are over fifty years but have been heavily renovated and added onto since the originally built.**
- 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.  
**None.**
- 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.  
**1883 Dept. of Interior survey, 1929 Metsker map and aerial photos from several years at USGS Earth Explorer.**
- 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.  
**None required.**

### **14. Transportation**

- 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.  
**Existing accesses from Israel Road SW, Linderson Way SW and Dennis Street SW will all be maintained.**
- 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? **School buses transport many students to the site and InterCity Transit bus stops are directly in front of the school.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
**There currently 393 parking stalls on the campus. The PAC addition will result in a net loss of one stall.**
- 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. **Olympia Airport is nearby.**
- 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 new trips would be generated.**
- 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: **None needed.**

**15. Public Services**

- 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. **None.**

**16. Utilities**

- a. Circle utilities currently available at the site:  
**Electricity, natural gas, water, refuse service, telephone, sanitary sewer, and fiber optic data are all currently servicing the site.**
- c. 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.  
**Electricity and natural gas – Puget Sound Energy  
Water and sewer – City of Tumwater  
Trash and recycling - LeMay/Pacific Disposal/Waste Connections, Inc.  
Telephone – CenturyLink (emergency services)  
Data and general telephone (VOIP) - Wave Broadband  
All are currently serve the site and private on-site connections will be made as needed**

**C. Signature**

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 **Mel Murray**

Position and Agency/Organization **Director of Facilities, Tumwater School District**

Date Submitted: **February 10, 2020**