

## ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

#### A. BACKGROUND

1. Name of proposed project, if applicable:

Tenino Comprehensive Plan, Zoning Map and Title 18 Zoning Update

2. Name of applicant: City of Tenino, Washington

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

Pete Swensson  
Thurston Regional Planning Council  
2424 Heritage Court SW Ste. A  
Olympia, WA 98502  
(360) 956-7575

4. Date checklist prepared: 11/18/2008

5. Agency requesting checklist: Washington State Department of Community, Trade and Economic Development

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

1. Public Hearing on November 20, 2008
2. Adoption by City Council in December 2008

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

In the future, development will continue to occur in the City of Tenino. Particularly, new development will be occurring on the west side of the City, where roughly 390 acres of land were annexed in 2008. The zoning revisions in the Comprehensive Plan will govern the development of that area.

In addition, until such a time that a Master Plan is delivered and approved for the majority of land in Tenino's west side, a modified version of Thurston County's RRR 1/5 zone regulations will govern development on that land, roughly 270 acres. Any new land that is annexed by the City of Tenino will be given this zoning until such a time that official zoning is specifically assigned to said lands.

The City's official zoning map will be updated to reflect recent changes to the City's boundaries and also the new zoning designations. This map will be a resource for future land use planning in Tenino's City Limits and UGA.

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

None

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.

None

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

The Tenino City Council will need to approve the zoning and Comprehensive Plan amendments.

11. Give a 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 City of Tenino seeks to update its Comprehensive Plan to reflect recent changes to its City boundaries, and also to designate zoning for recently annexed land. These changes will also be reflected on the City's official zoning map. Additionally, The City will adopt a modified version of Thurston County's RRR 1/5 zoning designation for use as an interim zone for newly annexed lands until such time that said lands are given an official zoning designation.

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.

The general area is west of Scatter Creek, with most of the property north of Old Hwy 99. Two parcels south of Old Hwy 99 are also included. Map 1 shows the area in question, which is referred to as the Greater Westside Area.

The alterations to Tenino's zoning will apply to the majority of the land described by Map 1, and also to areas still out in the City's urban growth areas.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

The general area includes a mixture of flat prairie and hilly land with many steep slopes. Above the steep slopes is some relatively flat land.

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

>40% (Tenino Comprehensive Plan Map)

- 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 prime farmland.

Spanaway-Nisqually complex, 2 to 10% slopes, Spanaway gravelly sandy loam, both 0 to 3% and 3 to 15% slopes, Cathcart gravelly loam, both 3 to 15% and 15 to 35% slopes, McKenna gravelly silt loam, 0 to 5% slopes, and Norma silt loam.

Some of the wetlands associated with Scatter Creek are Norma silt loam. This would be considered prime farmland if it were to be drained. However, this is prohibited by environmental provisions, meaning there is no prime farmland on the site.

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

There are several steep slopes in the area, ranging from 0 to greater than 40%.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

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

N/A

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

This will be determined by a Master Plan for a majority of the land (Alpacas of America and Barnett properties), and by applications for development for areas outside the master planned community. It is not possible to determine impervious surface percentages before plans for the area have been created.

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

N/A

a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

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

N/A

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

N/A

3. **Water**

a. Surface:

- 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.

Scatter Creek and associated wetlands

- 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.

N/A

- 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.

Part of the area is in the 100-year floodplain. See Map 2.

- 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? 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.

N/A

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

N/A

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

N/A

4. **Plants**

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, oak

evergreen tree: fir, cedar, pine, hemlock

shrubs

grass

pasture

crop or grain

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?

N/A

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

None known.

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

N/A

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

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

The Mazama pocket gopher has been found near the site. Map 4 shows where Mazama pocket gophers and/or their habitat have been observed or are suspected to exist. Taylor's checkerspot butterfly and streaked horned lark may be found on prairie habitat.

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

None known.

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

A habitat assessment will be required for the Master Planned Community.

## 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.

N/A

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:

N/A

## 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 as a result of this proposal? If so, describe.

No.

1) Describe special emergency services that might be required.

N/A

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

N/A

## b. Noise

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

N/A

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.

Changing the land use and zoning will enable future development. This can lead on a long term basis to noise associated with traffic, construction and operation. Time of day of noise occurrence depends on activity type.

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

N/A

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?

Agriculture/grazing land and residential, gravel pit.

b. Has the site been used for agriculture? If so, describe.

Yes—grazing land for alpacas.

c. Describe any structures on the site.

Houses, barns.

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

No.

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

The land is mostly zoned RRR 1/5, though the site of the future WWTP has a City zoning of P/SP.

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

Urban growth area.

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

Scatter Creek and its associated wetlands are designated conservancy.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes, floodplains and wetlands associated with Scatter Creek.

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

Twelve people currently live in homes on the site.

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

None.

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

N/A

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

The Comprehensive Plan and official City zoning designations are being updated.

9. **Housing**

- 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.

None.

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

N/A

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?

N/A

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

None.

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

N/A

11. **Light and glare**

- 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?

N/A

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

N/A

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

N/A

**12. Recreation**

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

Tenino City Park, school playgrounds and ballfields.

- 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**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Mima Mounds-type prairie topography is on part of the site.

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

N/A

**14. Transportation**

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

Old Hwy 99, Morningside Drive.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not served by fixed route transit service, though Thurston Regional Planning Council and the Thurston County Human Services Transportation Forum's Rural and Tribal Transportation Program provides "Dial-a-Lift" services and connects to Intercity Transit. The nearest transit stop is in Tumwater, WA.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

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

No.

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

Rail lines run through Tenino but there is no rail depot.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

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

N/A

15. **Public services**

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

N/A

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

N/A

16. **Utilities**

- a. Circle utilities currently available at the site: **electricity**, natural gas, **water**, **refuse service**, **telephone**, sanitary sewer, **septic system**, other.

Electricity, refuse service, and telephone service are available at the site. Existing development is served by septic systems, and water is available to parts of the site. A sewer system is currently under construction, and will become available on demand.

- 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.

N/A

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: 

Date Submitted: 11/18/2008

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

General development will increase emissions associated with transportation, construction and operation of homes, businesses and vehicles. Noise will increase in the area. Unless heavy industry develops, the production, storage, and release of toxic substances should be minimal.

Proposed measures to avoid or reduce such increases are:

Projects will be required to meet all environmental provisions set in place by the City of Tenino. The Master Planned Community will be subject to an Environmental Impact Statement and habitat assessment.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As development occurs, trees and other plants will likely be cleared in certain areas, and animals may be displaced and/or face habitat fragmentation. Salmon and trout in Scatter Creek may also be affected.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Projects will be required to meet all environmental provisions set in place by the City of Tenino. Project applicants will be required to do mitigation studies for the displacement of animals at the site. The Master Planned Community will be subject to an Environmental Impact Statement and habitat assessment. Any development affecting wetlands or floodplains associated with Scatter Creek will be subject to appropriate environmental analysis.

3. How would the proposal be likely to deplete energy or natural resources?

Development in general, including homes, businesses and roads, will deplete energy and natural resources to some extent.

Proposed measures to protect or conserve energy and natural resources are:

Projects will be required to meet energy efficiency standards set by the State of Washington.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Parts of the site lie in both the 100- and 500-year floodplain. Wetlands are also associated with Scatter Creek. Development would be limited in these areas. They may be designated as parks or open space, and a future trail system may cross the floodplain and connect new development to downtown Tenino. Wetlands south of Old Hwy 99 will not be disturbed. Map 3 shows wetlands within Tenino city limits.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Critical areas provisions are laid out in the Tenino Municipal Code.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will amend land use but not shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Land use amendments are consistent with the intent of the Tenino Comprehensive Plan for urban development in the city and UGA.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Development would likely increase traffic as well as raise demand for public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Most of the demand will come from the Master Planned Community. An Environmental Impact Statement for that area will provide the anticipated level of demand. The City of Tenino will provide services as needed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Development that occurs on the site will comply with all local, state, and federal environmental regulations.