

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Capitol Campus Building & Grounds Maintenance Facility

2. Name of applicant:

State of Washington, Department of Enterprise Services

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

Applicant:

Department of Enterprise Services

Facilities Professional Services 1500 Jefferson Street SE

PO Box 41476

Olympia, WA 98501

Contact Person:

Dave Hinkson

P.O. Box 41476

Olympia, WA 98504-1476

David.hinkson@des.wa.gov

4. Date checklist prepared:

May 17, 2024

5. Agency requesting checklist:

State of Washington, Department of Enterprise Services (DES)

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

Construction: July 2024 – July 2025

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.

The following reports containing environmental information have been prepared for the proposed project:

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- Stormwater Pollution Prevention Plan (SWPPP), LDC Inc., 2024
 - Geotechnical Information Report, GeoEngineers, 2024
 - Hillside Evaluation and Preliminary Design, Golder Associates, 2010
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.**
- There are no applications pending governmental approvals affecting this proposal.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
- Building Permit, Commercial Demolition Permit, Electrical Permit, Mechanical Permit, Plumbing Permit.
11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**
- This proposal involves the demolition of an existing building and grounds maintenance facility building and storage Conex, replaced by a single-story building containing approximately 4,900 sq. ft. with an equipment system platform. No below-grade structures are planned now; underground utilities, stacked storage Conex, hardscape, and landscaping are also planned around the building.
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 new Building & Grounds Maintenance Facility will be located on the same site as the existing grounds and maintenance building, on the west side of the Capitol Campus, westerly of the intersection of Governor's Mansion Road and Pleasant Lane SW, immediately northwest of the Governor's Mansion, south and west of the Legislative Modular Building.

This property is approximately addressed at: 501 13th Ave SW, Olympia, WA 98501.

The subject build-site is approximately 0.82-acres in size and is located on a 21.53-acre parcel of land, identified as Parcel # 09850005000 (416 Sid Snyder Ave SW, Olympia, WA 98504) in Section 23, Township 18, Range 2W.

B.Environmental Elements

1. Earth

[Find help answering earth questions](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)³

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

Within its clearing limits, the project site is relatively flat with some relief from previous grading activities, sloping at most less than 30%. Directly to the west, the ground slopes sharply down towards Capitol Lake at an approximately 80% slope.

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.

Per the provided Geotechnical Report, the site is mapped as Latest Vashon recessional sand and minor silt. The Latest Vashon fine-grained sediments generally consists of stiff to hard lacustrine clayey and/or fine sandy silt. Pre-Vashon sand and gravel deposits exist in the area below the fine-grained sediments and are typically very dense sand and gravel deposits. Based on explorations the site is underlain by existing fill from past grading and development activities and the fill is underlain by Latest Vashon fine-grained sediments with Pre-Vashon sand and gravel deposits at depth.

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

Washington Department of Natural Resources has mapped potential historical landslide footprints west of the project site. These mapped landslides are based on remote sensing studies and involve little field verification but likely indicate a general history of unstable soils in the site area. The Nisqually earthquake in 2001 is noted to have triggered smaller landslides along the hillside above Capitol Lake

Hillside Evaluation via LiDAR interpretation, ground surface observations, and literature reviews has revealed an ancient and recent history of unstable soils on the Capitol Campus. The Hillside Evaluation and Preliminary Design prepared by Golder Assoc. in

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

2010 describes some of the slopes that are adjacent to the project site which is east of the Powerhouse and north of the Gernors Mansion.

Hillside Evaluation and Preliminary Design (Golder Assoc., p.5) –

“Slopes west of the Governor’s Mansion, above the Powerhouse, and on the north side of the campus are steep and irregularly sloped. On these slopes there are no current geomorphic features indicating large-scale post-glacial land sliding like the features that are visible west of the Pritchard and O’Brien Buildings. The steep slopes below the Governor’s Mansion, Powerhouse, and north campus areas do show evidence of smaller-scale land sliding as shown in Figure 4. The slopes north and east of the Law Enforcement Memorial show a series of overlapping features possibly a combination of recent human -induced and older natural landslides. The slopes from the Powerhouse to the north part of the campus have been much more heavily modified by human activities such as historical grading, the Powerhouse construction, parking areas, the railroad embankment, Heritage Park Trail, and park construction along Capitol Lake.”

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.

The project would require roughly 1,160 cubic yards of cut and 360 cubic yards of fill for a net of 830 cubic yards of earthwork. The project site has not been cleared and has an area of approximately 0.82 acres. Fill will be sourced from an approved location.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

During construction the potential for increased erosion would be present; however, erosion control Best Management Practices (BMPs) will be implemented. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.

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

The site is approximately 0.82 acres. The site has the following area breakdowns for impervious surfaces:

Building = 0.115 acres = 14.0%

Gravel = 0.215 acres = 26.2%

Asphalt = 0.283 acres = 34.5%

Concrete = 0.133 acres = 16.2%

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

The proposed project has been planned to create as little impact as possible to existing ground cover; no trees are being removed in this project and minimal clearing is expected to take place.

Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
See B.1.f.

2. Air

[Find help answering air questions](#)⁴

- 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.**

During construction there would likely be increased exhaust and dust particle emissions. Objectionable odors could be caused by the roofing of the newly constructed buildings and paving of parking lots and driveways. After construction, the principal source of air pollution would be vehicular traffic exhaust. All emissions must comply with current Puget Sound Clear Air Agency.

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

There are no off-site emissions or odor that would affect this proposal.

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

Construction equipment emissions will be controlled using BMPs. Dust may be controlled by light applications of water spray. No idling will be allowed when vehicles are not in use. Automobile emissions should be negligible because of the standards regulated by the State of Washington Department of Licensing.

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

- 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.**

The steep slope to the west of the project site descends to the shore of Capitol Lake; a 1.5-mile-long, 260-acre artificial lake at the mouth of the Deschutes River.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 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. The ordinary high-water mark of a portion of Capitol Lake is over 200-feet to the west of the proposed project.

- 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.**

There will be no fill or dredge material placed in or removed from surface water or wetlands on the site.

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

No surface water withdrawals are proposed or foreseen for the life of the project.

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

According to FEMA Flood map 53067C0167F, effective 5/15/2018 does not lie within a 100-year 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.**

No the proposal does not involve any discharge of waste material into surface waters.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁷

- 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 a general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn from a well for drinking water or other purposes. Water is to be provided by a private system operated by the State.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

No waste material will be discharged into the ground. Sewage will be discharged to the sanitary sewer system operated by the State. There will be no septic system such as drain fields on site.

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.**

Stormwater runoff from parking lots and building roofs will be collected into underground pipe systems. Water quality treatment will be provided through a mechanical filter system prior to connecting to the existing stormwater conveyance system. The collected stormwater runoff will be discharged to Capitol Lake through a dedicated stormwater system in the West Capitol Campus.

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

It is unlikely that waste materials will enter ground or surface waters. Sanitary sewage will be discharged to the public sewer system. Stormwater runoff from pollution-generating-impervious areas such as parking lots will be collected and treated to meet the code requirements before discharging into the off-site stormwater system.

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

No, the proposal will not alter or affect the drainage patterns in the vicinity of the site.

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

During construction, Temporary Erosion and Sedimentation Control (TESC) BMPs will be used so that sediment-laden runoff will not discharge to state waters via the storm system. Storm drains/catch basins will be protected during construction using appropriate BMPs such as catch basin inserts.

Low Impact Development (LID) measures will be provided to the maximum extent feasible to reduce storm runoff. Specific LID measures such as amended soils will be developed in the design phase of the project. However, to stabilize the hillside, large-scale infiltration systems are not proposed.

4. Plants

[Find help answering plants questions](#)

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

Plants listed are identified in the 2009 West Capitol Campus - Historic Landscape Preservation Master Plan, not all plants listed are found on the project site specifically.

☒ **deciduous tree: alder, maple, aspen, other**

Beech, Dogwood, Cherry, Elm, Birch, Maple, Oak, Black Cottonwood, Red Alder, Katsura, Redbud

☒ **evergreen tree: fir, cedar, pine, other**

Douglas-fir, Sawara Cypress, Western Red Cedar, Grand Fir

☒ **shrubs**

Rhododendron, Hydrangea, Sword Fern, Burning Bush, Day Lily, Currant

☒ **grass**

ornamental grasses

☐ **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?

All vegetation within the grading limits will be removed as part of this project; however, the building site is already established and therefore minimal impacts to existing vegetation is anticipated.

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

There are no known endangered species on-site.

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

All trees are to be protected. Proposed landscape areas will receive amended soils and the State's Buildings and Grounds department will provide plantings.

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

Himalayan Blackberry (*Rubus bifrons*)

English Ivy (*Hedera sp.*)

Butterfly Bush (*Buddleia davidii*)

5. Animals

[Find help answering animal questions⁸](#)

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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:**
robin, sparrows, hawk, crow, eagle, great blue heron, osprey songbirds
- **Mammals: deer, bear, elk, beaver, other:**
deer, bear, elk, beaver, raccoons, rabbits, bats
- **Fish: bass, salmon, trout, herring, shellfish, other:**
bass, salmon, trout, herring, shellfish

The wooded slope west of the project site is considered a terrestrial habitat and biodiversity area by the Washington Department of Fish and Wildlife (WDFW). The following animal observations and habitat descriptions are attributed to the area surrounding Capitol Lake:

“Myotis Bats regularly forage over Capitol Lake and night roost in trees along shoreline. Bald Eagle nesting. Forage habitat for Ospreys and Great Blue Herons.” (WDFW PHS online).

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

According to the WDFW PHS online, no species listed as threatened or endangered occur on or in the immediate vicinity of this site.

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

The project site, like all sites in Washington State, lies within the Pacific Flyway Migratory Route.

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

No trees will be removed as a part of this project. There are no other measures proposed to preserve or enhance wildlife.

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

Rats and Eastern Gray Squirrels are common.

6. Energy and natural resources

[Find help answering energy and natural resource questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resources)⁹

- 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.**

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resources>

Electricity and natural gas will be used the primary source of energy for the project and would be used for heating, lighting, and other miscellaneous purposes. This project will meet current energy codes.

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

It is not anticipated the project will impact the surrounding solar uses.

- 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.**

Measures required by the Washington State energy code would be employed. Additional energy conservation features would be decided upon by the property owner, but may include the following:

1. High-efficient HVAC systems
2. Enhanced envelope reducing heat loss
3. Heat recovery ventilation
4. Reduced lighting power density
5. Daylight dimming

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)¹⁰

- 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.**

There are no known or possible contaminants or health hazards onsite.

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

There are no known existing hazardous conditions that will affect this project.

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

There are no known hazardous chemicals/conditions that might affect project development and design and according to the National Pipeline Mapping System (NPMS), there are no underground pipelines located within the project site.

- 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.**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

The proposed development will store some chemicals on-site that have been deemed to be hazardous or toxic by the U.S. Environmental Protection Agency. These chemicals will be limited to those reasonable and necessary to maintain the Capitol Campus grounds which will likely include pesticides, fertilizers, and automotive fluids such as oil and anti-freeze.

4. Describe special emergency services that might be required.

Other than normal police, emergency aid, and fire protection services, no special emergency services are anticipated.

5. Proposed measures to reduce or control environmental health hazards, if any.

All chemicals that are stored on-site will be stored and transferred according to the directions on their labels. Appropriate facilities such as spill-kits and fire extinguishers will be kept on-site to maintain safe use of the site and prevent damage to employees, off-site resources, and adjacent wildlife.

All potentially hazardous materials used during construction would be handled and stored in accordance with state and federal hazardous materials handling requirements. If contaminated soil or groundwater are encountered during construction, a formal plan would be developed consistent with state and federal regulations for their removal and treatment or disposal. Also, if contaminants are encountered, measures would be implemented to minimize exposure to people in accordance with applicable regulations.

b. Noise

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

Noise influences near the project site is generated from nearby traffic but will not affect the project.

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

Noise levels would be intermittently high during construction but would be limited to code allowed and normal waking hours. Since the site isn't changing uses, the post-development traffic noise will be similar to the existing conditions.

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

Construction will be limited to normal waking hours as prescribed by the City of Olympia's ordinance so nearby residences should not experience long-lasting adverse noise impacts.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

- 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 a part of the State Capitol Campus and serves as the building and grounds maintenance facility. The proposed use is consistent with the current use, a proposed replacement of the building and maintenance facility – no effect to the current land uses or nearby adjacent properties is anticipated.

- 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 because 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?**

The site has not been used as working farmland or forest land.

- 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?**

The proposal will not impact or be impacted by any surrounding working farm or forest land.

- c. Describe any structures on the site.**

The site has one building on it along with five shipping containers (typ.)

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

The structures on the build-site will be demolished and replaced.

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

Zoning classification is State Capitol Campus

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

Comprehensive plan designation is “State Campus.” The Olympia Comprehensive Plan was adopted by Ordinance 6945 on December 16, 2014, and is current through Ordinance 7301, passed November 23, 2021. The project site is included within the City Limits of the plan.

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

Capitol Lake is designated as a Conservancy shoreline.

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

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

No part of the project site has been classified as a critical area by the City of Olympia or Thurston County.

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

Approximately 14 personnel will work in the completed project, with future growth for 6 additional personnel.

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

The proposed project will not result in any displaced jobs. Buildings will be demolished but staffing changes are not likely to result from the development.

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

No job displacement is expected to result from the proposed development.

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

Compliance with existing regulatory codes and standards ensures compatibility with existing and project land uses.

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

There are no proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance because there are none in the immediate vicinity.

9. Housing

[Find help answering housing questions](#)¹²

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

The proposed project does not involve any residential uses and will provide no housing units.

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

The proposed project does not involve any residential uses and will eliminate no housing units.

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

There are no proposed measures to reduce or control impacts housing.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The tallest height for the proposed buildings on site will be 20 feet tall and have an exterior primarily made of metal panels.

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

No views in the immediate vicinity would be altered or obstructed.

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

The observance of building setbacks and provisions on native landscaping would reduce the aesthetic impact of the project. Colors of the roof and building have been chosen to blend the building into the existing trees from surrounding sightlines.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

This proposal would produce light from automobile headlights and streetlights, primarily at night.

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

Neither artificial illumination nor glazing reflectivity associated with the proposed project is expected to pose safety hazards or to interfere with views.

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

No light or glare from the nearby roadways or any other off-site sources are anticipated to affect the proposal.

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

Impacts from light and glare are not anticipated. However, all buildings will include interior illumination that will be turned off during unoccupied hours, as required by the Washington State Energy Code. Luminaires will be selected and positioned to avoid visible glare.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

12. Recreation

[Find help answering recreation questions](#)

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

Stevens Field, Wildwood Glen Park, Watershed Park, Heritage Park, Centennial Park and Olympia Woodland Trail are within about 1 mile of the site:

https://www.codepublishing.com/WA/Olympia/par/images/Chapter7_Map7.1.pdf

Also, the Capitol Campus is a popular destination for pedestrians and bicyclists.

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

The proposed project will not impact any existing recreational uses.

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

No measures to reduce or control impacts on recreation are proposed.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

Buildings on the project site do not have listings in any national, state, or local preservation registers.

The Capitol Grounds is recorded as WISAARD Property ID 675444 but is unevaluated and does not have an NRHP eligibility determination. The Washington State Capitol Historic District (Capitol Campus) is listed in the NRHP (NRHP Reference No. 79002564, certified June 22, 1979).

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

No archaeological resources have been documented within the project area, and only one archaeological site - formally referred to as 45TN242 by DAHP - is located within 0.25 mile of the project site.

Review of the available ethnographic literature reveals that while no documented traditionally named places appear to be located within the LCM study area, three named places are in the vicinity (Hilbert, et al. 2001). They include:

B1s-tc&txûd – “frequented by black bears,” referring to a Salish village at the present location of the western part of downtown Olympia, below the viaduct spanning the

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

inlet. The Lushootseed name for the European- American city of Olympia is stEtc!ä's, possibly connected with the term astEtc!, "splicing two things together." PE'tz1b – for the cove or inlet east of the business section of Olympia, assumedly referring to what is also called East Bay. Qexe'b1d – suggesting "lots of clawing" (qebi'd, "to clutch"), for Percival Creek.

There is no known or visible material evidence of Indian or Indigenous use of occupation of the site.

- 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.**

No material evidence of artifacts has been found to date. The methods used to assess the potential impacts to cultural and historical resources on or near the project site include site walks and reviewing the site and surrounding area on Washington State's Department of Archeology and Historic Preservation (WISAARD) website.

- 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.**

If any human remains or evidence of historic resources of any type are uncovered during the clearing and grading activities, all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the appropriate steps.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

Primary access to the campus is provided by Interstate 5 at the 14th Avenue SE interchange (Exit 105), which is about a half-mile southeast of the project site. 14th Avenue SE crosses Capitol Way S and connects to S Diagonal, an internal Capitol Campus street, continuing westerly along S Diagonal and into the cul-de-sac (in the center of which is the Winged Victory Monument), taking the westernmost exit from the cul-de-sac and heading west to the terminus point, the subject site is located on the southwest side. Access will remain the same and is shown on the site plan.

- 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?**

Intercity Transit provides bus service in the site vicinity. The closest bus stops are located on Capitol Way S, about 650 feet east of the project, just south of 15th Avenue

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

SW (southbound stop) and between 15th Avenue SW and Maple Park Avenue SE (northbound stop). These stops are serviced by Route 13, which operates daily between South Tumwater, Tumwater Square, Capitol Campus, and the Olympia Transit Center (TC) from about 6:00 A.M. to just after 9:30 P.M. with weekday headways (time between consecutive buses) of about 15 minutes. Another pair of bus stops are located on Capitol Way S south of 11th Avenue SW and are serviced by Routes 13 and 620. Route 620 operates daily between the SR 512 Park and Ride (P&R), Lakewood Station, Martin Way P&R, Lacey TC, Capitol Campus, and Olympia TC from about 6:00 A.M. to about 9:00 P.M. on 60-minute headways.

- c. 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).**

The proposed project will not require any improvements to public transportation infrastructure. Plans do include improved vehicle access to and across the site and ADA pedestrian access to the building on-site.

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

The proposal will not use water, rail, or air transportation.

- e. 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?**

The proposed project will not produce any new vehicle trips per day.

- f. 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, the project will not interfere with the movement of agricultural or forest products.

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

N/A.

15. Public services

[Find help answering public service questions¹⁷](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-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.**

The proposal would not result in an increased need for public services.

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

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

The team will work with the Fire Marshal to understand and follow all requirements for fire protection and site access.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

Electricity, water, refuse service, telephone, sanitary sewer, and fiber communications are available on site.

- 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.**

The City of Olympia supplies water to the Capitol Campus. The state owns and operates the water systems in the West Capitol Campus. A new potable water line will be required to service the new building.

The sewer main system inside the West Capitol Campus is owned and operated by Washington State. There is an existing force main stub provided at the northern edge of the project. A grinder pump and force main will be provided and connect into the existing sanitary sewer system.

Refuse management is by B&G Custodial; telecommunications are by Xfinity/Comcast and Century Link.

C. Signature

[Find help about who should sign¹⁹](#)

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.

X

Type name of signee:

Position and agency/organization:

Date submitted:

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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?**

- **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

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?**

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

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?**

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

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

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

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