

## Commissioners

Linda Oosterman – District 1  
Russell E. Olsen – District 2  
Chris Stearns – District 3



Providing safe, reliable, affordable, and sustainable service.

### DETERMINATION OF NON-SIGNIFICANCE

- Description of proposal: **Non-Project Action - Water System Plan Update. Updates include planning considerations, existing system conditions, operation and maintenance standards, recommended improvements, expansion of the service area, and installation of manganese treatment.**
- Proponent: **Thurston PUD**
- Location of proposal, including street address, if any:
  - a. System: **ID# 029386, Cedar Ridge Estates 617**
  - b. Site Address: **2121 107<sup>th</sup> Ln SE, Olympia, WA 98501 (Pumphouse)**
  - c. Parcel Number: **Multiple parcels within the water system. Pumphouse parcel is 12725131100.**
  - d. Legal: **Section 25, Township 17, Range 2W**
- Lead agency: **Thurston PUD**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
  - This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
  - This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by 5/9/2020.**
- Responsible official: **John Weidenfeller**
  - Position/title: **General Manager**
  - Phone: **360-357-8783**
  - Address: **1230 Ruddell Rd SE, Lacey, WA 98503**

Signature: 

Date: **4/9/2020**



## SEPA ENVIRONMENTAL CHECKLIST

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

1. Name of proposed project, if applicable:  
**Cedar Ridge 617 – Water System Plan (WSP) Update**
  
2. Name of applicant:  
**Public Utility District No. 1 of Thurston County**
  
3. Address and phone number of applicant and contact person:  
**Kim Gubbe, Director of Planning and Compliance**  
**1230 Ruddell Rd SE**  
**Lacey, WA 98503**  
**360-357-8783**
  
4. Date checklist prepared:  
**2/4/2020**
  
5. Agency requesting checklist:  
**Washington State Department of Health.**
  
6. Proposed timing or schedule (including phasing, if applicable):  
**The Cedar Ridge WSP Update includes planning considerations, existing system conditions, operation and maintenance standards, recommended improvements, expansion of the service area, and installation of manganese treatment.**  
  
**The Capital Improvement Plan (CIP) presented in the WSP consists mainly of physical improvements to the system that are intended to improve Thurston PUDs ability to provide sufficient quantity and quality of water. The projects are defined for a 10-year and 20-year period. However, the CIP projects listed in the WSP should not be viewed as a commitment by Thurston PUD to implement each project as planned and shown in the WSP. Actual project implementation will be based upon environmental review, permits and approvals, available funding and scheduling needs.**  
  
**This WSP is a non-project action. A separate Washington State Environmental Policy Act (SEPA) review will be completed prior to actual implementation and construction of each individual project as identified on the CIP list. Certain categorical exemptions from the SEPA review process may apply to specific projects, in accordance with WAC 97-11-800.**

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.

**Specific environmental information has not been prepared for the update of the WSP.**

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.**

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

**The WSP, and all of its updates, must be approved by the Washington State Department of Health. No project specific approvals or permits are required as part of the WSP update.**

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

**The WSP is a Non-Project Action. It identifies the expanded service area and includes the newly installed manganese treatment. The Cedar Ridge water system provides water service to approximately 63 connections and an estimated residential population of 160 people. This water system plan update was developed to meet the requirements of WAC 246-290 and provide comprehensive planning to meet the future water supply requirements for the service area served by the Cedar Ridge water system.**

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.

**Location - The Service Area is depicted on the Service Area map and includes the existing Retail Service Area. The Retail Service Area lies within Plat of Cedar Ridge Estates in the north ½ of Section 25, Township 17 North, Range 2 West, W.M. lying west of Sheldon Rd and north of McCorkle Rd. and the East ½ of the East ½ of the North ½ of Section 26, Township 17 North, Range 2 West, W.M.**

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

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

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_  
**Hilly.**

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

**Approximately 30-50%.**

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.

**Alderwood gravelly sandy loam, Everett very gravelly sandy loam, McKenna gravelly silt loam, Mukilteo muck, Nisqually loamy fine sand, Norm silt loam, Semiahmoo muck, Tenino gravelly loam, and Tisch silt loam.**

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.

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

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

**There are two small, unnamed lakes within the water system. In addition, Springer Lake is approximately 1100 feet to the north of the system. Cedarwood Lake is approximately 550 feet to the west of the system. There are patches of small wetland areas in the northern part of the system and medium size wetlands in the south of the system.**

- 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.

**Does not apply.**

- 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.

**Does not apply.**

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

**Does not apply.**

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

**No.**

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

**Does not apply.**

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

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

**Does not apply.**

- 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.

**Does not apply.**

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.

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

**Does not apply.**

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

**Flowering Plants – Golden paintbrush, Kincaid’s Lupine, Nelson’s Checker-mallow, Water Howellia.**

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

**Does not apply.**

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

**Daphne Laureola, Tansy Ragwort, Yellow Flag Iris.**



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

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

**Mammals – Fisher, Olympia Pocket Gopher, Tenino Pocket Gopher, Yelm Pocket Gopher.**

**Birds – Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo.**

**Amphibians – Oregon Spotted Frog.**

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

**Same as 5a.**

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

**Does not apply.**

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

**Does not apply.**

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:

**Does not apply.**

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

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

**Does not apply.**

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

**No known contamination.**

- 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.

**Does not apply.**

- 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.

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

### b. Noise

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

**Does not apply.**

- 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.

**Does not apply.**

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

**Does not apply.**

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

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

**Residential single-family residence. No effect on adjacent or nearby properties.**

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

**Does not apply.**

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:

**Does not apply.**

c. Describe any structures on the site.

**Does not apply.**

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

**Does not apply.**

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

**Rural Residential Resource 1/5.**

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

**Rural Residential.**

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

**Does not apply.**

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

**There are hydric soils and wetlands in the south of the system. See Map.**

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

**Does not apply.**

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

**Does not apply.**

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

**Does not apply.**

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

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

**Does not apply.**

- 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.

**Does not apply.**

- 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.

**Does not apply.**

- 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.

**Does not apply.**

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

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

**Old Highway 99 SE is approximately 0.5 miles east of the water system boundary. McCorkle Rd SE is the main access road into the system and is connected to Old Highway 99 SE.**

- 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?

**Rural Transit runs along Old Highway 99 SE. The nearest stop is at 12745 Old Hwy 99 SE, Tenino, WA 98589, approximately 2.5 miles south of the water system.**

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

**Does not apply.**

- 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).

**Does not apply.**

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

**Does not apply.**

- 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?

**Does not apply.**

- 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.

**Does not apply.**

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

**Does not apply.**



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

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

**Does not apply.**

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

**Does not apply.**

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

- a. Circle utilities currently available at the site:

**Does not apply.**

- e. 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.

**Does not apply.**

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

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

Signature: \_\_\_\_\_

Name of signee: **Brian Wilson**

Position and Agency/Organization: **Operations Specialist II – Thurston PUD**

Date Submitted: **4/9/2020**

#### **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

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?

**This Water System Plan update would not affect any of the above.**

Proposed measures to avoid or reduce such increases are:

**Does not apply.**

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

**It would not affect plant, animal, fish, or marine life.**

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

**Does not apply.**

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

**It would not deplete energy or natural resources.**

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

**Does not apply.**

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?

**It would not affect environmentally sensitive areas.**

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

**Does not apply.**

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?

**It would not affect land and shoreline use.**

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

**Does not apply.**

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

**It would not affect demands on transportation, public services, or utilities.**

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

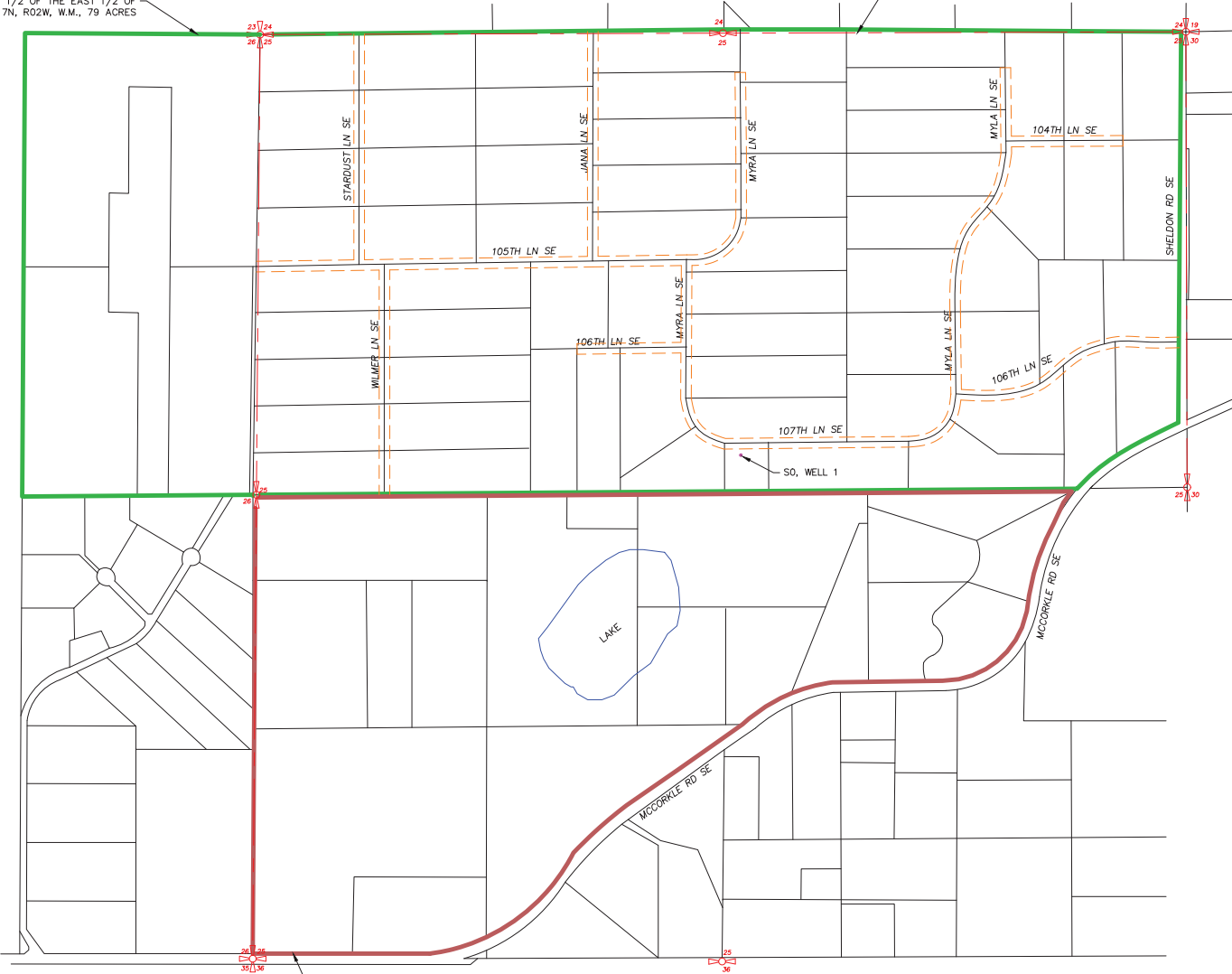
**Does not apply.**

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

**It would not conflict with any laws protecting the environment.**

N 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 26, T17N, R02W, W.M., 79 ACRES

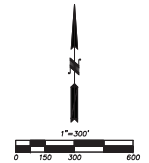
N 1/2 OF SECTION 25, T17N, R02W, W.M., 307 ACRES (CEDAR RIDGE ESTATES)



UPON APPROVAL OF THE WATER SYSTEM PLAN BY THE WASHINGTON STATE DEPARTMENT OF HEALTH, THE WATER RIGHTS PLACE OF USE SHALL CONSIST OF THE FUTURE SERVICE AREAS NOTED HEREON IN ADDITION TO THE RETAIL SERVICE AREA.

LEGEND

- RETAIL SERVICE AREA
- SERVICE AREA
- - - ROAD AND UTILITY EASEMENT



NOTE: PROPERTY AND SECTION CORNERS SHOWN ARE BASED ON THURSTON COUNTY GEODATA.

NO	DATE	BY	APPR	REVISIONS

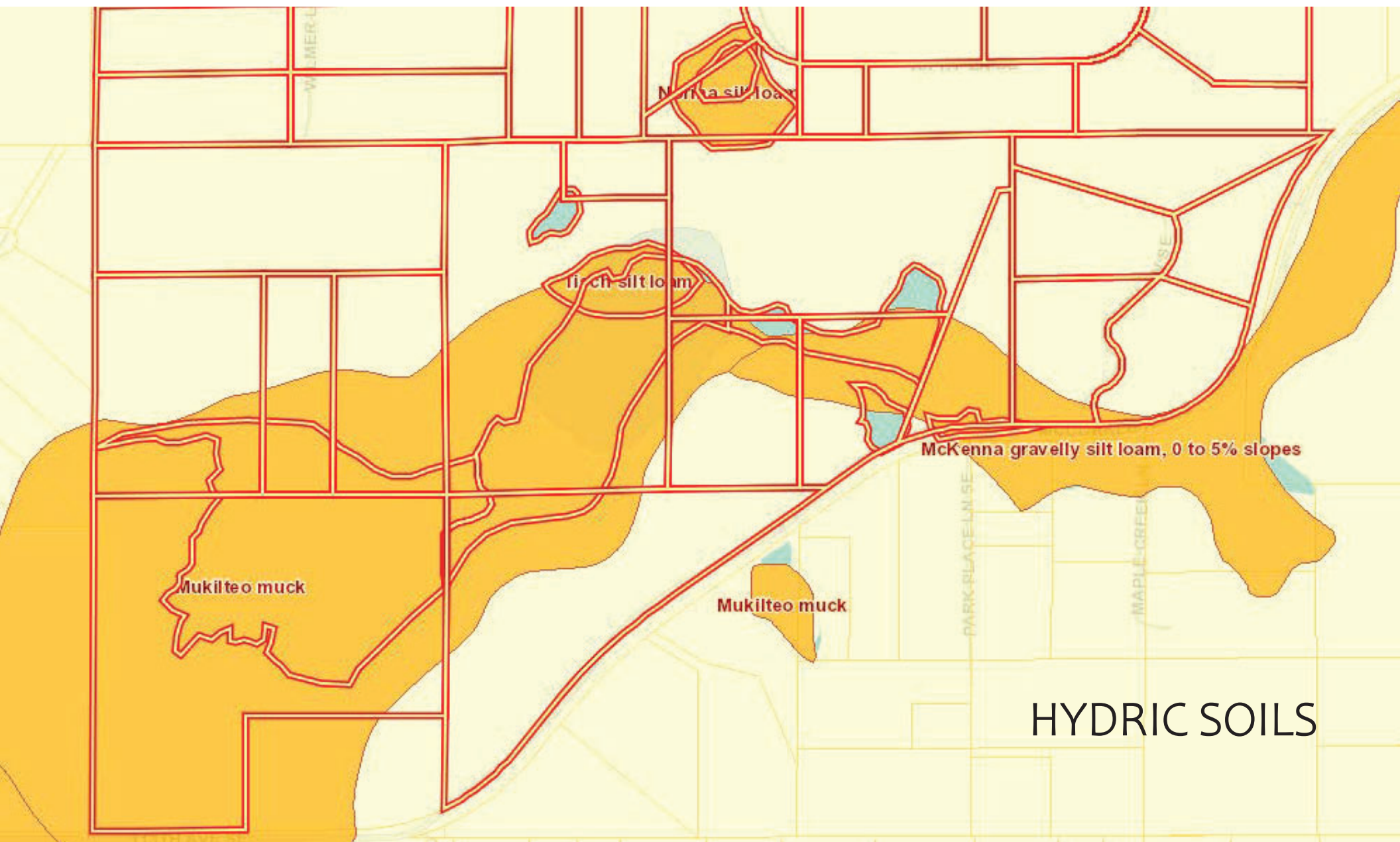
**JWMA** Civil and Municipal Engineering and Planning  
**Jerome W. Morrissette & Associates Inc., P.S.**  
 1700 Cooper Pt. Road S.W. #B-2, Olympia, Wa. 98502-1110 Ph 360.352.9456 Fx 360.352.9990

Approved By \_\_\_\_\_

DE	12/11/2019
DESIGNED BY	DATE
MM	12/11/2019
C.A.D.D. BY	DATE
DE	12/11/2019
CHECKED BY	DATE
12/11/2019	DATE PLOTTED

THURSTON COUNTY PUD  
 CEDAR RIDGE #617  
 WATER SYSTEM

SERVICE AREA MAP



Narka silt loam

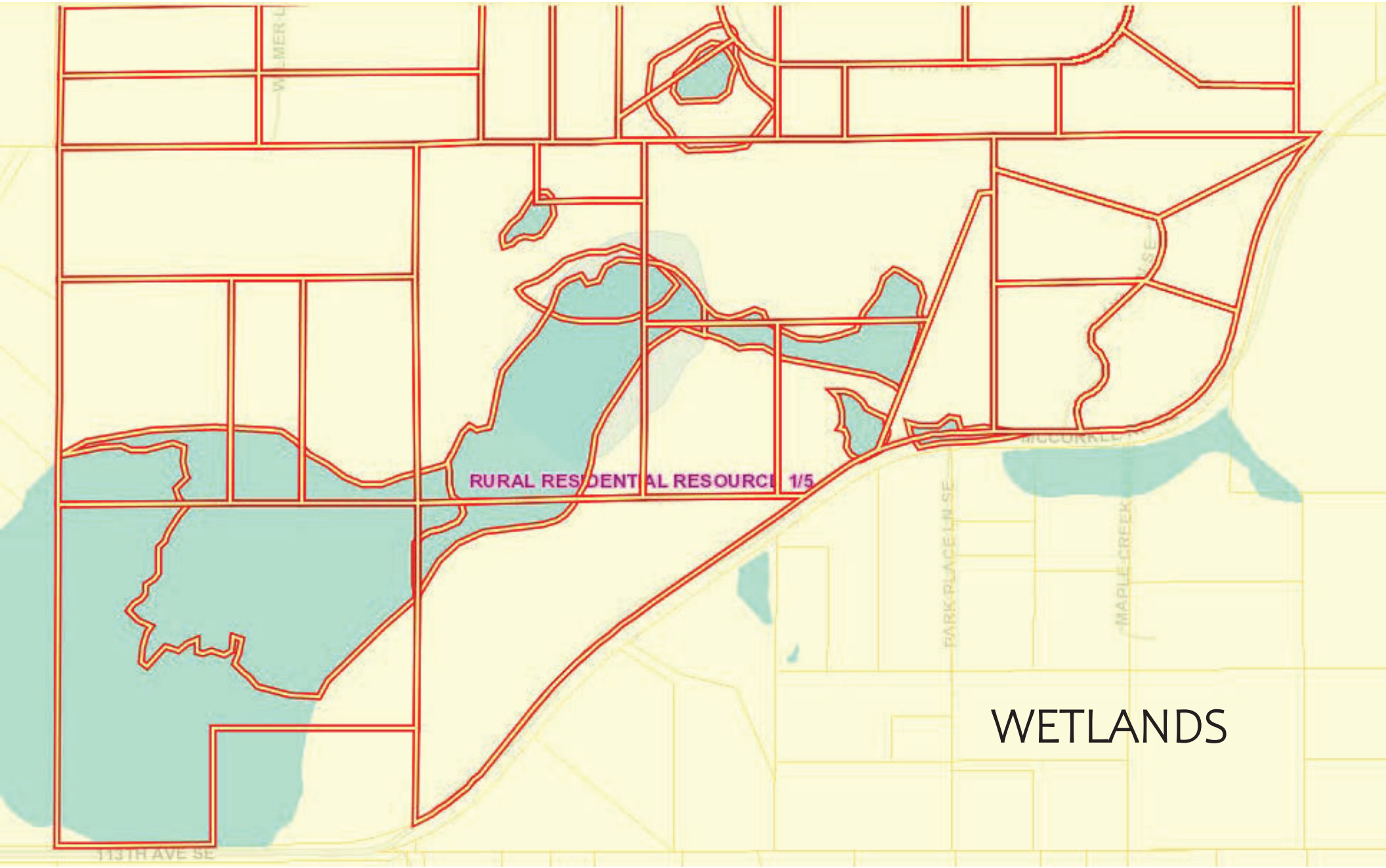
Litch silt loam

Mckenna gravelly silt loam, 0 to 5% slopes

Mukilteo muck

Mukilteo muck

HYDRIC SOILS



RURAL RESIDENTIAL RESOURCE 1/5

WETLANDS