

## Commissioners

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



Providing safe, reliable, affordable, and sustainable service.

## SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>Proponent/Lead Agency:</b>	Public Utilities District No 1 of Thurston County 1230 Ruddell Rd SE, Lacey, WA 98503 Contact: Kim Gubbe 360-357-8783 ext. 125 kgubbe@thurstonpud.org
<b>Description of proposal</b>	Non-Project Action –Water System Plan 10-year update for the Tanglewilde-Thompson Place 600 water system to comply with WAC 246-290-100. The update includes planning considerations, existing system conditions, operation and maintenance standards, conservation and recommended improvements to Thurston PUDs water system for the purpose of meeting future water demands in the Water Service Area.
<b>Location of proposal</b>	System: ID# 04397K, Tanglewilde-Thompson Place 600 Site Address: 414 Wildcat St SE, Lacey WA 98503 (Pumphouse) Parcel Number: Pump house parcel is 78801400000. Legal: Latitude 47.049851 Longitude -122.785112
<b>Threshold Determination</b>	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 at <a href="http://www.ThurstonPUD.org">www.ThurstonPUD.org</a>
<b>Responsible Official</b>	John Weidenfeller, General Manager
<b>Date of Issuance:</b>	1/20/2022
<b>Comment Deadline:</b>	2/3/2022

Signature:   
John Weidenfeller, General Manager

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issue. If conditions are added, deleted or modified during the 14-day review period, a modified DNS will be issued. Otherwise, this DNS will be final after the expiration of the comment period.



## SEPA ENVIRONMENTAL CHECKLIST

### A. Background

**1. Name of proposed project, if applicable:**

Tanglewilde-Thompson Place 600 Water System Plan (WSP) Update

**2. Name of applicant:**

Public Utility District No. 1 of Thurston County (Thurston PUD)

**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 ext. 125

**4. Date checklist prepared:**

1/7/2022

**5. Agency requesting checklist:**

Washington State Department of Health.

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

The Tanglewilde-Thompson Place 600 water system, located in Thurston County, requires an updated Water System Plan (WSP) update every 10 years by the Washington State Department of Health. This SEPA addresses the current 10-year WSP update requirement.

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

The Tanglewilde-Thompson Place 600 water system current update does not include any plans for expansion or additions. However, there are recommendations in it for such actions to improve the water system that, if not categorically exempt, will be covered under a different SEPA if the PUD decides to act on them.

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

There is no other environmental information that we know about that has been prepared, or will be prepared, directly related to this proposal.

**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.**

The PUD does not know of any pending applications for government approvals for other proposals directly related to this water system update.

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

The water system plan update must be approved by the Thurston PUD Board of Commissioners and the Washington State Department of Health. No project specific approvals or permits are required as part of the WSP update.

Individual capital improvement project recommendations that may be implemented at a later date than this submitted update may require additional local, state or federal approvals on a case-by-case basis.

**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 non-project is an updated WSP that includes the system details and maps for 1,785 water system connections as well as the policies governing them. It also includes the financials, capital improvement plans, water demand forecasting, water use efficiency planning, total coliform monitoring plan, emergency preparedness planning and other required related information for compliance with WAC 246-290-100 that encompasses water system operations and maintenance in Washington State.

**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 Tanglewilde-Thompson Place 600 water system is in the City of Lacey Urban Growth Area. The water system is approximately bounded on the north by I-5, on the south by right of way (ROW) line of State Route 5, on the east by Marvin Rd. and on the west by Kinwood Rd.

See Service Area map attached.

The system already exists therefore there are no site plans. Any specific capital improvement project within the plan update will have its own SEPA process.

## B. Environmental Elements

### 1. Earth

a. **General description of the site:**

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

The terrain within the Tanglewilde-Thompson Place 600 service area is relatively flat to rolling, with limited areas of steeper slopes of twenty to fifty percent. Service area elevations range from 135 to 256 feet. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

Limited areas of the service area contain slopes up to fifty percent. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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.**

The soils on property where the Tanglewilde-Thompson Place 600 water system source wells are located are identified as spanaway gravelly sandy loam and Everet very gravelly sandy loam. Soils may vary throughout the service area. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None known. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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.**

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

As a non-project action, the WSP will not result in any clearing or construction-related erosion. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The water system plan update does not propose any new impervious surface. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## **2. Air**

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None known. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

### 3. Water

#### a. Surface Water:

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

There are no lakes, rivers, or large bodies of water within the Tanglewilde-Thompson Place 600 service area. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 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 Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 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 Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**b. Ground Water:**

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

Yes. Groundwater will be withdrawn through three approved wells for distribution to customers for domestic use and municipal supply. The applicable water right certificates and permits authorize the withdrawal of up to 704 acre feet per year (afy) and 1050 gallons per minute (gpm) combined from the three approved source wells. The source wells are located within the SE ¼ NE ¼ Section 15, Township 18 N., Range 1 W. W.M. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged as a result of the WSP Update. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**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.**

None anticipated. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No such impacts anticipated. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None required. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

#### **4. Plants**

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

The Tanglewilde-Thompson Place 600 service area lies entirely within the City of Lacey urban growth area. The area is moderately urbanized and consists of a mix of single family residential, multi family residential and commercial, as well as civic/institutional areas including schools and parks. The natural vegetation within the Tanglewilde-Thompson Place 600 service area is generally mixed evergreen trees, brush, and small grassed areas. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None known. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

Thurston County has identified minor areas of knotweed, tansey ragwort, poison hemlock, daphne laureola, and hawkweed within the Tanglewilde-Thompson Place 600 water system

service area. No known occurrences are located on Thurston PUD property. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## 5. *Animals*

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.**

Washington State Department of Fish and Wildlife has identified this area to contain the following species or their habitat: Little brown bat, Big brown bat, Yuma myotis. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

Thurston County has identified this area of the County as having potential for Mazama pocket gopher soils. It is unknown whether any such species exist on or near the well site or within the service area. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The Tanglewilde-Thompson Place 600 service area is located within the Pacific Flyway. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None identified. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## 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.**

Electric energy used to power pumps, treatment, and all other electronic equipment and assets within pumphouse. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 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:**

None specifically included. However, the water system plan update does identify that the PUD is pursuing conservation efforts and reduction in distribution system leakage that could reduce pumping costs and energy needs. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## 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. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No known contamination. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None identified. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None identified. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None; no health hazards identified. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**b. Noise**

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

None identified. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**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.**

As non-project action, no noise impacts associated with water system plan update. De minimis operational noise associated with occasional equipment and vehicles. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**8. Land and Shoreline Use**

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

The Tanglewilde-Thompson Place 600 water system source wells are located on recreational/open space property used as a community park. Development is not approved within well head sanitary control areas. The Tanglewilde-Thompson Place 600 water system update is a non-project. The water system service area primarily includes single-family residential properties, with some current and proposed multi-family properties and commercial uses. The proposed water system plan update is not expected to affect current land uses on nearby or adjacent properties. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**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 non-forest use?**

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**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:**

None anticipated. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

Structures include those needed to serve the water system including pumphouses and reservoir. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The current well site is zoned OS-1. Zoning within the service area includes LD 0-4, LD 3-6, OSI-S, MD, MHDC, MMDC, OSI-1, and HD. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The Tanglewilde-Thompson Place 600 water system is located within the City of Lacey Urban Growth Area. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The current well site does not contain any critical areas designated by Thurston County. The water system service area does contain limited areas of wetlands, wetlands review area, landslide hazard, and liquefaction hazard areas. The entire service area is designated a critical aquifer recharge area and watershed protection area. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The Tanglewilde-Thompson Place 600 water system currently serves approximately 1,202 single family residential connections, 74 multi-family connections (servicing approximately 506 units, and 63 commercial service connections, including schools. The water system services a residential population of approximately 4,320 full-time residents, 15,000 temporary or transient users, and 2,500 regular, non-residential users. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The water system plan has been reviewed by Thurston County for consistency with county zoning and planning. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## **9. Housing**

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**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?**

No new structures are being proposed for permitting. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**11. Light and Glare**

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

No impacts anticipated. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None identified. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**12. Recreation**

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

Tanglewilde Park and Recreation Center. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**13. Historic and cultural preservation**

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

None identified. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None known. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 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.**

As a non-project action, no impacts on cultural or historic resources anticipated. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

#### **14. Transportation**

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

Tanglewilde is bounded on the North by Interstate 5, on the South by Steilacoom Rd SE and Pacific Ave, on the east by Marvin Road, and on the west by Kinwood Road, generally bounded by City of Lacey. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 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?**

Yes, Intercity Transit. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

The water system plan update will not create or eliminate any parking. The Tanglewilde-Thompson Place 600 water system update is a non-project. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

**g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## 15. **Public Services**

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

No. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

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

None. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## 16. **Utilities**

- a. **Circle utilities currently available at the site:**

Power (electric); water. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

- 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.**

Thurston PUD is a water utility. The Tanglewilde-Thompson Place 600 water system update is a non-project. Therefore, this section does not apply. Individual projects contained within the Tanglewilde-Thompson Place 600 water system update, if not categorically exempt, will be subject to their own SEPA process if enacted.

## 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.



Name of signee: Kim Gubbe

Position and Agency/Organization: Director of Planning and Compliance – Thurston PUD

Date Submitted: 1/20/2022

## ***D. Supplemental sheet for non-project actions***

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?**

The intent of the WSP and this update is to supply evidence the utility can sufficiently provide quantities of safe public drinking water that meets current zoning and future conditions as stipulated in the County Comprehensive Plan (CCP) and other plans. The WSP update uses the CCP for population projections, urban growth designation, etc., in order to meet anticipated demand in the areas it serves. The WSP update and listed capital improvement projects do not increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances or the projection of noise. No increase discharge to water, emission to air, production, storage, or release of toxic or hazardous substances, or projection of noise would result from the implementation of the WSP update.

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

There are no measures proposed as no increases are anticipated as a result of the WSP update.

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

They would not likely affect plant, animal, fish, or marine life.

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

The WSP update will not likely have any tangible impact on plants, animals, fishes or marine life. No measures have been put in place.

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

No proposed projects within the WSP update are likely to deplete energy or natural resources.

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

There are no proposed measures to protect these resources. There may be proposed measures to protect these resources in the capital improvement projects themselves when they undergo their own SEPA process

**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?**

Any of the projects within the WSP update that will use any environmentally sensitive areas will undergo their own SEPA process. No project has been designed to the point that use of environmentally sensitive areas is know to be certain.

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

There are no proposed measures to protect these resources. There may be proposed measures to protect these resources in the capital improvement projects themselves when they undergo their own SEPA process

**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 WSP update is not likely to affect land and shoreline usage. Whether or not this plan update is consistent with existing plans will be determined by the County as part of the compliance checklist.

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

No measures are proposed to reduce shoreline and land use impacts at this time.

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

The WSP update is intended to meet growing demand through increased efficiencies and system capacities. The WSP update addresses increased water usage through water use efficiency measures on both the customer (demand) and production (supply) side. Water use efficiency is required. The results not only save water, but electricity as well as incentivizing customer conservation.

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

- Installation of variable frequency drives on submersible pumps
- Reducing system leakage

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

There are no know local, state or federal laws requirements for the protection of the environment in which this WSP update is in conflict.