



## SEPA ENVIRONMENTAL CHECKLIST

### A. Background

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

Lazy Acres 351 PFAS Remediation Project

**2. Name of applicant:**

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

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

Doug Piehl P.E., District Engineer  
1230 Ruddell Rd SE  
Lacey, WA 98503  
360-763-5847

**4. Date checklist prepared:**

1/9/2025

**5. Agency requesting checklist:**

Thurston PUD

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

Construction of new treatment system and buildings is anticipated to start in or around June 2025 with completion in or around December 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 future additions or expansion are planned currently.

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

No other environmental information is being prepared or will be prepared that is directly related to this project.

**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.

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

Archeological and Cultural review per Washington State Executive Order 05-05 conducted in cooperation with Department of Archaeology & Historic Preservation (DAHP). Water treatment plan review and approval by Washington State Department of Health - Office of Drinking Water.

**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 project will construct two new water treatment plants on TPN 58720000501 (88 gpm total flow) and TPN 48630000100 (56 gpm total flow) where existing Thurston PUD water works facilities currently stand at the Lazy Acres 351 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.**

The Lazy Acres 351 water system is in the City of Tumwater, located within Section 04 of Township 17 North, Range 02 West. Addresses of facilities locations are 6711 Lazy St SW, Tumwater WA 98512 (TPN 58720000501) and Wesley S. Anderson Park at the northeast corner of 70<sup>th</sup> Ave SW and Foster Rd SW, Tumwater WA 98512 (TPN 48630000100).

**B. Environmental Elements**

**1. Earth**

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

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

The terrain within the Lazy Acres 351 water system service area is relatively flat. Service area elevations range of 190 to 194 feet.

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

2-percent

**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 in the project area are Nisqually loamy fine sand with 0-3% slopes.

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

No surface indications or history of unstable soils in the immediate vicinity of activities have been observed or are known.

- 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; no excavation or grading required for the proposed project.

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

No clearing is anticipated associated with this project and all areas and surfaces will be restored to their pre-existing state at completion of the replacement. Construction stormwater best practices will be followed to protect drainage inlets and eliminate any construction related stormwater or erosion.

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

No change in impervious surfaces on the two parcels. Existing impervious area is approximately 1%.

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

No clearing is anticipated associated with this project and all areas and surfaces will be restored to their pre-existing state at completion of the replacement. Construction stormwater best practices will be followed to protect drainage inlets and eliminate any construction related stormwater or erosion.

## **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.**

Minor emissions during construction from operation of trucks and construction equipment. No new emissions result from the completed project.

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

None known.

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

None.

### 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 water body located in or near the project area. There is an isolated unnamed wetland which is located over 700 feet from the nearest facility.

- 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 water bodies or wetlands are located within 200 feet of the facilities.

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

None.

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

No.

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

No.

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

No.

#### b. **Ground Water:**

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

The Lazy Acres 351 water system does withdraw and distribute water from several wells under water rights issued by the Washington State Department of Ecology. Operation of the proposed water treatment system is anticipated to increase water use by less than 1%.

- 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.**

Occasional backwash of water treatment vessels to maintain uniform flow, with discharge to ground. Discharge of wastewater from water treatment filtration processes to the land do not require coverage under the Water Treatment Plant General Permit (under NPDES).

**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.**

No additional impervious surfaces are being created.

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

No impacts anticipated.

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

No.

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

None

**4. Plants**

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

Deciduous tree: Alder, maple, and other

Evergreen tree: Fir, pine, other

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

Water plants: Water lily, eelgrass, milfoil, other

Other types of vegetation

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

Minor areas of existing lawn or landscaping may be disturbed and any such areas will be restored per Thurston PUD standards.

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

None known or identified.

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

None.

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

Thurston County has identified the no noxious weeds in the vicinity of the project.

## 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.**

Birds: Hawk, eagle, songbirds

Mammals: bats

Fish: none

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

Washington State Department of Fish and Wildlife does not identify any priority habitat within the project area. Thurston County GIS does not identify any endangered or threated species in the project area. US Fish and Wildlife service identifies Oregon spotted frog as endangered species and the location is sensitive. The area is classified as having More Preferred Pocket Gopher Soils, though no Pocket Gophers are known to be present and the area is marked at near, not occupied on the Thurston County Habitat Conservation Plan.

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

The Lazy Acres 351 water system service area is located within the Pacific Flyway. Identified migratory birds include Bald Eagle, Black Swift, Evening Grosbeak, Lesser Yellowlegs, Olive Sided Flycatcher, Rufous Hummingbird, Short-billed Dowitcher.

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

None. The project occurs does not alter or impact wildlife habitat.

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

None identified.

## 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 power will be utilized for lighting, pumps, and electrical equipment in the water treatment building. No significant changes to site energy usage are anticipated.

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

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal?**

**List other proposed measures to reduce or control energy impacts, if any:**

None specifically included.

## 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.**

Minor fuel spills could occur from construction equipment, but not expected.

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

The Washington State Department of Health Source Water Assessment Program mapping application identifies no contaminant sites in the vicinity.

**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.**

Puget Sound Energy provides natural gas service within the area, but not on the two parcels where work will be performed.

**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.**

The treatment system will remove PFAS from groundwater; all PFAS is permanently captured in filter media and not subject to release. The EPA does not require hazardous disposal of spent media.

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

None identified.

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

Fuel spill containment and cleanup kit onsite for duration of construction.

**b. Noise**

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

None identified.

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

Construction noise during replacement phase associated with trucks and limited excavation equipment such as small excavators. No noise is associated with the completed project.

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

Construction work to be generally limited to Monday through Friday between 7 am and 7 pm.

## 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 proposed water treatment building area at TPN 48630000100 is located in a park, which is adjacent to residential and TPN 58720000501 is surrounded by residential. No impact to land use or adjacent properties are 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 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.

- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

No.

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

There are currently buildings on the site which will be remodeled/replaced to accommodate the proposed water treatment plants.

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

Yes, current building on TPN 48630000100 will be demolished and replaced.

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

The proposed water treatment buildings are located on parcels zoned Single-Family Low Density Residential.

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

City of Tumwater

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

None.

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

Thurston County has classified project area as containing category 1 critical aquifer recharge area and groundwater sensitive area. Mazama Pocket Gopher soils.

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

None.

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



None.

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

None.

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

Architectural and landscape design to ensure the proposed structure matches the character of existing structures.

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

None.

**9. Housing**

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

None.

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

None.

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

None.

**10. Aesthetics**

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

13 Feet, cement board lap siding proposed.

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

None.

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

Paint, architecture, and landscaping to match existing nearby residences.

**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.

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

No.

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

None identified.

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

None.

**12. Recreation**

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

Open areas at Wesley S. Anderson Park.

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

No.

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

None.

**13. Historic and cultural preservation**

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

There are no properties which have been identified as eligible for listing.

**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. An archeological study will be performed for the subject area. Most of the area is mapped in WISAARD as "high risk". All construction activities are located in existing disturbed areas.

**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.**

The area was reviewed using "WISAARD". An archeological study will be performed for the areas where the treatment buildings are to be located. DAHP will review the entire project area, and outreach will be conducted to the Chehalis, Puyallup, Nisqually, and Squaxin tribes.

**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.**

Following an archeological study, an inadvertent discovery plan will be employed, with other further measures as necessary based on study findings. In the event that archaeological materials are encountered during the development of the property, an archaeologist should immediately be notified and work halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate persons are to be notified of the exact nature and extent of the resource so that measures can be taken to secure them. In the event of inadvertently discovered human remains or indeterminate bones, pursuant to RCW 68.50.645, all work must stop immediately and law enforcement should be contacted. Any remains should be covered and secured against further disturbance, and communication established with local police, the DAHP, and any concerned tribal agencies.

#### **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.**

The principal arterial is 70<sup>th</sup> Ave. The existing water system facilities where the new water treatment building will be located has existing access from Foster Dr and Lazy St.

- 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?**

The area is not served by public transit.

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

This site is un-manned and has existing parking and access; no parking spaces would be created or eliminated by the proposal.

- 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 new streets or roads are planned. All streets are public.

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

No new or increased transportation needs are anticipated as a result of the proposal once construction is completed.

- 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?**

No additional trips.

**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 area is primarily residential and will not impact agricultural or forest product transport.

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

All construction will be onsite and not impacting any roadways.

**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 increases to public services are expected.

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

None necessary.

**16. Utilities**

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

Power (electric); water, phone, cable tv/internet, natural gas.

**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 project is adding new treatment facilities to existing water systems. Thurston PUD will employ utility location service and coordination with other utilities present as necessary during water main replacement. It is anticipated that the existing electrical service at the PUD facilities site will be used to serve the new water treatment building.

**C. Signature**

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

Signature: Douglas Piehl 1/13/2025

Name of signee: Doug Piehl, P.E.

Position and Agency/Organization: District Engineer – Thurston PUD

Date of Submittal: January 23, 2025