STATE OF WASHINGTON

# DEPARTMENT OF ENTERPRISE SERVICES

*1500 Jefferson St. SE, Olympia, WA 98501*
*PO Box 41476, Olympia, WA 98504-1476*

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| **Subject:** | Determination of Non-Significance (DNS) |
| **Program Name:** | Capitol Campus Building & Grounds Maintenance Facility |
| **Description of Proposal:** | The proposal involves the demolition of an existing building and a storage Conex at the Building & Grounds Maintenance Facility, and the construction of a new single-story facility covering approximately 4,900 sq. ft., along with associated site improvements such as underground utilities, hardscaping, and landscaping. |
| **Location of Proposal:** | Washington State Capitol Campus, west of the intersection of Governor's Mansion Road and Pleasant Lane SW, Olympia, WA 98501. |
| **Proponent:** | Dave Hinkson, Project Manager<br>Facilities Professional Services \| Planning & Project Delivery<br>Department of Enterprise Services<br>c: 360-401-9528<br>e: david.hinkson@des.wa.gov |
| **SEPA Responsible Official:** | John Lyons, AIA, Assistant Program Manager - Planning<br>Planning and Project Delivery<br>Department of Enterprise Services<br>c: 360.628.2139<br>e: john.lyons@des.wa.gov |
| **SEPA Issuance:** | June 6, 2024 |

## 1.0 SEPA Threshold Determination

The lead agency for this proposal has determined that with the mitigation measures identified herein, the proposal does not have a probable significant adverse environmental impact. Accordingly, an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-350; the lead agency will not act on this proposal for 30-days from the date of issue. If conditions are added, deleted, or modified during the 30-day review period, a modified MDNS will be issued.

## 1.1 Analysis

The following describes the analysis conducted to determine if the proposal will likely result in *probable significant adverse environmental impacts*. This decision was made after a review of the completed environmental checklist, as well as the following documents:

- Geotechnical Information Report by GeoEngineers, 2024
- Stormwater Pollution Prevention Plan by LDC Inc., 2024
- Hillside Evaluation and Preliminary Design by Golder Associates, 2010

### 1.1.1 Elements of the Environment

#### *Earth*

The site is characterized by a mix of fill materials and underlying native Latest Vashon fine-grained sediments and Pre-Vashon sand and gravel deposits. Given the topography and subsurface conditions, special attention will be given to stabilizing the fill and native soils during construction, including the over-excavation and replacement of unsuitable fill below the foundation levels. The planned construction will utilize imported structural fill to ensure foundation stability and meet bearing pressure requirements of 3,000 psf.

No further mitigation required.

#### *Air*

Air quality concerns are primarily related to dust and emissions from construction equipment. Mitigation measures include dust suppression techniques like water spraying and ensuring all construction equipment meets current emissions standards. Long-term air quality improvements are anticipated due to the energy-efficient design of the new facility, which will contribute to reduced operational emissions.

No further mitigation required.

#### *Water*

Water management strategies include designing a comprehensive drainage system that does not rely on infiltration due to the low permeability of native soils and the presence of a high groundwater table. Stormwater management features such as mechanical filters will treat runoff, preventing any adverse impact on local water bodies, including Capitol Lake.

No further mitigation required.

***Plants***

Existing mature trees will be preserved wherever possible, and new landscaping will involve native species that are suited to local conditions without requiring extensive irrigation, thereby supporting local biodiversity and providing aesthetic value.

No further mitigation required.

***Animals***

The project site's existing and enhanced vegetation will support urban wildlife, providing habitat for local bird species and small mammals. The lighting design will minimize impacts on nocturnal animals by reducing glare and light spill into adjacent areas.

No further mitigation required.

***Energy and Natural Resources***

The facility will incorporate high-efficiency systems for heating, cooling, and lighting. Solar panels are under consideration to further reduce reliance on non-renewable energy sources. The project aims to improve the energy performance of the existing facility significantly.

No further mitigation required.

***Environmental Health***

The removal of unsuitable fill and replacement with engineered fill will mitigate any potential contamination issues. During construction, strict adherence to safety and health guidelines will ensure minimal risk to workers and the environment.

No further mitigation required.

***Land and Shoreline Use***

The project is consistent with current land use policies, aiming to enhance the operational capacity of the maintenance facility without altering the character of the surrounding Capitol Campus area.

No further mitigation required.

### *Housing*

The project does not impact housing, as it is focused on upgrading a state maintenance facility.

No further mitigation required.

### *Aesthetics*

The design and construction of the new facility will maintain the aesthetic standards of the Capitol Campus, with architectural elements that complement the existing landscape and built environment.

No further mitigation required.

### *Light and Glare*

Lighting fixtures will be designed to minimize glare and light pollution, contributing to the safety and comfort of the area without detracting from the nighttime environment.

No further mitigation required.

### *Recreation*

While the project does not directly address recreational needs, it ensures continued access to surrounding areas and contributes to the overall well-being of the Capitol Campus environment.

No further mitigation required.

### *Historic and cultural preservation*

This project is expected to have no impacts on historic and cultural resources. Any unexpected discoveries during construction will be managed according to state regulations and best practices for cultural resource management.

No further mitigation required.

### *Transportation*

The project includes improvements to the internal road and pathway network to ensure safe and efficient traffic flow around the new facility, without significant impact on the broader campus or local transportation systems.

No further mitigation required.

### *Public Services*

The new facility will support enhanced service delivery capabilities for the maintenance operations of the Capitol Campus, without significantly increasing demands on local public services.

No further mitigation required.

### *Utilities*

Upgraded utilities, including water, sewer, and electrical systems, are designed to meet the needs of the new facility while ensuring reliability and sustainability. The design includes considerations for future maintenance and potential upgrades to these systems to accommodate changes in use over time.

No further mitigation required.

## 2.0 Mitigation Requirements

No further mitigation required.

## 3.0 Public Comment

The responsible official will reconsider the DNS based on timely comments and may retain, modify, or withdraw the DNS if significant adverse impacts are likely. If the DNS is retained, it will be final after the expiration of the comment deadline. Comments may be submitted to DESSEPA@des.wa.gov.

## 4.0 Appeals

Anyone wishing to appeal the final SEPA determination by the Lead Agency may submit an appeal within the 30-day appellate period outlined in WAC 200-10; or may proceed with an appeal under RCW 43.21C.075