



## THE CITY OF FIRCREST

115 RAMSDELL STREET • FIRCREST, WA 98466-6999 • (253) 564-8901 • [www.cityoffircrest.net](http://www.cityoffircrest.net)

### STATE ENVIRONMENTAL POLICY ACT

## DETERMINATION OF NON-SIGNIFICANCE

**Date of Issuance:** March 13, 2019

**Lead agency:** City of Fircrest

**Description of proposal:** Case #19-02; Preliminary site plan application for the phased construction of a new outdoor pool, 4,500 square foot bathhouse, a 15,000 square foot community center and related parking.

**Proponent:** City of Fircrest

**Location of proposal, including street address, if any:** 555 Contra Costa, Fircrest WA 98466, Parcel # 7160201251

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 required for this DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 15 days from the date of issuance, below. Written comments on the DNS must be submitted by 5:00 p.m. March 27, 2019.

**Responsible Official:** Angelie Stahlnecker

**Position/Title:** Planning and Building Administrator

**Phone:** (253) 238-4125

**E-Mail:** [astahnecker@cityoffircrest.net](mailto:astahnecker@cityoffircrest.net)

**Address:** 115 Ramsdell Street, Fircrest, WA 98466

**Signature:** Angelie Stahlnecker

**Date:** March 12, 2019

*Pursuant to RCW 43.21C.075 and City of Fircrest environmental regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of Fircrest City Hall, located at 115 Ramsdell Street. Appeals must be filed within 14 days of the March 13, 2019 issuance date (March 27, 2019).*

February 6, 2019

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

1. Name of proposed project, if applicable

**Fircrest Pool, Community Center, and right-of-way parking improvements**

2. Name of applicant:

**City of Fircrest, Parks & Recreation Department**

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

**Jeff Grover, Director Parks & Recreation  
(253) 238-4160  
jgrover@cityoffirest.net**

4. Date checklist prepared: [\[help\]](#)

**February 6, 2019**

5. Agency requesting checklist: [\[help\]](#)

**City of Fircrest**

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**Construction for the Pool and Bathhouse is planned for August 2019 – June 2020, and 2021 – 2022 for the Community Center, and potentially 2022-2023 for the diagonal parking improvements within the public right-of-way.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

**There are no current plans for future additions or expansions related to or connected to the project.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

**Geotechnical Engineering Services Report by GeoEngineers dated March 18, 2016**

**Phase I Environmental Site Assessment – Draft January 3, 2019**

**Limited Hazardous Building Materials Survey – dated January 22, 2019**

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. [\[help\]](#)

**No other applications are pending for government approvals.**

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

**City of Fircrest Site Development Permit**

**City of Fircrest Clearing & Grading Permit**

**Building Permit and typical trade permits**

**Department of Health permit for the Pool and the Community Center Kitchen.**

**Department of Ecology Construction Stormwater General Permit**

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

**The project provides a new bathhouse, outdoor pool, community center, and right-of-way parking improvements for the City of Fircrest. The project replaces the existing facilities. The project will be constructed in 3 phases with the pool and bathhouse construction in 2019 – 2020, the community**

center in 2021-2022, and the right-of-way parking improvements potentially in 2022-2023. The City of Fircrest will own and manage the facility.

The bathhouse is 4,500 sf and provides the ticketing and guards office, pump room, locker rooms, a large meeting room and support spaces. The pool will replace the existing outdoor and wading pools.

The community center will be 14,500 sf on one floor. The building includes a gymnasium, social hall, lounge/ library/ craft room, teen center, a commercial kitchen, and an exercise room. The facility will provide additional education, fitness, wellness, and community connection opportunities.

The new Phase 1 and Phase 2 parking lots will provide 15 new parking spaces, 3 loading zone spaces and 2 ADA parking spaces for a total of 18 off-street spaces. There will also be 2 new ADA parking spaces closer to the Swim Club / Bathhouse entry. The Owner is planning for a Phase 3 construction for diagonal parking along Contra Costa and Electron Way.

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. [\[help\]](#)

The project is located at 555 Contra Costa Avenue in Fircrest, WA. This is at the northeast corner of the intersection of Contra Costa Avenue and Electron Way. The site is located in a portion of the northwest ¼ of the southeast ¼ of Section 11, Township 20 North, Range 02 East of the Willamette Meridian. The total project area is approximately 2.9 acres (2.3 acres on the project parcel and 0.6 acres in the public right-of-way). The full property is 7.59 acres.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

#### a. General description of the site: [\[help\]](#)

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

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approximately 25 percent slope

#### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Based on the Geotechnical Engineering Services Report, on-site soils appear to be glacial deposits, consisting of silt, sand, and gravel. The soil group classifications are ML, OL, SM, and GP-GM.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

**No. There are no indication that soils in the immediate vicinity of the project are unstable.**

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. [\[help\]](#)

**The purpose of earthwork is to construct new building structures and site and utility improvements. The construction effort would include excavation of up to 3000 cubic yards (cy) of material from the site and import of up to 4000 cy of suitable fill to the site. The total area affected by earthwork operations is approximately 2.9 acres. The source of fill material will be determined by the contractor.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

**Yes, erosion is possible during construction. The proposed plan includes an temporary erosion and sedimentation control plan and a Construction Storm Water Pollution Prevention Plan (CSWPPP) outlining the best management practices (BMP's) that will be used to minimize erosion and sedimentation during construction.**

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

**The total property is 7.59 acres. After project construction the pervious area will be 5.57 acres (73.4%) and the impervious will be 2.02 acres (26.6%) of the property.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

**A CSWPPP and Temporary Erosion and Sedimentation Control Plan are part of the contract documents. The plan includes BMPs to prevent, reduce, and control erosion and sedimentation. These BMPs include, but are not limited to, catch basin filters, silt fence, dust control (spraying water on disturbed soils), and a stabilized construction entrance. Additionally, construction timing and phased timing of actions will minimize the transport of sediment from the construction site.**

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

**It is anticipated that there might be a temporary increase in air emissions from construction machinery emissions, dust, will increase during active construction. Upon completion, emissions will return to pre-project conditions.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

**There are no known emissions/odors that will affect this project.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

**Standard emission control devices, in conformance with federal and state air quality standards for the specific class and type of equipment, will be utilized during project activities. In addition, standard BMPs will be utilized as needed for dust control (e.g. spraying).**

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

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. [\[help\]](#)

**No. There are no surface water bodies within the immediate vicinity of the project site.**

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. [\[help\]](#)

**This is not applicable because there are no surface water bodies within the immediate vicinity of the project site.**

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. [\[help\]](#)

**There will be no fill or dredge material placed in or removed from the project site. There are no surface waters or wetlands in the immediate vicinity of the project site**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**No surface water withdrawals or diversions will be required.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

**No, the project site is not located within the 100-year floodplain.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

**There will be no discharge of waste materials to surface waters.**

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. [\[help\]](#)

**Groundwater will not be withdrawn. Water will not be discharged into the groundwater system.**

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. [\[help\]](#)

**No waste material will be discharged into the ground.**

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. [\[help\]](#)

**The source of stormwater runoff includes building roofs, paved surfaces, and landscaped areas. Stormwater generated from these areas will be collected by catch basins and conveyed to the City of Fircrest storm drainage network located in Electron Way. Stormwater will ultimately be discharged into the Puget Sound.**

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
**Waste materials such as trash, debris, or other pollutants on the surface could come into contact with surface runoff. Waste materials will be controlled through BMPs to contain materials that may have the potential to leave the project site.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
**The project will not alter or affect drainage patterns. The project will continue to release stormwater at the natural drainage point on the site. The proposed improvements will maintain the existing hydrology.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

**Impervious surfaces will be minimized as a way to reduce the quantity and peak flowrates of stormwater. Stormwater from pollution generating surfaces, such as the parking lot, will be treated prior to discharging off the project site. The City of Fircrest will also implement good house keeping measures that will prevent pollutants from entering the storm drainage network.**

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- X \_\_\_ deciduous tree: alder, maple, aspen, other:
- X \_\_\_ evergreen tree: fir, cedar, pine, other
- X \_\_\_ shrubs
- X \_\_\_ grass
- \_\_\_ pasture
- \_\_\_ crop or grain
- \_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: soft rush
- \_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

**Existing sod at an area of approximately 47, 500 sq. ft. will be removed. Three (3) existing mature evergreen conifer trees and several ornamental shrubs and small ornamental deciduous trees to be removed.**

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

**There are no known threatened or endangered plant species known to be on or near the project site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

1. **New plantings will consist of both native and adapted ornamental trees and shrubs, and turf grass.**
2. **Street front will be planted in accordance with governing codes.**
3. **Proposed plant selection compliments existing species on site and within the city.**

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
**There are no known noxious weeds and invasive species on or near the site.**

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

Examples include:

birds: ~~hawk, heron, eagle,~~ songbirds, other: ducks (flyway)  
 mammals: ~~deer, bear, elk, beaver,~~ other: raccoon, squirrel  
 fish: ~~bass, salmon, trout, herring, shellfish,~~ other \_\_\_\_\_ none

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
**There are no known threatened or endangered animal species located near the site.**

c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
**The state of Washington is located in the Pacific flyway zone, a major waterfowl route. No other migration routes are known.**

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
**There should be no impacts to wildlife as a result of the project and therefore no measures are proposed.**

e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
**There are no known invasive animal species known to be on or near the project site.**

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

**The completed project will use electricity and natural gas.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

**No, the project will not affect the use of solar energy on adjacent properties.**

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: [\[help\]](#)

**The project is planning to meet current Washington State Energy Code 2015 requirements. Sunshades, building orientation, roof overhangs, and landscaping are designed to help control solar heat gain in the summer and encourage solar heating in the winter. High efficiency equipment will**



be specified for the mechanical systems and low flow fixtures for the restrooms and showers will reduce water and energy use. The community center is planned to have a 20KW solar PV system on the roof of the gymnasium.

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

No, there are no known health hazards that could occur because of this proposal.

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

[\[help\]](#)

The site is located within the arsenic plume region from the Tacoma smelter. Per the map from Department of Ecology, the predicted arsenic concentration at the site is 20 ppm to 40 ppm. The Soil Safety Program studies completed in 2003 indicates that the arsenic and lead concentrations were below Ecology's MTCA method A Cleanup levels at the property.

- 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. [\[help\]](#)

There are no known existing hazardous conditions that might affect the project development or design.

- 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. [\[help\]](#)

During construction, standard construction materials, cleaning agents, and adhesives will be used on-site. Low VOC products will be used at all interior spaces. Once the building is open, there will be liquid chlorine deliveries for the pool, which will be delivered and store by professionals trained for dealing with these chemicals.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Construction activities typically involve some risk. Emergency medical services could be required in the event of a construction accident. Once the facility is open, the standard medical and fire emergency response will be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

There are no known health hazards that will result from this project other than the use of fuels for equipment and construction vehicles. BMPs will be used as needed and will be developed in accordance with the City of Fircrest and Ecology's regulations/guidelines.

- b. Noise [\[help\]](#)

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

The project area is exposed to noise from residential development, Park Activities, and the roadway, but the noise level will not affect the proposed project.

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

Temporary noise typical of construction activities is expected during construction. After construction, noise levels will return to levels similar to existing uses.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Noise standards generally exempt construction noise impacts between the hours of 7:00 a.m. and 7:00 p.m. Short term impacts due to construction are expected. Nighttime construction is not anticipated for this project. The windows will be double paned insulated units, and many will also have laminated glazing including at the gymnasium which will help greatly to reduce the noise leaving the site.

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

The site currently is used for an outdoor pool and community center. This project replaces the existing facilities in approximately the same location. The bathhouse will be located to the north of the pool (instead of the current southern location). The properties across the street are residential. The project will not affect current land uses on nearby or adjacent 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? [\[help\]](#)

The project site has not been used as working farmlands or working forest lands. Land will not be converted to non-farm or non-forest uses.

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: [\[help\]](#)

The proposal will not affect or be affected by surrounding working farms or forested lands.

c. Describe any structures on the site. [\[help\]](#)

The existing structures are the existing community center and outdoor pool and existing parking lot and basketball courts.

d. Will any structures be demolished? If so, what? [\[help\]](#)

The existing structures will be demolished in 2 phases. The pool and pump house/ locker rooms in Phase 1 and the community center in Phase 2.

e. What is the current zoning classification of the site? [\[help\]](#)

Parks, Recreation, and Open Space

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

**Parks, Recreation, and Open Space**

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**Not applicable**

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

[\[help\]](#)

**No.**

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

**At the pool and bathhouse, there will be approximately 8 - 12 people working. At the Community Center, there will be 4-5 people working. There will be no one residing in the completed project.**

j. Approximately how many people would the completed project displace? [\[help\]](#)

**None**

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

**Not applicable**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**The project will not change the existing land use designation or adjacent areas. Therefore, there are no measures proposed.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

**The project will not affect agricultural or forested lands and therefore there are no measures proposed.**

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**The project will not provide housing.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**The project will not eliminate housing.**

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

**The project will not affect housing. No measures are needed.**

## 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? [\[help\]](#)

The tallest height of any proposed structure is 30 feet. The solar panels will be up to approximately 34 feet. Primary material for building will be fiber cement siding and wood siding, with the intent to fit into the landscape and wooded site.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The buildings are proposed to be similar location and height as the existing community center. The new bathhouse is further north than current location and will alter the view of the park for residents across the street.

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The buildings are designed to fit into the landscape with flat roofs and overhangs. The siding materials are planned to be wood or darker paint colors to blend in with nature. Landscape elements, such as tall columnar coniferous trees, will be used to visually screen wall portions of the building. Planting of additional trees will enhance the park-like environment. Ornamental fencing will be used around the pool facility.

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Exterior lighting will be located on the building to light the exterior plazas for safety in the evenings, especially in the long dark winters. The parking lot and drives will have additional light poles as required for safety. All lights will point downward away from critical areas, and will either be under roof overhangs or have the proper shrouds to prevent night time glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No there will not be any Safety hazards related to light or glare.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no offsite sources of light or glare that may affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

All lights will point downward away from critical areas, and will either be under roof overhangs or have the proper shrouds to prevent night time glare.

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

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The project provides the recreation opportunities and is located adjacent to the existing sports fields and playground.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The proposed project replaces and expands the existing recreation uses. The project does remove the existing outdoor basketball court. The owner is looking to build a new outdoor basketball court in another location.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The new facility provides new recreation opportunities for the community.

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

**Yes, Fircrest park and the existing community center are more than 45 years old and the site is within the master planned community of Fircrest. Both the park and community center have been substantially altered and are not on national, state, or local preservation registers. There is a 2009 inventory form in WISAARD for the park, property ID 103785.**

**There are three single family residences across the street from the northwest corner of the park inventoried in 2009 at the reconnaissance level and recommended as potentially eligible for national register listing. There are no buildings abutting or near the site that are listed in or determined eligible for listing in national, state, or local preservation registers.**

- 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. [\[help\]](#)

**There are no known landmarks, features or other evidence of Indian or historic use at the project site. The State Department of Archaeology and Historic Preservation predictive model identifies the area as moderately low risk with survey contingent upon project parameters.**

- 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. [\[help\]](#)

**The Department of Archaeology and Historic Preservation WISAARD Mapping database was used to assess the project site and the property, register, cemetery, archaeology, traditional cultural places, cultural survey, and predictive model layers were reviewed.**

- 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. [\[help\]](#)  
**The project site is not adjacent to mapped historic properties and is not expected to have impacts; therefore, no measures are proposed.**

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

**The site is accessed from Contra Costa Road and Electron Way. There are two existing curb cuts on Electron Way – the project proposes to fill these in and build one new access. There are two curb cuts on Contra Costa Avenue and the project proposed to fill in one of these.**

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? [\[help\]](#)

**Yes the site is 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? [\[help\]](#)

**There are 21 existing spaces, 21 will be removed. The new parking lot planning provides 18 new spaces including 2 ADA spaces. There will be an additional 2 ADA spaces closer to the Swim Club/ Bathhouse entry.**

**There is ample street parallel parking around the perimeter of the park. The Owner/ City is planning for future project to change the parallel parking to diagonal parking for potential additional parking as shown on the Civil site plan.**

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

**No new improvements to existing roads, streets, or sidewalks required beyond what the project is providing. The City of Fircrest is considering making the intersection of Contra Costa and Electron Way a 4-way stop.**

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

**No, the project will not use water, rail or air transportation.**

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? [\[help\]](#)

**Currently the estimated vehicular trips per day (averaged over the year) is about 100 vehicles and it is anticipated this would double to average 200 vehicular trips / day with the new pool and center.**

**With peak volumes in the summer months for the pool.**

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. [\[help\]](#)

**The project will not interfere with, or be affected by, the movement of agricultural and forest products.**

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**During construction, appropriate signage will be installed and a traffic control plan will be implemented.**

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

**Yes, likely the project will result in a small increase need for public services as the new pool and community center are larger than the current buildings.**

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Potential effects to public services are expected to be minor; therefore, no measures are proposed.

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

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
 other \_\_\_\_\_

The site has all current utilities. Some will be reused and some will be capped and new connections made in the street.

- c. 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. [\[help\]](#)

Utility connections include sewer, domestic water and fire service, gas, power, and stormwater.

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 EMILY WHEELER

Position and Agency/Organization ARC Architects, Principal

Date Submitted: 2-7-19

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

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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



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

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

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