



## Community Planning &amp; Economic Development

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## Supplemental Application

## ENVIRONMENTAL CHECKLIST (SEPA)

STAFF USE ONLY	DATE STAMP
<p style="text-align: center; font-size: 2em; opacity: 0.5;">LABEL</p> <p>PLEASE NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u></p>	<p style="text-align: center; opacity: 0.5;">THURSTON COUNTY RECEIVED</p> <p style="text-align: center; opacity: 0.5;">OCT 09 2023</p> <p style="text-align: center; opacity: 0.5;">COMMUNITY PLANNING &amp; ECONOMIC DEVELOPMENT</p> <p style="text-align: right; color: blue;">Revised</p>
	<p>Intake by: </p>

This application form cannot be submitted alone. In addition to this form, a complete application package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Site plan – One copy of a site plan, drawn to scale on 8 ½ x 11 or 11 X 17 paper, which depicts all items outlined in the attached site plan submittal requirements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Signature and date.	<input type="checkbox"/>

Instructions for Applicants

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an Environmental Impact Statement (EIS). Answer the questions briefly, with the most precise information known, or give the best description you can. **DO NOT WRITE IN THE AREA THAT IS SPECIFIED FOR AGENCY USE ONLY AND USE ONLY THE ENVIRONMENTAL CHECKLIST APPLICATION PROVIDED BY THURSTON COUNTY.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 a significant adverse impact.

**Use of Checklist for Non-Project Proposals:**

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies or ordinances. Complete the Environmental Checklist for non-project proposals even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Non-project Actions (Part D).

For non-project actions, the references in the application to the words “project,” “applicant,” and “property” should read as “proposal,” “proposer,” and “affected geographic area,” respectively.

**Supplemental and Site Plan Submittal Requirements**

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	Supplemental and Site Plan Submittal Requirements	Staff Use Only
<input type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Building Development Center.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. One copy of a site plan, drawn to scale (standard engineer scale) on 8 ½” x 11” or 11” X 17” paper, which depicts the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. A north arrow, map scale, date and site address.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Property boundary lines and dimensions for <u>all</u> affected parcel(s).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. The location of all existing and proposed easements	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing proposed public and on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. The location of all critical areas including, but not limited to, shorelines, wetlands, streams, flood zones, lakes, high groundwater, and steep slopes.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Vicinity sketch, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	j. Include acreage and square footage within each parcel.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>



Applicant Use	<u>Supplemental and Site Plan Submittal Requirements</u>	Staff Use Only
<input checked="" type="checkbox"/>	l. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	m. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.	<input type="checkbox"/>



**THURSTON COUNTY  
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
ENVIRONMENTAL CHECKLIST**

**"USE BLACK INK ONLY"**

1. Applicant: Capitol Land Trust  
Address: P O Box 14065  
Tumwater, WA 98511  
Phone: (360) 943-3012 x3  
Cell: \_\_\_\_\_  
E-Mail Address: Laurence@capitolandtrust.org

* * * * <b>OFFICIAL USE ONLY</b> * * * *
Folder Sequence # _____
Project # : _____
Related Cases: _____
Date Received: _____ By: _____
* * * * <b>OFFICIAL USE ONLY</b> * * * *

2. Point of Contact: Robert W. Droll, Landscape Arch.  
Address: 4405 7th Ave. SE, Suite 203  
Lacey, WA 98503  
Phone: 360-456-3813  
Cell: 360-481-6479  
E-Mail Address: bob@rwdroll.com

3. Owner: Capitol Land Trust  
Address: P O Box 14065  
Tumwater, WA 98511  
Phone: (360) 943-3012 x3  
Cell: \_\_\_\_\_  
E-Mail Address: Laurence@capitolandtrust.org

4. Property Address or location:

4849 Johnson Point Road NE, Olympia, WA 98516

5. Quarter/Quarter Section/Township/Range: Section 28 Township19 Range 1W

6. Tax Parcel #: 11928230100; 11928230200; 11928320500; 11929110500; 11928220800; 1192914000;  
11929440200; 11928320000

7. Total Acres: 108 acres

8. Permit Type: Reasonable Use Exception, Special Use

9. Zoning: RRR1/5

10. Shoreline Environment: Natural

11. Water Body: Henderson Inlet

12. Brief Description of the Proposal and Project Name:

Inspiring Kids Preserve: The project site is a 108 acre nature preserve focused on environmental education. First phase improvements include a centrally located paved visitor entrance and hub area with parking, a pavilion, restroom with septic system, a well, gravel or natural surface trail network to various interest areas, a viewing platform, educational & interpretive signage, etc.



Thurston County  
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Environmental Checklist

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13. Did you attend a presubmission conference for this project? ☒ Yes ☐ No

If yes, when? 3/21/2019

14. Estimated Project Completion Date: To be determined.

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):

Reasonable Use Exception; Special Use; Site Development, Building Permit, Forest Land Conversion;  
Critical Area Review

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

The project will be constructed in phases. Only the first phase components are covered in this application. See attached Figure 2 - Project Map.

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

None.

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

To be determined.

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

Critical areas report with wetland & buffer mitigation plan; geotechnical report; drainage and erosion control plan



**THURSTON COUNTY  
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
ENVIRONMENTAL ELEMENTS**

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

**1. Earth**

a. General description of the site (check one):

☐ Flat

☐ Rolling

☒ Hilly

☐ Steep Slopes

☐ Mountainous

☐ Other: \_\_\_\_\_

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

31.3%

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 prime farmland.

Subsurface: highly compacted mix of low-permeability clay, silt, sand, and gravel. Surface soils consist of silt with variable sand content.

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

See Answer Sheet Attachment.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

See Answer Sheet Attachment and Exhibit A - Earthwork.

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

Could occur, but not likely as stormwater management BMPs will be implemented to prevent erosion.

**To be Completed by Applicant**

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

0.92% of the site will be impervious surface - includes buildings, pavement, gravel trails, and maintenance road and yard.

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

See Answer Sheet Attachment.

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

See Answer Sheet Attachment.

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

No known sources.

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

No volatile chemicals will be used or stored on site. The number of vehicle trips to & from the site will be minimal.

3. **Water**

- a. **Surface**

- (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.

See Answer Sheet Attachment.



**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

- (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.

See Answer Sheet Attachment.

- (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.

See Answer Sheet Attachment.

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

No surface water withdrawals or diversions will be required.

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

The lowest areas of the preserve along Henderson Inlet shoreline are within the 100-year flood plain. See Figure 2 - Project Map.

- (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

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

No, no well is proposed for this project.

**To be Completed by Applicant**

- (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.

See Answer Sheet Attachment.

c. Water Run-off (including stormwater)

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, in known). Where will this water flow? Will this water flow into other waters? If so, describe.

See Answer Sheet Attachment.

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

See Answer Sheet Attachment.

- (3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

See Answer Sheet Attachment.

4. **Plants**

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

☒ **Deciduous tree:** ☒ alder ☒ maple ☐ aspen ☐ other Oregon Ash

☒ **Evergreen tree:** ☒ fir ☒ cedar ☐ pine ☐ other \_\_\_\_\_

☒ **Shrubs**

☐ **Grass**

☐ **Pasture**

☐ **Crop or grain**

☒ **Wet soil plants:** ☐ cattail ☒ buttercup ☒ bulrush ☐ skunk cabbage  
other stinging nettle, salmonberry, slough sedge

☐ **Water plants:** ☐ water lily ☐ eelgrass ☐ milfoil ☐ other

Other types of vegetation \_\_\_\_\_

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

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

Approximately 56,118 sq. ft. (1.29 acres) of land will be cleared. 3rd growth forest - majority of trees are less than 10" caliper, mostly cedar, Douglas fir, bigleaf maple, and alder. Snowberry and sword fern dominate understory.

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

None known.

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

See Answer Sheet Attachment.

5. **Animals**

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

☒ **Birds:**    ☒ hawk, ☒ heron, ☒ eagle, ☒ songbirds,  
☒ other: osprey, owl

☒ **Mammals** ☒ deer, ☐ bear, ☐ elk, ☐ beaver,  
☒ other: rabbit

☒ **Fish:**    ☐ bass, ☒ salmon, ☐ trout, ☐ herring, ☐ shellfish,  
☒ other: forage fish, sculpin

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

Chinook salmon use the adjacent Henderson Inlet.

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

No.

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

See Answer Sheet Attachment.



**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

**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.

Electricity will be used to provide limited lighting and basic general use at the Pavilion.

- 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

The project is primarily an outdoor facility to be visited/used during daylight hours. Limited electrical power is required.

**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.

None.

- (1) Describe special emergency services that might be required.

No special emergency services are anticipated outside of possible ambulance or fire department visits.

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

The proposed project poses no threats to environmental health.

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

b. Noise

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

There are no on-going noise types that are produced in the area which would affect the 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.

See Answer Sheet Attachment.

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

None required.

8. **Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

The site is an undeveloped nature preserve. Adjacent properties are rural residential.

- b. Has the site been used for agriculture? If so, describe.

See Answer Sheet Attachment.

- c. Describe any structures on the site.

No structures exist on the site.

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

No. Derelict structures that existed previously have been removed.

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

RRR1/5

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**Evaluation for  
Agency Use Only**

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

Unincorporated.

- g. If applicable, what is the current Shoreline Master Program designation of the site?

Natural.

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

No.

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

See Answer Sheet Attachment.

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

None.

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

Not applicable.

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

None required. The zone the site lies in is Rural Residential/Resource, with which the proposed use is compatible.

9. **Housing**

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

None.



**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

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

None. There are no existing housing units on the site.

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

Not applicable.

**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?

Tallest height 16 feet. Exterior building material is to be determined, but will probably be wood or have a wood-like rustic appearance.

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

None.

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

Very little of the proposed development would be visible from off site.

**11. Light and Glare**

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

None.

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

No.

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

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

None.

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

None. Project facilities will be well screened from neighboring properties by forest, and operations will be limited to daylight hours.

**12. Recreation**

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

Kayaking and small boat use in Henderson Inlet.

- 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:

See Answer Sheet Attachment.

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Native American artifacts are known to exist on the site.

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

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

Areas of the site where Native American artifacts are present are off limits to the public.

**14. Transportation**

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

The main facility access will be from Johnson Point Road NE

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have 26 parking spaces. There are no formal parking spaces currently existing on the property.

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

The project will require frontage improvements on Johnson Point Rd. NE as part of the facility entrance driveway construction.

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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The completed project will generate 15 - 25 vehicular trips per day on average. No peak times will occur.



**To be Completed by Applicant**

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

No measures are proposed. Transportation impacts are expected to be minimal.

**15. Public Services**

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

See Answer Sheet Attachment.

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

Direct impacts on public services resulting from the project are expected to be minimal to none. No measures are proposed.

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

There are power and communications lines at the right-of-way of Johnson Point Road NE. There is a power vault at Harmony Road.

- 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.

Electricity (provided by Puget Sound Energy).  
See Answer Sheet Attachment.

**17. Signature**

- a. 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.

Date Submitted

9/17/2010

Print Name

Bob Droll

Signature:

Bob Droll

Updated 6/30/23 Bob Droll, ASLA



THURSTON COUNTY  
SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS  
(Do not use this sheet for project actions)

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies, or ordinances.

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.

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**Evaluation for  
Agency Use Only**

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 proposal will not increase discharges to water or air, it will not result in the production, storage or release of hazardous substances, nor will it result in increased noise.

Proposed measures to avoid or reduce such increases are:

Not applicable or not necessary.

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

The proposal would preserve and enhance the natural environment. It would have a positive effect on plants, animals, fish and marine life because of the active restoration activities in place, or planned at the site.

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

See Answer Sheet Attachment.

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

See Answer Sheet Attachment.

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

See Answer Sheet Attachment.

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

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, flood plains, or prime farmlands?

See Answer Sheet Attachment.

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

See Answer Sheet Attachment.

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?

See Answer Sheet Attachment.

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

See Answer Sheet Attachment.

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

User traffic is not expected to be heavy and will not cause a noticeable increase in traffic. Demands on services and utilities will be insignificant.

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

The project development as planned will likely result in less demand increase than if developed the same as surrounding rural residential.

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

The proposed project will not conflict with laws or requirements for the protection of the environment.

## Answer Sheet Attachment – Environmental Checklist

### Responses to Questions:

#### 1. Earth

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

Geologic hazard areas associated with marine bluffs and steep slopes are located on adjacent properties along Henderson Inlet to the southwest.

- e. *Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.*

Earthwork operations are required to achieve surface grades conforming with design standards for the intended use, including an ADA compliant path and Hub area. Base materials, crushed rock surfacing, concrete and asphalt will be standard products supplied from local sources. Cut volume is expected to be 3312 cubic yards (including stripping); fill volume is expected to be 463 cubic yards. See Exhibit A - Earthwork.

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

Disturbed areas not paved or surfaced will be seeded or planted with native plants and mulched. SWPPP BMPs will be implemented during construction.

#### 2. Air

- a. *What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.*

There will be typical machinery emissions and some dust during construction. After completion there will be emissions from automobiles and school buses. Quantities are unknown, but the project is not expected to generate a high amount of vehicle traffic.



3. Water

a. Surface

- (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.*

The west side of the property fronts on Henderson Inlet of Puget Sound. Fourteen wetland areas are mapped within 500 feet of Johnson Pt. Rd. There is a small pond near the inlet shoreline and a salt marsh. Also, Dobbs Creek flows south & southeast of the property – 400 feet at the closest point. All areas drain to Henderson Inlet.

- (2) *Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.*

Yes. The preserve's entrance and hub area will be within wetland buffers, and work at the driveway at Johnson Point Road NE will require impacts to wetlands. See Figure 2 – Project Map and Figure 3 – Hub Plan.

- (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.*

Approximately 5 cubic yards of soil will be excavated, and 30 cubic yards of fill will be placed in two class 3 roadside ditch wetlands adjacent to Johnson Point Road NE. The area of impact will be approximately 707 square feet. Fill material will be from a nearby quarry. See Figure 3 – Hub Plan.

b. Ground

- (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 systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

None, there will be no septic tanks/drainfields.

c. Water Run-off (including stormwater)

- (1) *Describe the source of runoff (including stormwater) 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.*

There will be no runoff discharged by a constructed water supply system. There will be stormwater runoff from impervious surfaces (43,340 sq. ft. proposed). Impervious surfaces are designed to sheet flow as much as is possible, and channel surface flow elsewhere as directed in the Drainage and Erosion Control Plan prepared by the project engineer, which addresses all 11 core requirements of the Drainage Design and Erosion Control Manual for Thurston County.

Per Core Requirement #4, the project generally maintains the existing natural drainage patterns, with a few minor, inconsequential diversions. All drainage is dispersed to native vegetation. In the event of heavy and prolonged periods of rain, runoff that does not infiltrate will make its way to nearby wetlands, mostly 75+ feet away. Stormwater quantities are unknown at this time. No runoff will flow directly into any water bodies.

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

Possibly waste associated with drippage from motor vehicles could enter ground or surface waters, but only a limited number of parking spaces is proposed so waste potential is de minimis. A gate will be installed just beyond the lower parking lot which will only be opened for scheduled group visits. Visitors to the facility who are not part of a scheduled group will be required to park at the lower lot and walk to the hub area on the 6-foot wide gravel trail adjacent to the road. This will limit vehicle access beyond the gate, and potential associated pollutants, to an occasional occurrence.

- (3) *Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:*

Impervious surfaces total only 0.92% of the project. The Hub and driveway are designed to be compact, while also providing adequate, but not excessive vehicle and pedestrian space. The roadway at the hub area is designed with large turn radii and road widths that facilitate access by large vehicles such as buses and fire trucks as required by code. Parking spaces for two buses and sixteen standard vehicle parking stalls are provided. Closer to the project entrance, a lower parking area with seven stalls is provided from which users will walk along a gravel trail to the Hub area. Beyond this parking lot the road pavement will taper to a single lane of 13 feet wide with a 7-foot gravel shoulder in order to reduce pavement area. Trails throughout the facility will be limited to 6 feet wide., with some trails being 3 or 4 feet wide. Most trails will be natural surface, thus minimizing impervious surfaces. The amount of parking is intentionally kept to the minimum amount required for the facility.

4. **Plants**

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

Wetland and buffer mitigation as well as restoration of graded areas in the project hub will utilize native plants almost exclusively (exception being grass in graded areas seeded for erosion control). Thousands of native plants have been planted on the remainder of the project site to restore native habitats.

5. **Animals**

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

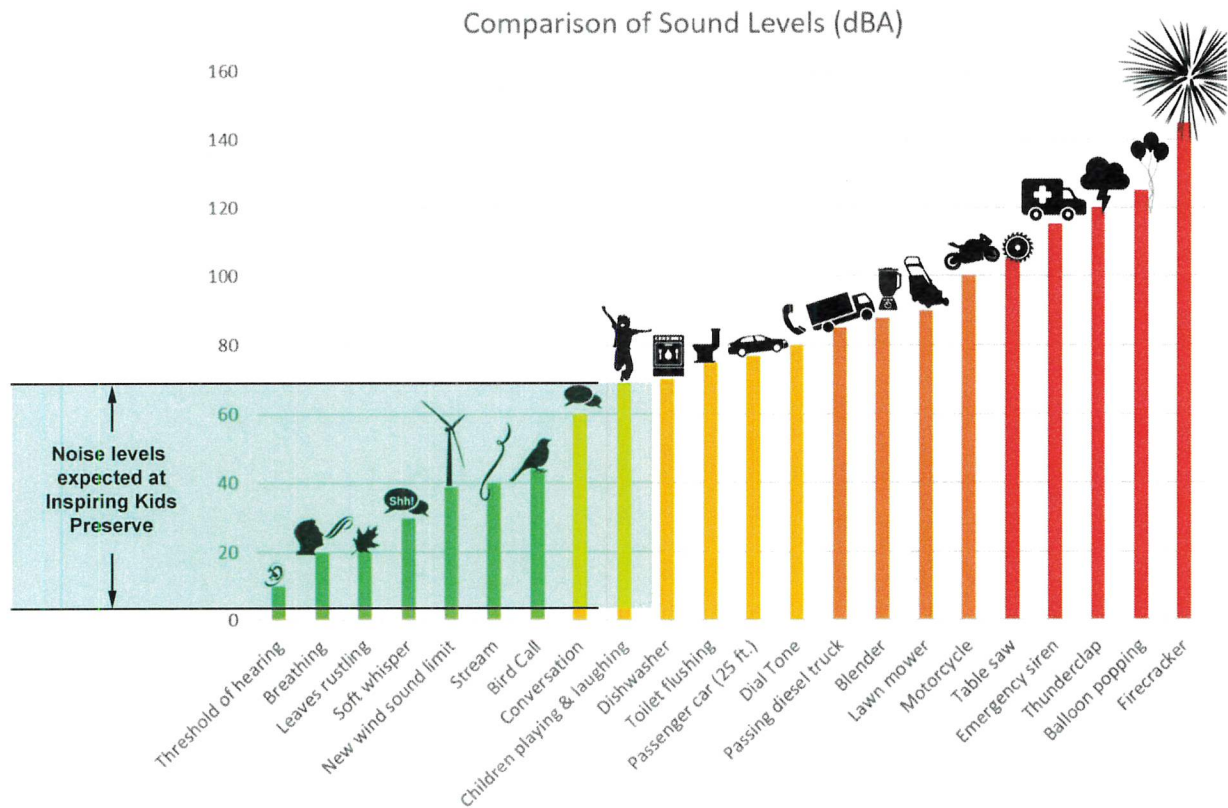
As a nature preserve, a priority of the project is preserving and enhancing wildlife habitat. The owner has already performed extensive habitat improvement through removal of derelict structures and vehicles, removal of acres of Himalayan blackberry and planting native trees and shrubs. Project development will include required wetland and buffer mitigation and enhancement and replanting disturbed areas with appropriate native species. Monitoring of the project site for invasive species and working to maintain and improve wildlife habitat health will continue throughout the life of the Inspiring Kids Preserve.

7. **Environmental Health**

b. **Noise**

(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.*

Noise produced by operation of Inspiring Kids Preserve will be typical noise associated with groups of up to 30 adults and children, such as: talking, whispering, and laughing with excitement. Noise would occur during daylight hours. (See chart below.)



Heavy equipment during the construction period, which may last 2 months, will include noise produced by diesel engine equipment such as dozers/excavators and dump trucks as well as chain saws and power tools. Noise levels during the construction period may reach 110 – 115 decibels.



8. **Land and Shoreline Use**

- b. *Has the site been used for agriculture? If so, describe.*

Trees have been harvested from the site in the past. The site has not been used to produce food crops other than homestead orchard trees and vegetable gardens. The lower field was used to graze cattle and produce and harvest hay by previous ownership.

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

No people will reside on the property, nor will any staff be present on a full-time basis. On-site staff would vary with 1 or 2 people performing operation and maintenance on days without scheduled group visits. On days with scheduled group visits 3 – 10 staff may be on site.

12. **Recreation**

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

The project will not impact off-site recreation. Added recreation opportunities include: bird watching; nature walks and plant and animal observation.

15. **Public Services**

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

The project will not result in an increase in local population, and recreational opportunities provided will be strictly passive, therefore, no increased need for schools or healthcare will result. As with any development, a need for fire and police protection is a possibility, but the need or “risk” would not be inherently high with the nature of the project proposed.

16. **Utilities**

- 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.*

Electrical power is proposed for the project, provided by Puget Sound Energy. From a connection to an existing supply line at the right-of-way at Johnson Point Road NE, a service line will be installed underground from the access entrance, along the driveway to the hub area. Power will be provided to the well pump, the hub pavilion and restroom as needed for lighting and miscellaneous use.

### *SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS*

2. *2<sup>nd</sup> paragraph:*

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

Minimize size of infrastructure footprint; replant areas disturbed by construction with native species; mitigate for impacts to wetlands and buffers; leave large areas of habitat undeveloped and restrict users to the proposed trail system.

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

The project will use substantially less energy and/or water than would be consumed if the property was subdivided and developed as individual residential properties as is permitted in zone RRR 1/5.

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

The project will not have non-native landscaping or constructed irrigation systems. There will not be lawns which require watering or fertilizer to keep green. Native plantings may be watered initially, but once established they will not need regular watering, if any.

Electricity use will be limited. Hours of operation will be, for the most part, during daylight hours.

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, flood plains, or prime farmlands?*

The project's mission includes educating and connecting people to the natural environment found in the area, some of which include shorelines, tidelands, wetlands of various types, streams, and upland forests. In pursuing this mission, the owner has a vital interest in protecting and preserving all natural areas of the project site.

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

The project will provide a clearly defined trail system with signage instructing users to remain on trails. Boardwalks will be constructed where routes cross wet areas and viewing platforms with guardrails will be constructed at interest points near wetlands, shoreline and flood plains. Barriers of natural/native vegetation combined with temporary or permanent fences can be implemented in areas where straying from trails becomes a problem. Also, groups visiting the Preserve will be accompanied by one or more (appropriate to the size of the visiting group) hosts who will guide and monitor adherence to trail rules. Extensive areas of the site will be off-limits to visitors, thus protecting vital natural areas and historic/cultural sites.

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

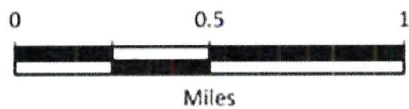
It is in Capitol Land Trust's best interest to preserve the landscape in its natural state. The project will provide restricted access to points of interest on the site. Some of these areas will be on the edge of sensitive areas such as Henderson Inlet shoreline, various wetlands, a saltwater marsh and a pond. Such locations will have structured viewing areas which may consist of at-grade crushed gravel pads, viewing platforms or bird blinds. All will feature interpretive/educational panels and signage to facilitate viewing and learning about the various natural habitat areas and the wildlife that live there. The project's intent is to facilitate viewing and education in a structured facility, restricting and/or prohibiting free access to sensitive areas of the site.

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

The project will provide a clearly defined trail system with signage instructing users to remain on trails. In a future phase, boardwalks will be constructed where routes cross wet areas and viewing platforms with guardrails will be constructed at interest points near wetlands, shoreline and flood plains. Barriers of natural/native vegetation combined with temporary or permanent fences can be implemented in areas where straying from trails becomes a problem. Also, groups visiting the Preserve will be accompanied by one or more (appropriate to the size of the visiting group) hosts who will guide and monitor adherence to trail rules.

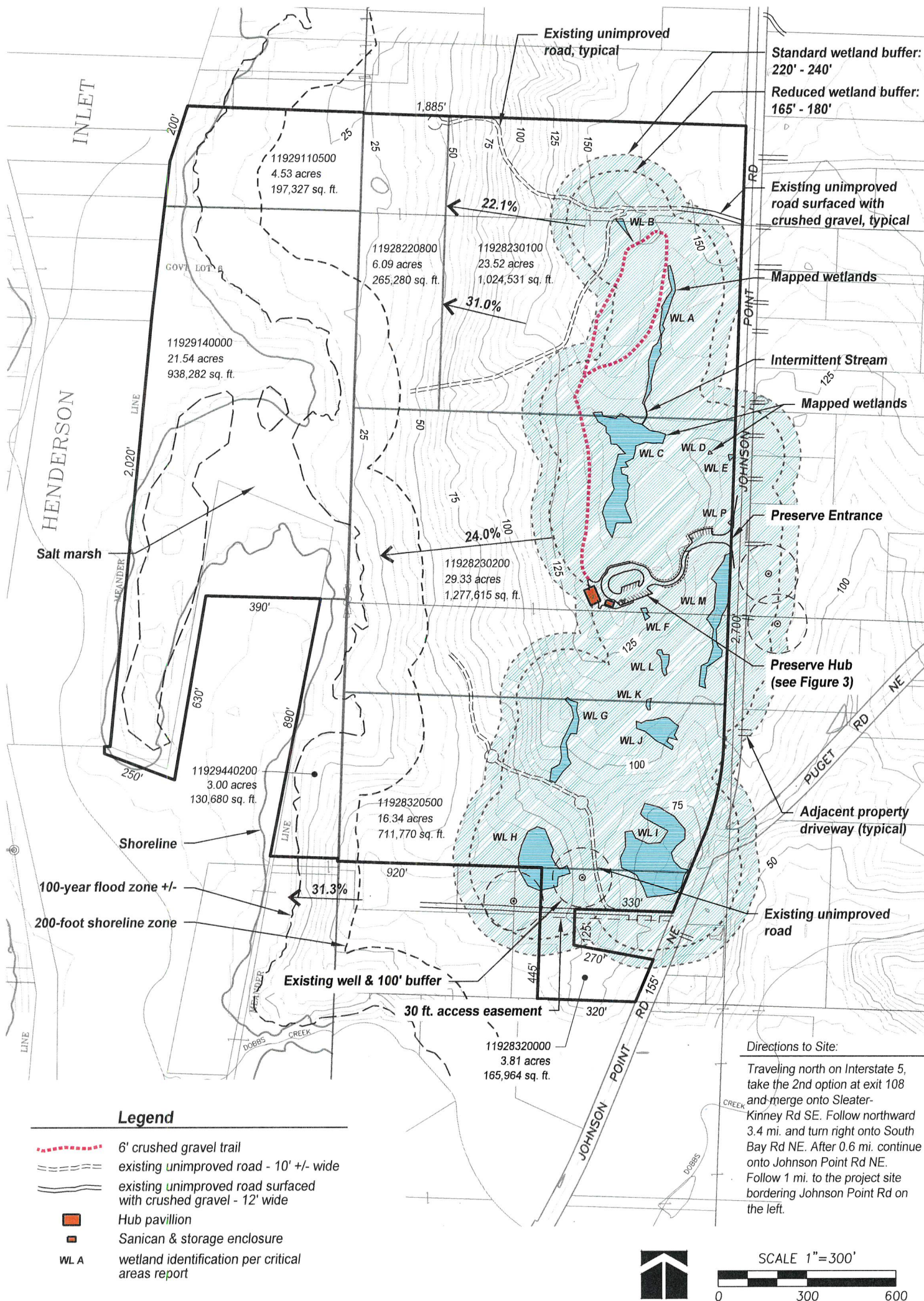


G:\Projects\1444\012\010\011\F01VicMap.mxd 3/3/2020 NAD 1983 StatePlane Washington South FIPS 4602 Feet



Data Source: Esri 2012





# Inspiring Kids Preserve

## Capitol Land Trust

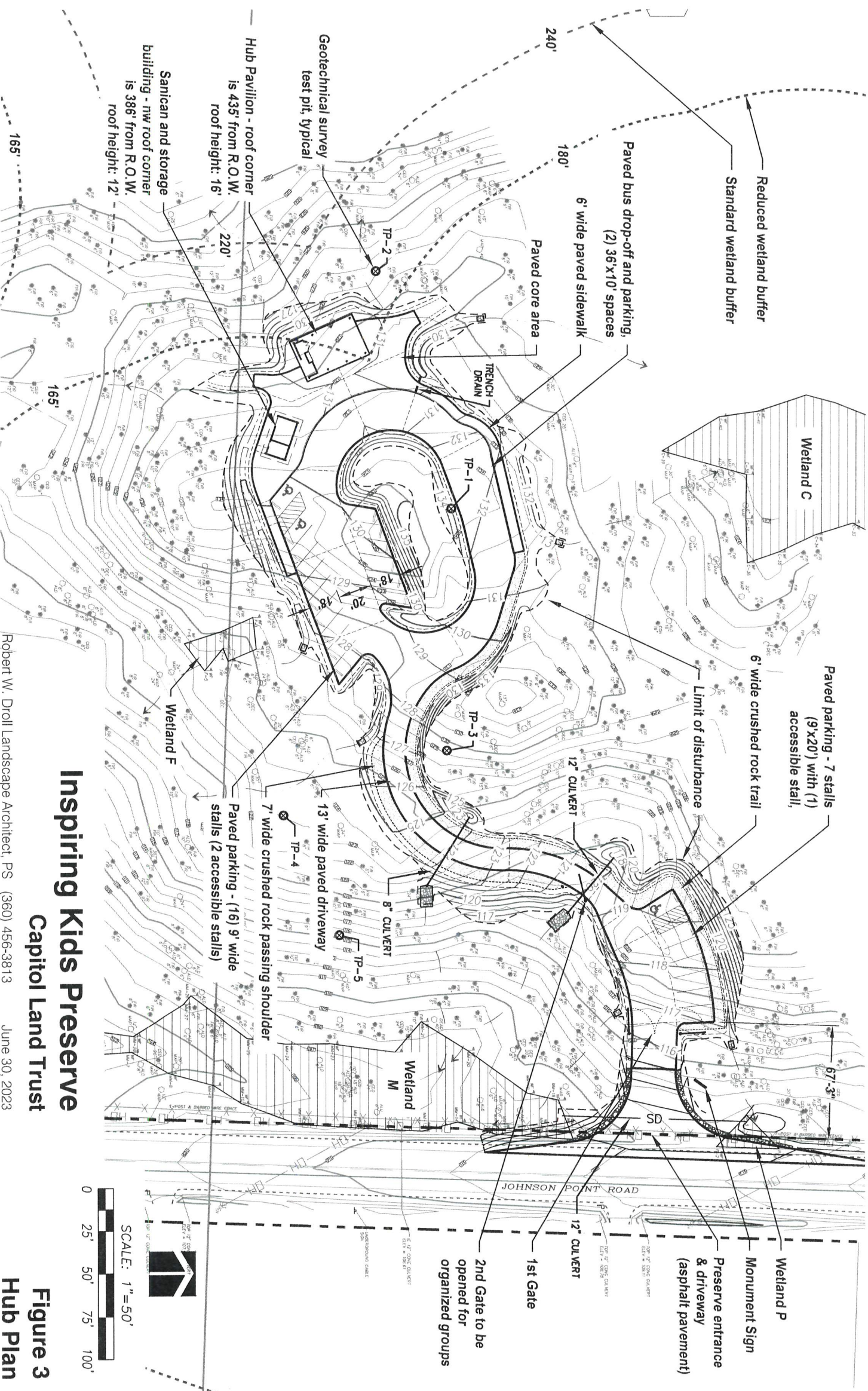
Robert W. Droll Landscape Architect, PS (360) 456-3813

April 6, 2023

OCT 09 2023

**Figure 2**  
**Project Map**

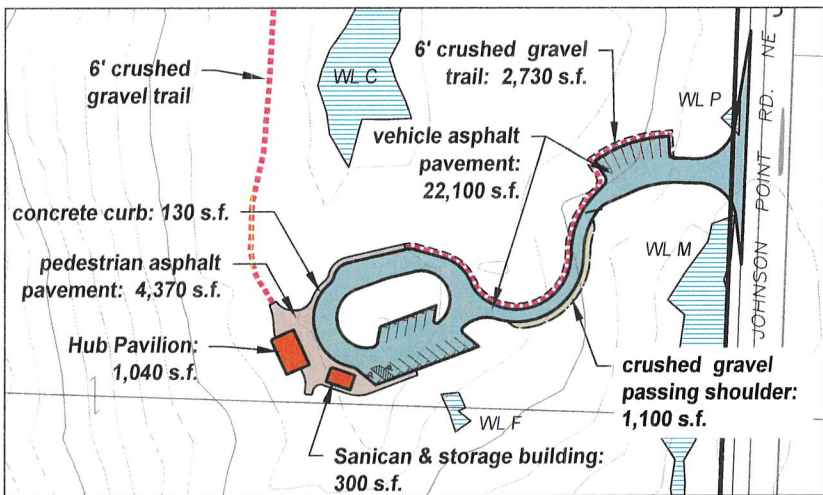
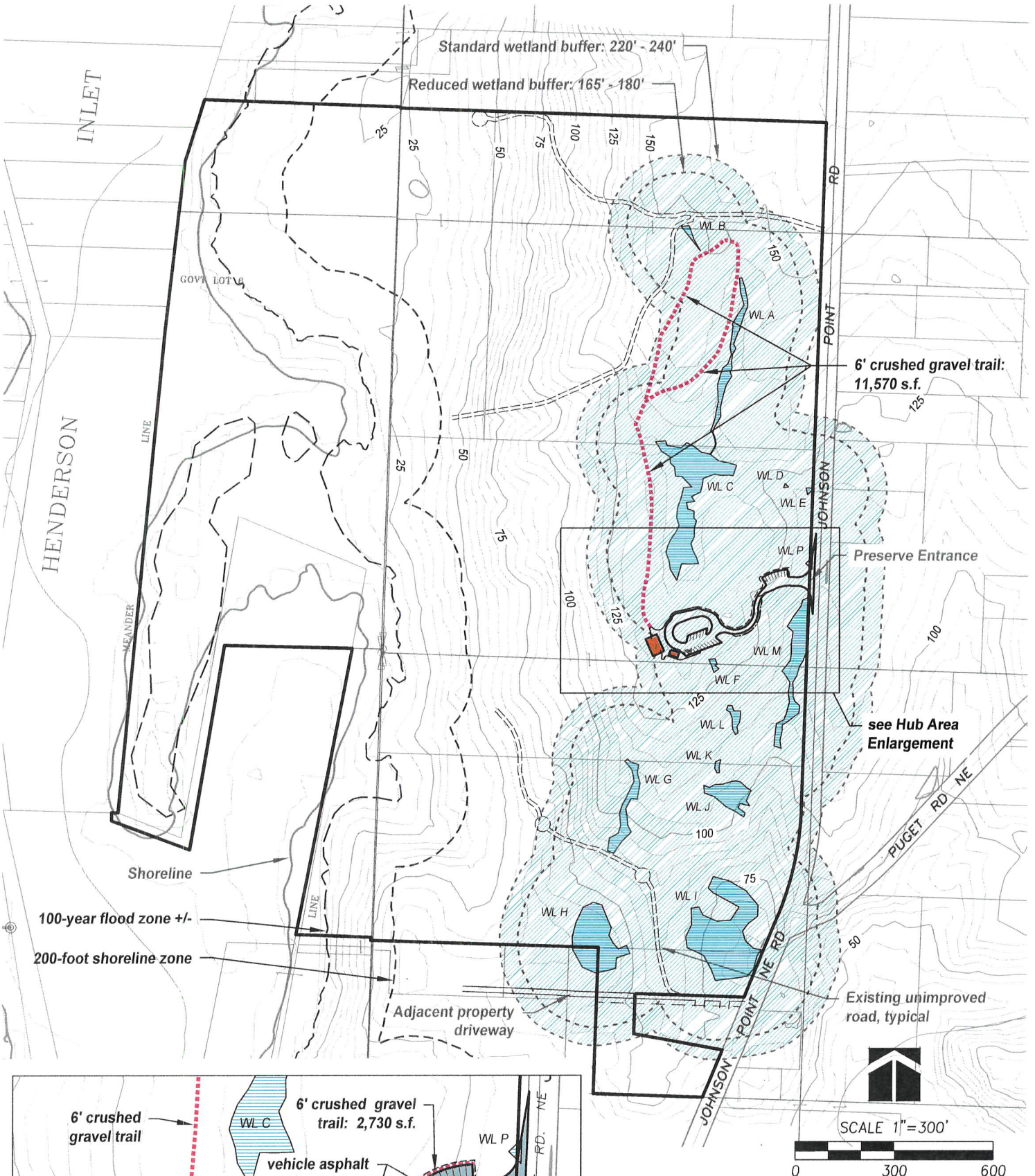




**Inspiring Kids Preserve**  
**Capitol Land Trust**  
Robert W. Droll Landscape Architect, PS (360) 456-3813  
June 30, 2023

**Figure 3**  
**Hub Plan**





Hub Area Enlargement

scale: 1"=150'

#### Impervious Surfaces Breakdown

Description	Area in sq. ft.
vehicle asphalt pavement	22,100
pedestrian asphalt pavement	4,370
concrete curb	130
buildings	1,340
6' crushed gravel trails	14,300
crushed gravel passing shoulder	1,100
Total impervious surface area:	43,340 sq. ft.
Total area of project site:	4,711,449 sq. ft.
Percentage of project site:	0.92%

## Inspiring Kids Preserve Capitol Land Trust

Robert W. Droll Landscape Architect, PS (360) 456-3813

April 6, 2023

## Figure 4 Impervious Surfaces Map





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July 22, 2020

Earthwork Services Job# 38576

Paul Miller  
Robert W. Droll  
4405 7<sup>th</sup> Ave. SE, Ste. 203  
Lacey, WA 98503

## Exhibit A Earthwork

RE: Inspiring Kids Preserve

Dear Paul,

Enclosed please find grid elevation, cut/fill graphics, and volumes for this project, which was calculated using the average end area method and the following assumptions:

1. A **demolition** depth of **12"** was applied to the **existing heavy pavement, standard pavement, walk, buildings, crushed gravel, and quarry spalls.**
2. A **demolition** depth of **6"** was applied to the **existing asphalt.**
3. A **stripping** depth of **8"** was applied to the **rest of site.**
4. A depth of **22"** from design elevations to subgrade in the **heavy duty frontage pavement and heavy pavement.**
5. A depth of **20"** from design elevations to subgrade in the **walk, standard pavement, and crushed gravel passing shoulder.**
6. A depth of **16"** from design elevations to subgrade in the **crushed gravel trail.**
7. A depth of **12"** from design elevations to subgrade in the **quarry spalls.**
8. A depth of **8"** from design elevations to subgrade in the **landscaping.**
9. A depth of **22"** from finish floor elevations to subgrade in the **buildings.**

### TOTAL RAW VOLUMES IN PLACE

*(Volumes are in Cubic Yards)*

Activity	Area (ft <sup>2</sup> )	Cut Volume	Fill Volume	Strip/Demo Volume
<b>Finish Site</b>	<b>56,118</b>	<b>3,312</b>	<b>463</b>	<b>1,795</b>

Please call after you have reviewed this information if you have any questions.

\* Raw volumes are calculated after existing terrain has been stripped, thus creating less cut and more fill of suitable material. Raw volumes have not been adjusted to reflect shrink or swell for compaction and expansion and are volumetric areas only.



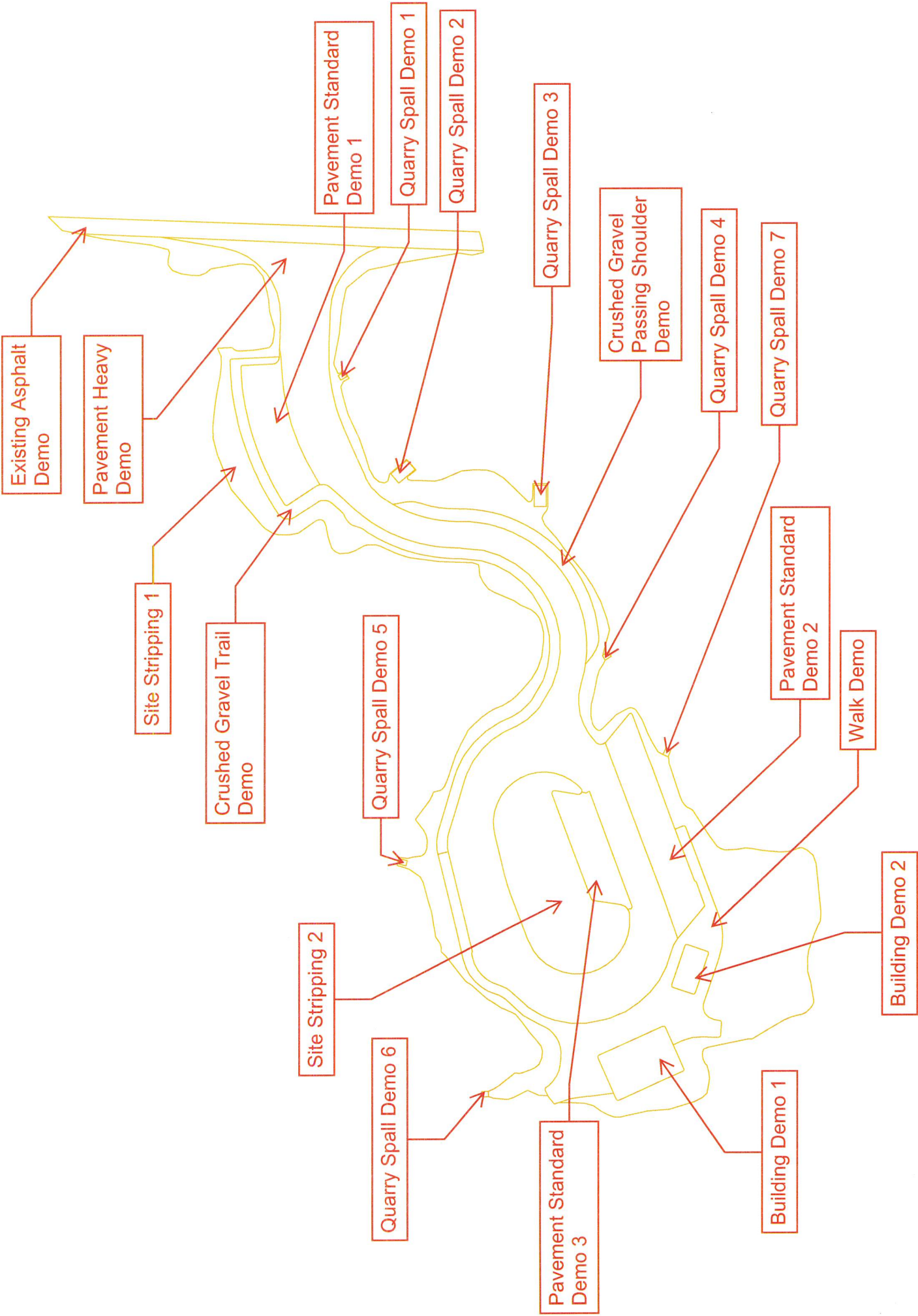
**Volume Report**  
**Subgrade vs. Stripped**

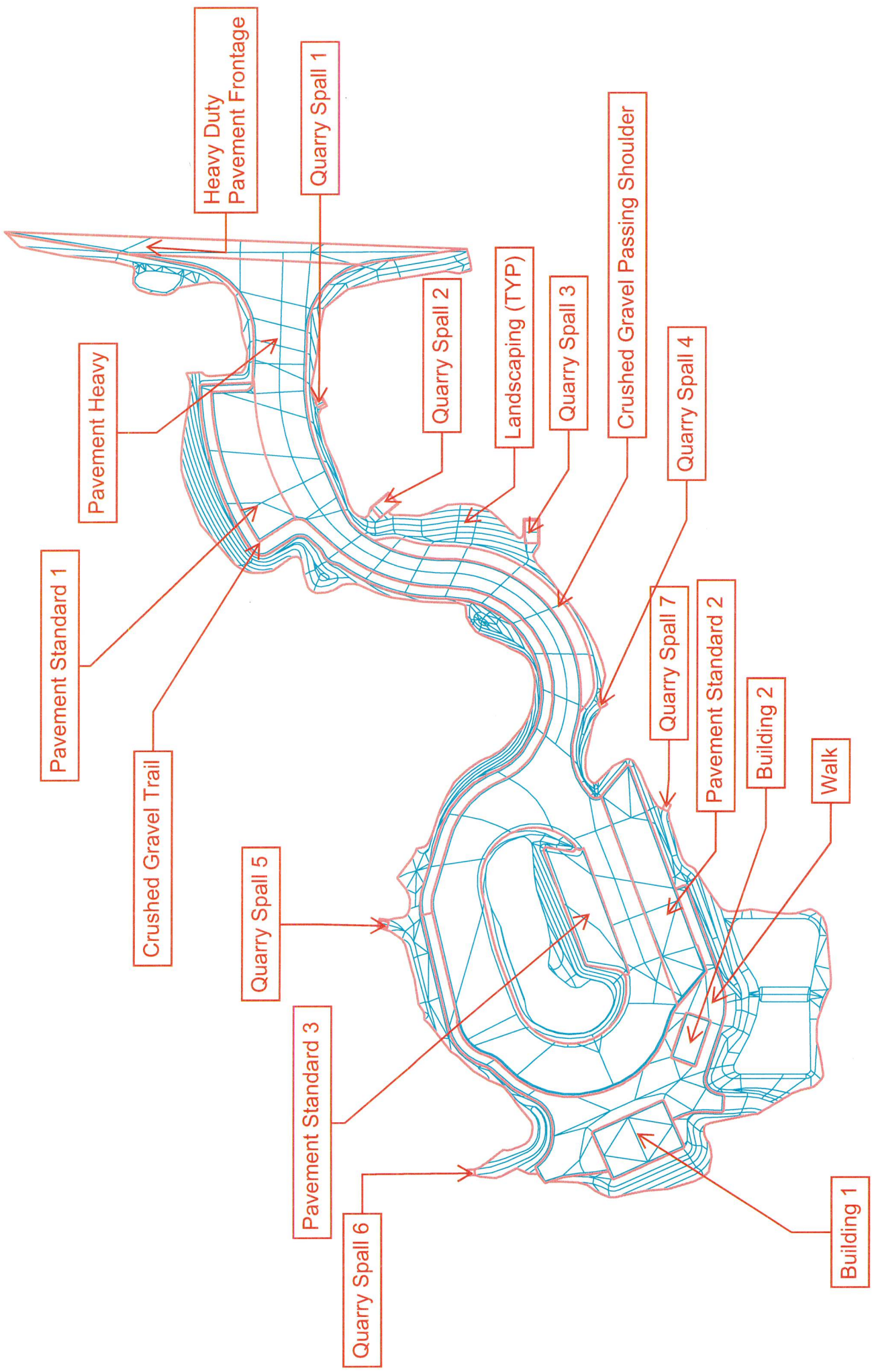
	Total	Cut	Area Fill	OnGrade	Volume Cut	Fill	Comp/Ratio Cut	Fill	Compact Cut	Fill	Export -Import	Change Per .1 Ft
Building 1	1,173	248	792	133	3	28	1.00	1.00	3	28	-25	4
Building 2	359	359	0	0	24	0	1.00	1.00	24	0	24	1
<b>Building Sub:</b>	<b>1,532</b>	<b>607</b>	<b>792</b>	<b>133</b>	<b>27</b>	<b>28</b>			<b>27</b>	<b>28</b>	<b>-1</b>	<b>5</b>
Crushed Gravel Passing Shoulder	1,094	222	789	83	3	37	1.00	1.00	3	37	-34	4
Crushed Gravel Trail	2,739	2,046	616	77	184	13	1.00	1.00	184	13	171	10
<b>Crushed Sub:</b>	<b>3,833</b>	<b>2,268</b>	<b>1,405</b>	<b>160</b>	<b>187</b>	<b>50</b>			<b>187</b>	<b>50</b>	<b>137</b>	<b>14</b>
Heavy Duty Pavement Frontage	1,841	1,623	153	65	64	3	1.00	1.00	64	3	61	7
Landscaping 1	18,691	10,653	6,429	1,609	560	268	1.00	1.00	560	268	292	69
Landscaping 2	2,082	1,966	0	116	115	0	1.00	1.00	115	0	115	8
<b>Landscaping Sub:</b>	<b>20,773</b>	<b>12,619</b>	<b>6,429</b>	<b>1,725</b>	<b>675</b>	<b>268</b>			<b>675</b>	<b>268</b>	<b>407</b>	<b>77</b>
Pavement Heavy	17,936	13,684	3,686	566	1,317	109	1.00	1.00	1,317	109	1,208	66
Pavement Standard 1	1,829	1,819	5	5	264	0	1.00	1.00	264	0	264	7
Pavement Standard 2	2,380	2,380	0	0	261	0	1.00	1.00	261	0	261	9
Pavement Standard 3	1,380	1,380	0	0	286	0	1.00	1.00	286	0	286	5
<b>Pavement Sub:</b>	<b>23,525</b>	<b>19,263</b>	<b>3,691</b>	<b>571</b>	<b>2,128</b>	<b>109</b>			<b>2,128</b>	<b>109</b>	<b>2,019</b>	<b>87</b>
Quarry Spall 1	12	8	0	4	0	0	1.00	1.00	0	0	0	0
Quarry Spall 2	84	0	33	51	0	0	1.00	1.00	0	0	0	0
Quarry Spall 3	84	47	0	37	0	0	1.00	1.00	0	0	0	0
Quarry Spall 4	12	8	0	4	0	0	1.00	1.00	0	0	0	0
Quarry Spall 5	12	5	0	7	0	0	1.00	1.00	0	0	0	0
Quarry Spall 6	12	2	0	10	0	0	1.00	1.00	0	0	0	0
Quarry Spall 7	12	9	0	3	0	0	1.00	1.00	0	0	0	0
<b>Quarry Sub:</b>	<b>228</b>	<b>79</b>	<b>33</b>	<b>116</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Walk	4,386	3,949	288	149	231	5	1.00	1.00	231	5	226	16
<b>Regions Total</b>	<b>56,118</b>	<b>40,408</b>	<b>12,791</b>	<b>2,919</b>	<b>3,312</b>	<b>463</b>			<b>3,312</b>	<b>463</b>	<b>2,849</b>	<b>206</b>

	Plane Area	Slope Area	Depth	Volume
<b>Stripping Qtys</b>				
Building Demo 1	1,173	1,177	1.000	44
Building Demo 2	359	359	1.000	13
<b>Building Sub:</b>	<b>1,532</b>	<b>1,536</b>		<b>57</b>
Crushed Gravel Passing Shoulder Demo	1,094	1,099	1.000	41
Crushed Gravel Trail Demo	2,739	2,763	1.000	102
<b>Crushed Sub:</b>	<b>3,833</b>	<b>3,862</b>		<b>143</b>
Existing Asphalt Demo	2,352	2,461	0.500	46
Pavement Heavy Demo	17,946	18,002	1.000	667
Pavement Standard Demo 1	1,829	1,846	1.000	68
Pavement Standard Demo 2	2,380	2,393	1.000	89
Pavement Standard Demo 3	1,380	1,391	1.000	52
<b>Pavement Sub:</b>	<b>23,535</b>	<b>23,632</b>		<b>876</b>
Quarry Spall Demo 1	12	12	1.000	0
Quarry Spall Demo 2	84	84	1.000	3
Quarry Spall Demo 3	84	85	1.000	3
Quarry Spall Demo 4	12	12	1.000	0
Quarry Spall Demo 5	12	12	1.000	0
Quarry Spall Demo 6	12	12	1.000	0
Quarry Spall Demo 7	12	12	1.000	0
<b>Quarry Sub:</b>	<b>228</b>	<b>229</b>		<b>6</b>

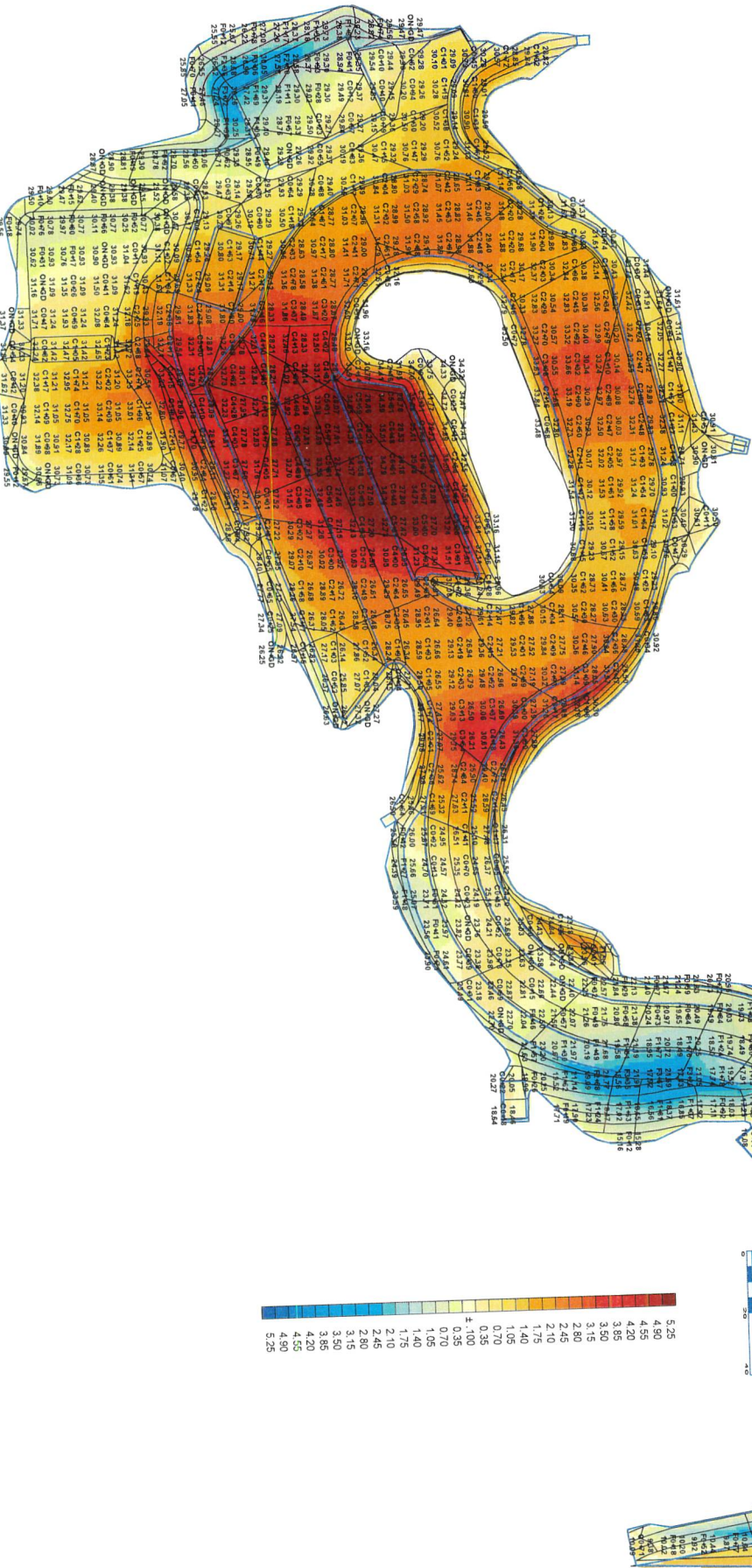
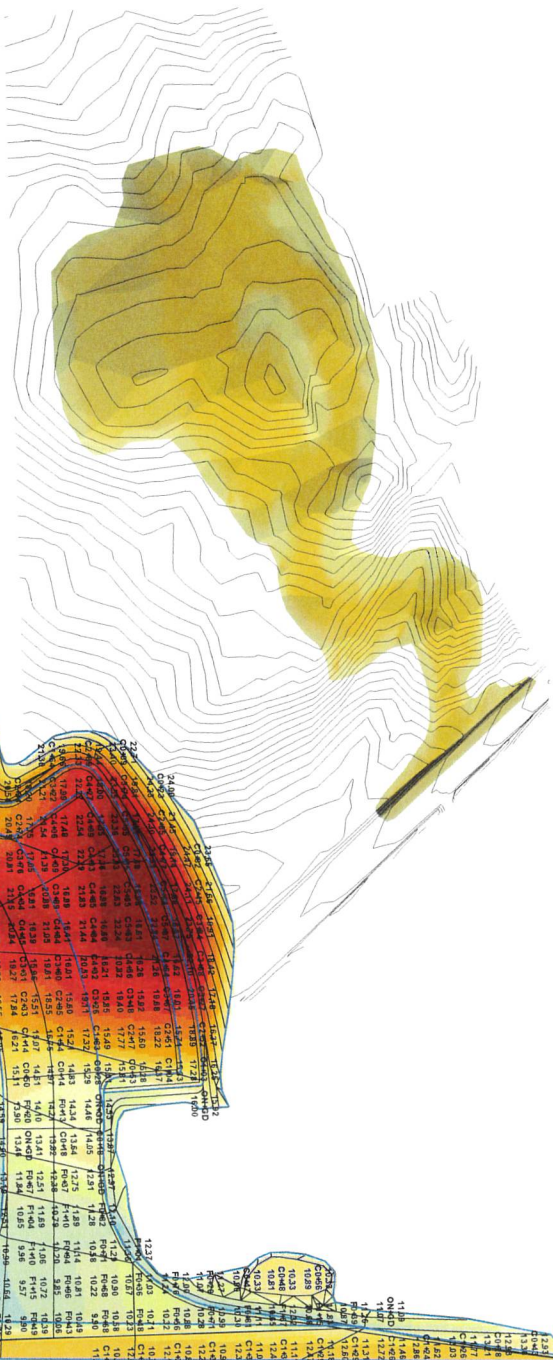
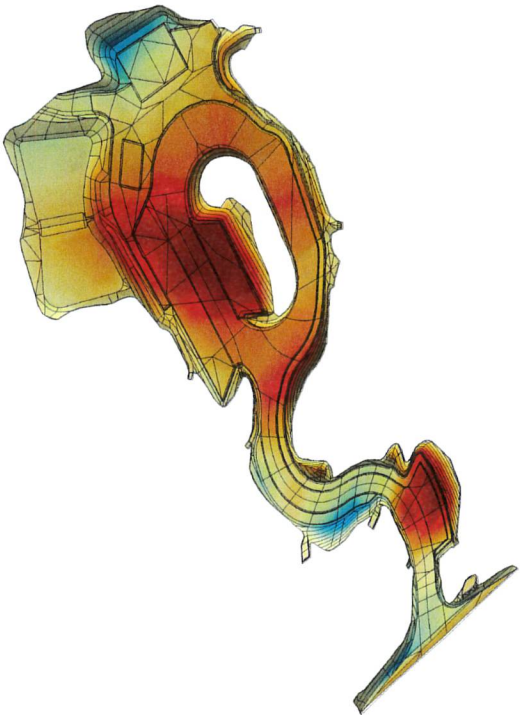
Stripping Qtys	Plane Area	Slope Area	Depth	Volume
Site Stripping 1	18,170	18,271	0.667	451
Site Stripping 2	2,082	2,091	0.667	52
Site Sub:	20,252	20,362		503
Walk Demo	4,386	4,416	1.000	164
Stripping Total	56,118	56,498		1,795

Sectional Qtys	Plane Area	Slope Area	Depth	Volume
Building 1	1,173	1,174	1.833	80
Building 2	359	359	1.833	24
Building Sub:	1,532	1,533		104
Crushed Gravel Passing Shoulder	1,094	1,133	1.667	70
Crushed Gravel Trail	2,739	2,793	1.333	138
Crushed Sub:	3,833	3,926		208
Heavy Duty Pavement Frontage	1,841	1,842	1.833	125
Landscaping 1	18,691	19,383	0.667	479
Landscaping 2	2,082	2,257	0.667	56
Landscaping Sub:	20,773	21,640		535
Pavement Heavy	17,936	17,881	1.833	1,214
Pavement Standard 1	1,829	1,829	1.667	113
Pavement Standard 2	2,380	2,384	1.667	147
Pavement Standard 3	1,380	1,383	1.667	85
Pavement Sub:	23,525	23,477		1,559
Quarry Spall 1	12	12	1.000	0
Quarry Spall 2	84	84	1.000	3
Quarry Spall 3	84	85	1.000	3
Quarry Spall 4	12	12	1.000	0
Quarry Spall 5	12	12	1.000	0
Quarry Spall 6	12	12	1.000	0
Quarry Spall 7	12	12	1.000	0
Quarry Sub:	228	229		6
Walk	4,386	4,413	1.667	272
Sectional Total	56,118	57,060		2,809









Earthwork Take-Off Specialists

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