



COUNTY COMMISSIONERS

Carolina Mejia-Barahona

District One

Gary Edwards

District Two

Tye Menser

District Three

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

COMBINED NOTICE OF APPLICATION AND SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: 2020104385

SEPA: 20 111037 XA

March 25, 2022

- The optional DNS process is being used; [WAC 197-11-355].
- The agency expects to issue a DNS for the proposal.
- This may be the only opportunity to comment on the environmental impacts of project [WAC 197-11-355].
- The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.
- A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Owner/Applicant: Capitol Land Trust
Project Name: Inspiring Kids Preserve

Point of Contact: Quita Terrell/David Winter, Capitol Land Trust

Land Use Case No.: 2020104385 (20 111033 ZM, 20 111034 XI, 20 111035 XD, 20 111036 XB, 20 111037 XA)

Tax Parcel Nos.: 11928320500, 11928230100, 11928230200, 11929110500, 11928220800, 11929140000, 11929440200, 11928320000

Location/Legal Description: 4849 Johnson Point Rd. NE / multiple legal dx / Section 28 Township 19 Range 1W

Project Description: The Inspiring Kids Nature Preserve would establish and operate a children's environmental education center on a parcel located within Shoreline Master Program jurisdiction and encumbered by multiple critical areas. The project would protect multiple shoreline habitats, continue ecosystem restoration work, and provide a nature education platform to local schools that's tailored to area resources.

An application for this project was submitted to Thurston County on September 16, 2020 by the Capitol Land Trust. The application was deemed to be complete for the purpose of beginning the project review on October 6, 2020. This application and any related documents are available for public review during normal business hours at the Building and Development Center on the second floor of Building #1, Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, Washington.

Permits Requested by the Applicant: Special Use Permit, Reasonable Use Exception Permit, Critical Area Review Permit, SEPA Environmental Checklist, Forest Lands Conversion

Other permits that must be obtained, to the extent known by the County, include: Future building permit.

Environmental and Other Documents Submitted with the Application: Environmental Checklist, Critical Areas Report; Geotech Technical Memorandum, Geotech Technical Letter.

Additional Information or Project Studies Requested by the County: Archaeological Resource Survey - conducted.

No preliminary determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations: Thurston County Comprehensive Plan, Thurston County Zoning Ordinance (TCC 20), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), International Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05), and the Platting & Subdivision Ordinance (TCC 18).

Thurston County invites your comments regarding this proposal. Comments should be in writing and directed to Richard Felsing, Associate Planner, Community Planning & Economic Development, at rich.felsing@gmail.com or to the address in the footer of this page.

2000 Lakeridge Drive SW, Olympia, Washington 98502 (360) 786-5490/FAX (360) 754-2939

TDD (360) 754-2933

Website: www.co.thurston.wa.us/permitting

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON APRIL 14, 2022

This notice has been provided to appropriate local and state agencies, sub-area project list subscribers, and property owners within 500 feet of the project site. These recipients and any others who submit a written request to be placed on the mailing list will receive the hearing notice. The Hearing Examiner decision will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner decision for any aggrieved party.

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public on request.

NOTES: SEE ATTACHED CONDITONS AND NOTES

Jurisdiction: Thurston County
Lead Agency: Community Planning & Economic Development
Responsible Official: Brett Bures, Building & Planning Manager

Date of Issue: March 25, 2022
Comment Deadline: April 14, 2022
Appeal Deadline: April 21, 2022

Review staff: 
Richard Felsing, Associate Planner

This Mitigated Determination of NonSignificance (DNS) is issued under 197-11-355 (Optional DNS Process). The lead agency will not act on this proposal for 20 days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 20 day review period, a modified MDNS will be issued. Otherwise, this MDNS will become final after the expiration of the comment deadline and appeal period, if applicable.

APPEALS: Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee are received by the Thurston County Development Services Department within seven calendar days of the last day of the comment period; and (2) the person filing the appeal is an aggrieved party and submitted written comments prior to the comment deadline, per the requirements of TCC 17.09.160(B). Appeal forms are available online at <http://www.co.thurston.wa.us/permitting/hearing/hearing-appeal.html>.

NOTE: The issuance of this Mitigated Determination of Nonsignificance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments and/or the Hearing Examiner prior to receiving permits.

Thurston County Community Planning and Economic Development
Richard Felsing, Associate Planner
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502
(360) 754-4023 rich.felsing@co.thurston.wa.us

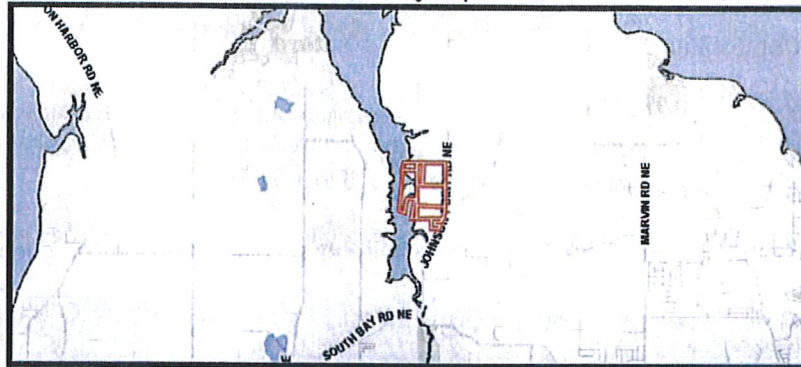
CC:

Department of Ecology – SEPA Section
Arthur Saint, PE, TC Public Works
Adjacent Property Owners – 500 ft.
Ramiro Chavez, TC Manager

TC BOCC
Joshua Cummings, Director, TC CPED
Brett Bures, Building & Planning Mgr.
Tribes – Squaxin, Chehalis, and Nisqually
Project no. 2020104385

2000 Lakeridge Drive SW, Olympia, Washington 98502 (360) 786-5490/FAX (360) 754-2939
TDD (360) 754-2933 Website: www.co.thurston.wa.us/permitting

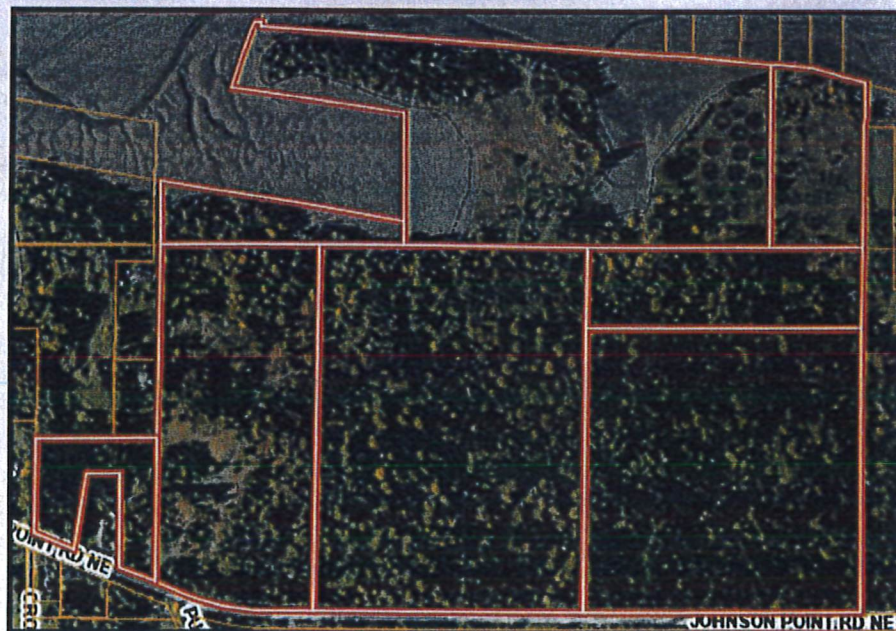
Vicinity Map



2019 Aerial Photo



2019 Aerial Photo



**COMBINED NOTICE OF APPLICATION AND
MITIGATED DETERMINATION OF NONSIGNIFICANCE**

Capitol Land Trust – Inspiring Kids Nature Education Preserve

Description of Proposal: The Inspiring Kids Nature Preserve would establish and operate a children's environmental education center on a parcel located within Shoreline Master Program jurisdiction and encumbered by multiple critical areas. The project would protect multiple shoreline habitats, continue ecosystem restoration work, and provide a nature education platform to local schools that's tailored to area resources.

The environmental threshold determination is based on analysis of information contained in the following documents:

- Master, Special Use, Reasonable Use Exception, Forest Lands Conversion, and Critical Area Review Permit applications; September 18, 2020
- SEPA Environmental Checklist, September 18, 2020
- Project Narrative, September 18, 2020
- Site Plans and Figures, received September 18, 2020
- Drainage & Erosion Control Plans, dated June 3, 2020
- TC Water Resources, Shannon Peterson; Response, Stormwater Scoping Report; November 24, 2020
- Ecology Comment letter; October 20, 2020
- Environmental Health memorandum, Dawn Peebles; December 1, 2020
- Public Works memorandum recommending approval, Arthur Saint;
- The Watershed Company, Ryan Kahlo; Critical Areas Report; August 21, 2020
- Earthwork Services, Technical Letter, grading calcs/figures; July 22, 2020
- Geotech Technical Memorandum; Lance Levine, PE & Calvin McCaughan, PE; dated July 28, 2020
- Squaxin Island Tribe Comment email, Shaun Dinubilo; October 8, 2020
- Dept. of Archaeology & Historic Preservation (DAHP) letter, Stephanie Jolivet; October 16, 2020
- Nisqually Indian Tribe Comment letter, Brad Beach; October 15, 2020
- Archaeological Survey and Assessment; Camille A. Mather; dated March 14, 2022

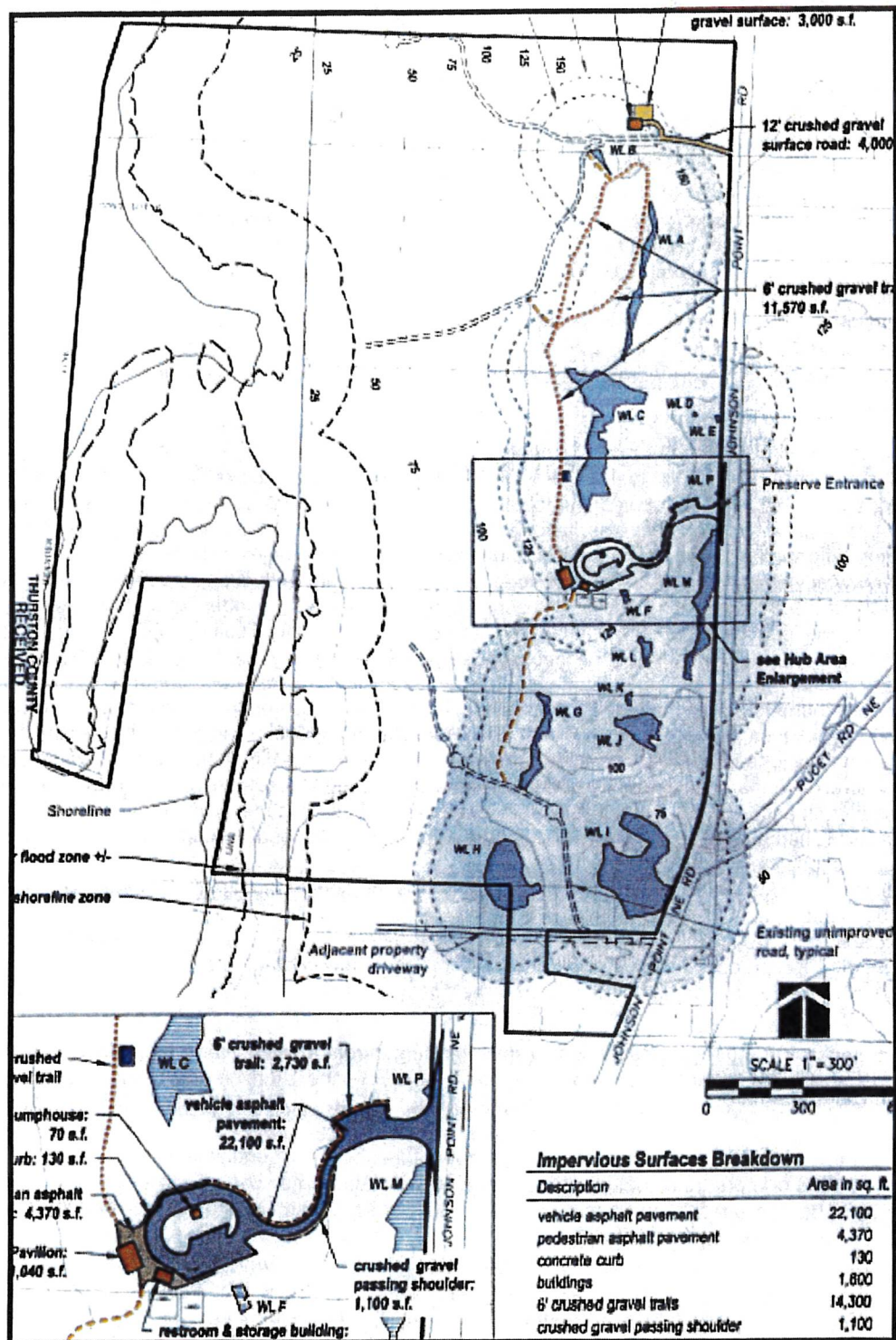
CONDITIONS of APPROVAL:

- 1) Inadvertent Discovery. In the event that archaeological deposits or skeletal material or features of a burial/interment situation are encountered, all work in the vicinity must stop immediately and contact made with the Washington State Historic Preservation Officer, the Nisqually Indian Tribe, any other affected Tribe, and Thurston County Community Planning and Economic Development (CPED).
- 2) Erosion and storm water control Best Practices meeting Thurston County standards; Chapter 15.05 shall be employed during all phases of the project. Proper erosion and sediment control practices shall be used on the construction site and adjacent areas.
- 3) Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state.
- 4) During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.
- 5) Solid Waste Management. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department. All debris must be disposed of at an approved site. Contact the local jurisdictional health department for proper management guidance. Derek Rockett (360) 407-6287.

- 6) U.S. Army Corps Jurisdictional Determination. Ecology recommends that the applicant request a jurisdictional determination from the Corps. If the Corps determines that the wetlands to be impacted are not waters of the U.S., Ecology will regulate the proposed wetland impacts under the State Water Pollution Control Act, RCW 90.48. Rebecca Rothwell, Wetlands/Shorelands Specialist (360) 407-7273
- 7) Tacoma Smelter Plume / Toxics Cleanup. This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/smeltersearch/>). Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk. Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:
- Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.
 - If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
 - If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall: 1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology's website at: <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>. 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology. 3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
 - If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.
- The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health:
<https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html>. For assistance and information about Tacoma Smelter Plume and soils contamination, the applicant shall contact, Eva Barber with the Toxics Cleanup Program at (360) 407-7094 or via email at Eva.Barber@ecy.wa.gov

NOTES:

- This project may require a construction stormwater permit from the WA State Dept. of Ecology (also known as National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction). It is the applicant's responsibility to obtain this permit if required.
- This permit is required for projects which meet both of the following conditions:
- One or more acres of soil surface area will be disturbed by construction activities.
 - The site already has offsite discharge to waters of the state or storm drains or will have offsite discharge during construction.
 - Information about the permit and the application can be found at:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>
- The project shall comply with the Thurston County Critical Areas Ordinance, the Thurston County Zoning, Shoreline Master Program and all required local, state or federal permits.



Delicia Durden

From: Delicia Durden
Sent: Friday, March 25, 2022 12:52 PM
To: Rich Felsing; Arthur Saint; Ramiro Chavez; Tye Menser; Gary Edwards; Carolina Mejia-Barahona; Joshua Cummings; Brett Bures; Schroeder, Rebecca (ECY); Mark Biever; US Army Corp of Engineers, Matt Bennett; US Army Corp of Engineers, Brandon Clinton; Bright, Robert D CIV USARMY ID-READINESS (USA); DNRREAQLEASINGSHORELINE@dnr.wa.gov; WA Dept of Revenue, Bernhard Kruetz; WA Dept of Revenue, Jim Hazzard; Brian VanCamp; NTPS, Dean Martinolich; Bobby May; Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; Chris Edmark; DAHP; derekeking@gmail.com; DevRev_Tech; DNR SEPA Center (mining); EH_Land_Use; Intercity Transit, Mike Burnham; Intercity Transit, Rob LaFontaine; Intercity Transit, Steve Swan; Jackie Wallner ORCAA (aaron.manley@orca.org); Kelli Root; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Nisqually Tribe, Ken Choke; Puget Sound Energy, Amy Tousley; Ryan Langan; Shannon Peterson; Sonja Cady; Squaxin Tribe, Eric Marbet; Squaxin Tribe, Melissa Puhn; szaniewski@squaxin.us; Squaxin Tribe, Scott Steltzner; Squaxin Tribe, Shaun Dinubilo; tcaddressing; The Olympian; Thurston 911 Communications, Jason Guthrie; John Weidenfeller; Kim Gubbe; Tim Rubert; Torren Valdez; TRPC, Michael Ambrogio; WA Dept of Ecology; WA Dept of Health; WDFW, Region 6 - South Sound; Williams Gas Pipeline, Clay Gustaves; WSDOT, Andy Larson; Zach Severs
Subject: Combined Notice of Application and MDNS / Project #2020104385 - Capitol Land Trust / 4849 Johnson Point Road NE, Olympia
Attachments: 2020104385 Notice of Application.MDNS.pdf; 2020104385 SEPA.pdf

Please see the attached Notice of Application and SEPA MDNS for:

Project: 2020104385 (Special Use Permit, Reasonable Use Exception, Forest Land Conversion and SEPA Checklist)
Located at: 4849 Johnson Point Road NE, Olympia
Lead Project Planner: Rich Felsing, Associate Planner
rich.felsing@co.thurston.wa.us / 360-754-4023

Description: The Inspiring Kids Nature Preserve would establish and operate a children's environmental education center on a parcel located within Shoreline Master Program jurisdiction and encumbered by multiple critical areas. The project would protect multiple shoreline habitats, continue ecosystem restoration work and provide a nature education platform to local schools that is tailored to area resources.

Comment deadline ends at 4:00 pm on April 14, 2022

Appeal deadline ends at 4:00 pm on April 21, 2022

APPLICATION SUBMITTALS CAN BE VIEWED ONLINE:

1. Follow this link: <https://weblink.co.thurston.wa.us/dspublic>
2. You can search by putting in **Project** number 2021104385

Adjacent Property Owners
2020104385 – Capitol Land Trust
March 23, 2022
500' mail radius

MOODY, LARRY & JANINE
4315 54TH AVE NE
OLYMPIA, WA 98516

MOODY, LARRY A & JANINE
4315 54TH AVE NE
OLYMPIA, WA 98516

LIEDERBACH, JESSICA
5224 SLEATER KINNEY RD NE
OLYMPIA, WA 98506

SCHISSELL, AUDREY
3009 PACIFIC AVE SE # 200
OLYMPIA, WA 98501

LIEDERBACH, JESSICA
5220 SLEATER KINNEY RD NE
OLYMPIA, WA 98506

REDMAN, JOHN E
5148 SLEATER KINNEY RD NE
OLYMPIA, WA 98506

VOSS, KENNETH J & CASSIE K
5124 SLEATER KINNEY RD NE
OLYMPIA, WA 98506-9655

DAY, DEREK
4728 SLEATER KINNEY RD NE
OLYMPIA, WA 98506

LATANAFRANCIA, RUDY A & MARITES S
5446 JOHNSON POINT RD NE
OLYMPIA, WA 98516

JOY JR, LARRY R
3220 N 25TH ST
TACOMA, WA 98406

GRAHAM, GARY L & ORAWAN
5340 JOHNSON POINT RD NE
OLYMPIA, WA 98516

NEITZEL, JAMES N & GRACE L
5348 JOHNSON POINT RD NE
OLYMPIA, WA 98516

FOLEY, KYM
5344 JOHNSON POINT RD NE
OLYMPIA, WA 98516

MARTIN, DERON S
5431 JOHNSON POINT RD NE
OLYMPIA, WA 98516

LEONARD, SYDNEY R
5445 JOHNSON POINT RD NE
OLYMPIA, WA 98516

CUELLAR, VERENISE GOMEZ & EDUARDO
5443 JOHNSON POINT RD NE
OLYMPIA, WA 98516-9129

LOUTHAIN, JEROME & DONNA
5415 JOHNSON POINT RD NE
OLYMPIA, WA 98516

**CAPITOL LAND TRUST
ATTN: BOB DROLL
4405 7TH AVE SE STE 306
LACEY, WA 98503**

BAKER SR, TIMOTHY L
5447 JOHNSON POINT RD NE
OLYMPIA, WA 98516

FORD, MARYKA
7625 ATCHINSON CT SE
OLYMPIA, WA 98513

UPTON, JOSEPH M & DIANE R
5220 JOHNSON POINT RD NE
OLYMPIA, WA 98516

BURNS, L J
5316 JOHNSON POINT RD NE
OLYMPIA, WA 98516

CAMPBELL, DANIEL L
5244 JOHNSON POINT RD NE
OLYMPIA, WA 98516

TUMBLIN, ADAM
5246 JOHNSON POINT RD NE
OLYMPIA, WA 98516-9531

WOODSIDE, CHRISTOPHER S & RHONDA K
5242 JOHNSON POINT RD NE
OLYMPIA, WA 98516

HARN, SCOTT
5140 JOHNSON POINT RD NE
OLYMPIA, WA 98516

OREAR, JAKE & MOLLY
4506 SLEATER KINNEY RD NE
OLYMPIA, WA 98506-9648

BAHR, SANDRA H
5318 JOHNSON POINT RD NE
OLYMPIA, WA 98516

PAULL, NATHAN ERIK
5128 JOHNSON POINT RD NE
OLYMPIA, WA 98516

HALE, JANET R & JOEL F
5022 PUGET RD NE
OLYMPIA, WA 98516

CALVERT, ROSS
4948 JOHNSON POINT RD NE
OLYMPIA, WA 98516

WATSON ALVAN, SAMUEL & DONNA
5032 JOHNSON PT RD NE
OLYMPIA, WA 98516

UPTON, MARK & JULIE
5025 PUGET RD NE
OLYMPIA, WA 98516

GROVER, KENNETH L
981 POWELL AVE SW STE 115
RENTON, WA 98057

HAPPY CAMPER
~~4846 JOHNSON POINT RD NE~~
~~OLYMPIA, WA 98516~~

KENNEDY, MARK W & JENNIFER M
4843 JOHNSON POINT RD NE
OLYMPIA, WA 98516

HOWE, DARRELL
3211 S WASHINGTON ST
SEATTLE, WA 98144

UNDERBERG, MARK J
2634 COUNTRY CLUB CT NW
OLYMPIA, WA 98502

HAPPY CAMPER OF WASHINGTON LLC
4846 JOHNSON POINT RD NE
OLYMPIA, WA 98516

~~HAPPY CAMPER~~
~~4846 JOHNSON PT RD NE~~
~~OLYMPIA, WA 98516~~

HILL, MARK & SHAWNA
4845 JOHNSON POINT RD NE
OLYMPIA, WA 98516

NEWMAN, KIM E
4644 JOHNSON POINT RD NE
OLYMPIA, WA 98516

SPARGO, FRANCES M
PO BOX 3719
LACEY, WA 98509

JENSEN, DOUGLAS K
4711 JOHNSON PT RD NE
OLYMPIA, WA 98516

WILLIAMS, ROY A
4800 JOHNSON POINT RD NE
OLYMPIA, WA 98516

JENSEN, KAREN
4809 JOHNSON POINT RD NE
OLYMPIA, WA 98516

MOLITOR, RONALD THOMAS
5201 VINE CT NE
OLYMPIA, WA 98516

PLEASANT FOREST CAMPING CLUB
4922 PUGET RD NE
OLYMPIA, WA 98516

SCOVILLE, MARK R & KYLA R
4848 SLEATER KINNEY RD NE
OLYMPIA, WA 98506

NISQUALLY INDIAN TRIBE
4820 SHE NAH NUM DR SE
OLYMPIA, WA 98513

SILVA-PERRY, RALPH & MARGARET
7927 BOX ELDER DR SW
OLYMPIA, WA 98512

MAKAROW, IRINA
5402 SOUTH BAY TER NE
OLYMPIA, WA 98516






MARTIN, DANTE M
1228 N 48TH ST
SEATTLE, WA 98103

O REAR, JAKE
4506 SLEATER KINNEY RD NE
OLYMPIA, WA 98506

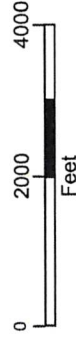
HENDRICKSON, RICHARD J & BETTY A
5400 SOUTH BAY TER NE
OLYMPIA, WA 98516

2020104385

Legend

-  Parcel Boundaries
-  Roads - Major
 -  Ramp
 -  I-5; US 101
 -  Major Roads
-  County Border

Scale 1: 42,951



Author: Delicia Durden

Published: 3/23/2022

Note: 500' mail radius



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