

THURSTON COUNTY
WASHINGTON
 SINCE 1852

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**PUBLIC HEALTH AND
 SOCIAL SERVICES DEPARTMENT**


MEMORANDUM

January 5, 2024

David M. Bayne, MPH
 Director

Dimyana Abdelmalek, MD, MPH
 Health Officer

TO: Heather Tschaekofske, Community Planning & Economic Development Department

FROM: Dawn Peebles, Thurston County Environmental Health Division 

SUBJECT: Project 2020104385, Folder Sequences 20-111033 ZM, 20-111036 XB, 20-111037 XA, Tax Parcels 11928220800, 11928230100, 11928230200, 11928320000, 11928320500, 11929110500, 11929140000, 11929440200, Inspiring Kids Preserve Special Use Permit Application, Reasonable Use Exception, Forest Land Conversion, and Environmental Checklist

PROJECT PROPOSAL: Capital Land Trust (CLT) is proposing a 108-acre nature preserve on the eastern shore of Henderson Inlet. CLT has heavily invested in restoring the ecological integrity of the project site by removing derelict structures, old farming equipment and vehicles, fences, and acres of blackberry, and by planting native trees and shrubs. The preserve will protect many natural resources and will provide a 2-mile trail system that will include resting benches, natural play areas, learning spaces, and wildlife viewing areas. Visitors will enter the preserve from Johnson Point Road. General public parking will be near the road to enable easy surveillance of the parking area while school buses will have access beyond the gate to the Hub of the preserve. This Hub will include an area for buses to park and turn around, as well as port-a-potties, an open-air pavilion, storage space, interpretive signs, and additional parking. The open-air pavilion will be used to gather students before they walk the trails further into the preserve for activities and will be utilized by CLT and other community organizations for meetings and workshops.

GROUND & SURFACE WATER PROTECTION: The project site is located within a Category I, II, and III Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance. Off-site wells within 200 feet of the project site have been identified on the site plan and will not be impacted by the project. The contractor will be required to prepare an Environmental Pollution Control Plan to be used during development. No hazardous materials will be stored on the site. Refueling of construction equipment will only occur in upland environments and in a responsible manner. CLT staff and their guests will be required to handle solid waste in a "pack-in/pack-out" manner. No trash or solid waste storage will occur on the site. CLT staff will monitor and remove any miscellaneous litter from the property on an ongoing basis and properly dispose of the garbage off-site.

WATER SUPPLY: This project is not proposing any structures onsite that require an approved potable water supply. The project site contains an existing well located on the southern property line, which serves adjacent Tax Parcel 11928320200 (Lot 1 of SS 990774TC) with an existing waterline easement

established through the short plat subdivision, recorded under Auditor File Number 3273901. The well will not be impacted by the project. The applicant has confirmed the second well previously identified on the project site was a spring that is no longer functional.

WASTEWATER TREATMENT & DISPOSAL: This project is not proposing any structures onsite that require wastewater treatment. Portable restroom facilities will be provided on the site for visitors. A portion of the existing on-site septic system drainfield serving adjacent Tax Parcel 11928320200 (Lot 1 of SS 990774TC) is located on the southern portion of the project site, identified as Tax Parcel 11928320000, and will not be impacted by the project. Environmental Health was unable to locate a recorded easement for the drainfield area as identified on the permit records. No additional existing on-site septic systems were located on the project site.

Environmental Health's review is complete, and approval of the project is recommended with the following comment:

1. Environmental Health strongly recommends a drainfield easement be filed with the Thurston County Auditor's Office for the drainfield encroaching on Tax Parcel 11928320000.

If you or the applicants have any questions regarding Environmental Health's review of this application, I can be reached at (360) 867-2650 or dawn.peebles@co.thurston.wa.us.