



Building Development Center
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www.thurstoncountybdc.com
Creating Solutions for Our Future

MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY		DATE STAMP
NOT IN BL	2023103926 23-110180 XA Area: Site: 9625 STEAMBOAT ISLAND RD NW 390000000600 Sub Type: Hearing Examiner	THURSTON COUNTY RECEIVED AUG 18 2023 DEVELOPMENT SERVICES
	Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO	Intake By: _____

PROJECT DESCRIPTION New Shellfish Operation

PROPERTY INFORMATION

- Tax Parcel Number(s)** 390000000600 ; _____ ; _____
- Subdivision Name** Carlyon Beach **Lot #** 6
- Property Address** 9625 Steamboat Island Rd **City** Olympia **Zip Code** 98502
- Directions to Property** (from Thurston County Courthouse)
 Get on Northbound 101, follow 101 and turn right onto Steamboat Island exit and turn left immediately, follow and turn right onto Steamboat Island Rd, follow to location.

PROPERTY ACCESS

- Property Access** ☒ Existing ☐ Proposed
- Access Type** ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
- Property Access Issues** (locked gate, gate code, dogs or other animals) ☒ No ☐ Yes _____
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

WATER/SEPTIC

- Water Supply** ☒ Existing ☐ Proposed
- Water Supply Type** ☐ Single Family ☒ Two Party Well ☐ Group A ☐ Group B
WATER SYSTEM NAME Carlyon Beach Water Association
- Waste Water Sewage Disposal** ☒ Existing ☐ Proposed
- Sewage Disposal System Type** ☒ Individual Septic System ☐ Community System ☐ Sewer
NAME OF PUBLIC SYSTEM _____

BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☐ Owner ☐ Applicant ☐ Point of Contact

PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name Steve Zimmerman
Mailing Address 6308 Boardman Rd NW City Olympia State WA Zip Code 98502
Phone () Cell (360) 951 8592 Fax ()
EMAIL steve@bluesky-nw.com
Communication from staff provided by Email? ☒ YES ☐ NO
Property Owner Signature* Steve R Zimmerman SRT Date 8/17/2023

APPLICANT

Applicant Name <same as owner>
Mailing Address _____ City _____ State _____ Zip Code _____
Phone () Cell () Fax ()
EMAIL _____
Communication from staff provided by Email? ☐ YES ☐ NO
Signature* _____ Date _____

POINT OF CONTACT (Person receiving all County correspondence)

Name <same as owner>
Mailing Address _____ City _____ State _____ Zip Code _____
Phone () Cell () Fax ()
EMAIL _____
Communication from staff provided by Email? ☐ YES ☐ NO
Signature* _____ Date _____

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.



ENVIRONMENTAL CHECKLIST COVER SHEET (SEPA)

Page 1 of 2

Staff Use Only

2023103926 23-110180 XA Area:
Site: 9625 STEAMBOAT ISLAND RD NW
39000000600
Sub Type: Hearing Examiner

THURSTON COUNTY
RECEIVED

AUG 18 2023

DEVELOPMENT SERVICES
Date Stamp/Staff Initials

1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

- ☐ Master Application
- ☐ SEPA Environmental Checklist. This is a separate document available online at www.thurstoncountybdc.com
- ☐ Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- ☐ One Site Plan. See Site Plan Submittal Requirements on page 2
- ☐ Special Reports if applicable. These may include wetland delineation, geotechnical report, mitigation plan, topographic survey or others. All special reports must be submitted as paper documents and PDF files on a flash drive.

2. Project Description (Provide as much detail as possible. Attach separate sheet if necessary):

New shellfish farming operation

3. Instructions for Applicants

Governmental agencies use the SEPA Environmental Checklist to 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 (EIS) will be prepared to further analyze the proposal.

The environmental checklist is a separate document available online at www.thurstoncountybdc.com. 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.



ENVIRONMENTAL CHECKLIST COVER SHEET (SEPA)

Page 2 of 2

4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 ½" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
<input type="checkbox"/>	a. North arrow, site address, tax parcel number and map scale used	<input type="checkbox"/>
<input type="checkbox"/>	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	<input type="checkbox"/>
<input type="checkbox"/>	c. All existing and proposed structures	<input type="checkbox"/>
<input type="checkbox"/>	d. All means, existing 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 type="checkbox"/>	e. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing and proposed easements	<input type="checkbox"/>
<input type="checkbox"/>	g. 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 type="checkbox"/>	h. Location of all surveyed or delineated critical areas and/or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes, special habitats and riparian or marine shoreline management zones.	<input type="checkbox"/>
<input type="checkbox"/>	i. 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"/>

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.



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STATE ENVIRONMENTAL POLICY ACT (SEPA) 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. Find form details and instructions for completing each section on [Department of Ecology's SEPA website](#). Instructions for each section are linked below.

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:

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.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL CHECKLIST

A. Background [HELP]

1. Name of proposed project, if applicable:

Zimmerman Shellfish Lot 9625

2. Name of applicant:

Zimmerman Shellfish

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

6308 Boardman Rd NW, Olympia WA 98502; 360.951.8592; Steve Zimmerman

4. Date checklist prepared:

8/8/2023

5. Agency requesting checklist:

Thurston County, Community Planning and Economic Development

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

The earliest start would be February 2023 if all permits, licenses, etc. are in place. Juvenile seed is available in Feb-April timeframe; otherwise as soon as possible thereafter.

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

This request is for the shellfish bed at 9625 Steamboat Island Rd, Olympia WA, 98502, so not future additions on this site would be requested.

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

Programmatic Biological Assessment, Shellfish Activities in Washington State Inland Marine Waters, U.S. Army Corps of Engineers Regulatory Program, Seattle District, October 2015.

Section 401 Water Quality Certification was submitted to Washington State Department of Ecology (Reference Number: NWS-2023-0129-AQ; Dept of Ecology Aquatics ID Number: 142558) in May 2023.

A WA State JARPA form was submitted to Army Corps of Engineers, WA State Dept of Ecology and the Squaxin Island Tribe in Q2 2023 update. Based on feedback from the Squaxin Island Tribe, updates were made in documents to include area nets (not individual tube nets) for the planting area. This change will be part of the site Implementation plan and the site Coastal Zone Management Plan (CZMP).

Documentation will continue to be updated to align with and in support of any federal, state and tribal

* * * * OFFICIAL USE ONLY * * * *

Folder Sequence # Click or tap here to enter text.

Project # Click or tap here to enter text.

Related Cases: Click or tap here to enter text.

Date Received: Click or tap to enter a date.

By: Click or tap here to enter text.

* * * * OFFICIAL USE ONLY * * * *

programmatic needs.

Additional notes: This farm site is situated below the spawning elevations of sand lance and surf smelt (i.e., +5.0 and +7.0 ft MLLW tidal elevations, respectively). There is no native eelgrass or other rooted vegetation on this site. The neighboring tidelands have been farmed by various farmers for decades and neither eelgrass nor rooted kelp beds are present,

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.

None that I know of. As the site owner this is the only application pending for this site.

10. List any government approvals or permits that will be needed for your proposal, if known.

Federal: Army Corps of Engineers Individual Permit (or 2021 NWP 48)

State:

- Department of Ecology, Section 401 Water Quality Certification and Coastal Zone Management Consistency/Management Plan
- Department of Fish & Wildlife, Aquatic Farm Registration
- Department of Health, Harvest Site Certification

County: SEPA Review and Determination; Conditional Use Permit

Tribal: §6.3 Notification to Squaxin Island Tribe and updates to documents share with tribe.

- A No opposition letter was returned from tribal representatives on 05/17/2023.

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.)

This project will commercially cultivate geoduck clams on private tidelands between -3.5ft to +0.5ft Mean Lower Low Water tidal elevations. The proposed project area is ~.42 acres with about the same area as fallow. Access to the project area occurs by foot or by boat. No nursery structures exist on the project site and all geoduck seed is planted immediately. The only prep work is to clear the beach of sticks and large shells with a rake, where possible.

Geoduck seeds are planted in 4"-wide by 10"-long PVC or mesh tubes, which are then pushed into the substrate about 12" apart, with 2 to 4 geoduck seed planted per tube. Area nets will be placed over all of the tubes, for predator hindrance and to secure the tubes from leaving the site. The nets/tubes are removed after 12-18 months. Upon removal, tubes and netting are immediately evacuated from the site.

Geoduck clams are harvested 5-7 years after planting, with the aid of a subcontractor. Harvesting will be done using low-pressure, vessel mounted, water pumps with a "stinger/wand" nozzle that has an inside diameter of 5/8-inch or less. Water intake lines on the pumps will be fitted with mesh screens that meet or exceed National Marine Fisheries Service (NMFS) screening criteria to prevent sucking up any small aquatic organisms. The water hose wand will be placed into sediment adjacent to the geoduck and loosens the sediment around the clam, allowing it to be easily removed by hand. Once harvesting is complete the site is raked flat to enable beach healing. Maintenance of the site will include routine inspection to clean debris and ensure no materials leave the project site. Any live entangled fish or wildlife when encountered will be documented, photographed, and released, and any loose nets,

tubing, or aquaculture related debris discovered during inspections will be removed from the site. Site visits will also occur after any major storm event. All materials are kept off site.

All activities to farm shellfish will be done using methods and materials described in the programmatic Endangered Species Act/Essential Fish Habitat consultation for shellfish activities in Washington State inland marine waters.

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.

9625 Steamboat Island Rd NW, Section 33, Township 20, Range 2W Quarter SE SW Plat
Carlyon Beach Div 1 Lot 6. For Latitude/Longitude and detailed diagrams see included file
"9625 Project info.pdf".



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL ELEMENTS

B. Environmental Elements [\[help\]](#)

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

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

- ☒ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☐ Other: Click or tap here to enter text.

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

1%

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.

Sand, mud, muck

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

No

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.

No filling, excavation or grading will be done.

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

No, there will be no clearing and having the tubes in the beach inhibits erosion.

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

Zero

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

The tasks that Zimmerman Shellfish performs to reduce erosion is to rake the beach flat after a harvest. This aids with both erosion and recovery.

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.

The only emissions are during harvesting and that is limited to 10-20 days every 5-7 years.

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

None

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

Will work with harvesting firm to minimize harvesting engines emissions.

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

- a. Surface Water: [\[help\]](#)

- 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.

Yes, Totten Inlet in northwest Thurston County.

- 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.

Yes, for detailed plans/diagrams see included file "9625 Project info.pdf"

- 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.

No fill or dredge material will be placed or removed from site.

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

No surface water withdrawals or diversion will be done onsite.

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

No.

- 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 waste materials will be discharged onsite.

- b. Ground Water: [\[help\]](#)

- 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.

No groundwater will be withdrawn.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Examples: 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.

No waste material/sewage will be discharged onsite, ever.

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.

Storm water runoff is directed away from the beach, both naturally on the site and we will continue to do that per Thurston County guidelines.

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

Yes, if septic systems fail on surrounding lots. This is a key point that Thurston County needs to manage and contain. Most sites in the vicinity have septic tanks and not drainfields.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, this planting of geoduck does not alter drainage patterns on the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Runoff from the residency onsite is directly away from the tidelands.

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

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

- ☐deciduous tree: alder, maple, aspen, other
- ☐evergreen tree: fir, cedar, pine, other
- ☐shrubs
- ☐grass
- ☐pasture
- ☐crop or grain
- ☐Orchards, vineyards or other permanent crops.
- ☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐water plants: water lily, eelgrass, milfoil, other
- ☐other types of vegetation: Click or tap here to enter text.

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

No vegetation will be removed or altered from the tidelands.

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

None on tidelands

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

No modifications are to be done to the tidelands other than what is proposed for cultivation of geoduck.

- e. List all noxious weeds and invasive species known to be on or near the site.

None.

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.

Examples include:

birds: ☐ hawk, ☒ heron, ☒ eagle, ☐ songbirds, ☐ other: Click or tap here to enter text.

mammals: ☒ deer, ☐ bear, ☐ elk, ☐ beaver, ☐ other: Click or tap here to enter text.

fish: ☐ bass, ☒ salmon, ☐ trout, ☐ herring, ☒ shellfish, ☐ other: Click or tap here to enter text.

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

Salmon certainly pass over the tidelands

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

No

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

The goal of Zimmerman Shellfish is to minimize impacts to wildlife in any and all ways possible while still growing geoduck.

- e. List any invasive animal species known to be on or near the site.

None

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.

No energy is needed except during harvesting.

- 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:

None

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.

None

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

None

- 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.

None

- 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.

None

- 4) Describe special emergency services that might be required.

None

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

None

b. Noise

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

Very little noise exists in the area.

- 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.

Only during harvesting is there any noise created from this project. Harvesting happens roughly 10-20 days every 5-7 years.

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

Will work with harvesting firm to minimize harvesting noise.

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.

Current use of site and immediately adjacent properties is no aquaculture operations. No impacts are perceived to the adjacent properties from this project and land use.

- 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?

Project site has not previously been used.

- 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:

All work is done by hand and no pesticides are used. Harvesting of aquaculture product will be done and to aid in recovery raking of the site is done.

- c. Describe any structures on the site.

None

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

No

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

Rural residential/resource

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

This site is covered in the 2019 Thurston County Comprehensive plan

- g. If applicable, what is the current shoreline master program designation of the site?

Shoreline Residential

- 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?

One person lives on the land above the tidelands.

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

None

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

No displacement impacts are anticipated.

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

Project on tidelands will not impact existing or projected land use or plans.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial

significance, if any:

Project on tidelands will not impact agriculture or forest land.

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

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

None

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

None

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

No impacts anticipated

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?

No structures are proposed.

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

None

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

No impacts anticipated

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

- 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 light/glare will result from this project.

- 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:

No impacts anticipated

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

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

No impacts anticipated to any recreational activities done in Totten inlet. The tidelands are private

property and there are no recreational activities done by Zimmerman Shellfish on this site.

- 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:

No impacts anticipated.

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.

None

- 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.

None, and the Squaxin Island Tribe has reviewed this project and provided a "No opposition" letter on 05/17/2023.

- 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.

None now that Squaxin Island Tribe has agreed to project at this site.

- 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.

The biggest impact to the site is during harvesting and raking the site has shown to improve recovery so has become part of the harvesting tasks by Zimmerman Shellfish.

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.

None

- 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?

None

- c. 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).

No improvements anticipated to any transportation facilities.

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

Yes, the project is on tidelands so is in the vicinity of water.

- e. 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?

Trips would be by boat and in person walking to beach.

- f. 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.

No impacts anticipated

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

No impacts anticipated

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.

No public services are anticipated.

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

No impacts anticipated.

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

- a. Check utilities currently available at the site:

☒electricity ☐natural gas ☐water ☐refuse service ☒telephone ☐sanitary sewer ☒septic system
Other: Nothing at all on the tidelands.

- 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.

None

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: Click or tap here to enter text.

Name of signee: Steve Zimmerman

Position and Agency/Organization: CEO / Zimmerman Shellfish

Date Submitted: Click or tap to enter a date.

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?

Click or tap here to enter text.

Proposed measures to avoid or reduce such increases are:

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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?

Click or tap here to enter text.

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

Click or tap here to enter text.

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?

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.