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COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

January 30, 2024

Laurence Reeves, Conservation Director
 Capitol Land Trust
 PO Box 14065
 Tumwater, WA 98511

SUBJECT: Critical Area Review – Inspiring Kids Preserve
Project No. 2020104385
Folder Sequence No. 20-111035 XD
Tax Parcel No. 11929110500, 11928220800, 11928230100, 11929140000,
11928230200, 11929440200, 11928320500, 11928320000

Dear Mr. Reeves:

Review of your application is complete resulting in the following critical area findings.

Project Description: Critical area review for a proposed special use permit for the Inspiring Kids Preserve. The proposal includes a new access driveway, parking, and associated ADA accessible trails, resting benches, natural play areas, learning spaces, wildlife viewing areas, porta potty, outdoor pavilion, and storage space. The proposed development shall be confined to two parcels within the entire preserve area, parcels 11928230100 and 11928230200.

The property is within mapped wetlands, flood zones, critical aquifer recharge areas, landslide hazard areas, streams, and riparian habitat areas. The parcel is zoned Rural Residential/Resource, One Dwelling Unit per 5 Acres (RRR 1/5 zone). The property is within the Conservancy Shoreline designation of the Shoreline Master Program for the Thurston Region. Project is outside the documented FEMA flood zone, as well as the shoreline jurisdiction for the Shoreline Master Program for the Thurston Region.

Critical Areas: CARA, Geologic Hazard Areas; Frequently Flooded Areas; Fish and Wildlife Habitat Conservation Areas; Wetlands

Project Location: 4849 and 5323 Johnson Point Rd NE
 Olympia, WA 98516

Use category: Thurston County Critical Area Code Title 24.10, 24.15, 24.20, 24.25, 24.30

Findings:

1. **Critical Aquifer Recharge Area:** The property is mapped in a Critical Aquifer Recharge Area (CARA) 1, 2, and 3. Compliance with TCC 24.10 is required. Proposal is within areas mapped as CARA 2, and 3, with high and moderate aquifer sensitivity.
2. **Geologic Hazard Area:** The property is mapped with landslide hazard areas. Compliance with TCC 24.15 is required. Those areas which are potentially subject to risk of landslide due to a combination of geologic, topographic, and/or hydrologic factors, including:
 - Slopes of 15% or steeper *and* impermeable subsurface material (silt and clay) frequently interbedded with granular soil (sand and gravel), *and* springs or seeping ground water during wet seasons.
 - Slopes of 40% or greater and 15 feet high or greater
 - Any areas located on a landslide feature which has shown movement during the Holocene Epoch
 - Known hazard areas, such as areas of historic failures.

The proposal is outside all mapped landslide hazard areas on or adjacent to the subject parcel.

3. **Frequently Flooded Areas (100 Year Floodzone)** Compliance with TCC 24.20 is required. Tim Rubert, Thurston County Flood Reviewer has the following comments:

"FEMA Firm Map #177, Flood Zone AE and the base flood elevation is 14' NAVD 88. No proposed work or development in the Flood Zone found. The proposal will have no effect within the Special Flood Hazard Area."

Proposal is outside mapped flood zones.

4. **Fish and Wildlife Habitat Conservation Areas (Stream, Riparian habitat):** Compliance with TCC 24.25 is required. The project consultant delineated a small isolated Type Ns stream within the project area which requires a riparian habitat area width of 100 feet measured from the edge of ordinary high water line. The riparian habitat area is fully encumbered within the associated wetland buffers.

Proposal is outside the stream and riparian habitat area.

5. **Wetlands:** There are mapped wetlands on and adjacent to the subject property. Compliance with TCC 24.30 is required. Wetlands in proximity to the proposal were delineated by a professional consultant, DCG/Watershed. The final critical areas report, dated October 24, 2023, identified a total of 15 wetlands within the vicinity of the project area. Portions of the proposal will directly impact wetlands and the inner portion of wetland buffers on site, which will be reviewed via separate Reasonable Use Exception permit. A small portion of the proposed parking hub and the proposed ADA access trail are within the portion of the wetland buffers under administrative critical area review. Specifically, the project includes an 11,499 square foot, six foot wide, crushed gravel, ADA accessible trail located in wetland buffer. The applicant has demonstrated compliance with criteria for ADA accessible passive recreation per TCC 24.30.260. Mitigation per the DCG/Watershed mitigation plan shall compensate for all administratively approved wetland buffer impacts at a 1:1 ratio per TCC 24.30.080.

Decision: **Critical Area Review complete, subject to conditions as they relate to property critical areas**

Conditions/Comments:

1. The project must comply with all other Local, State, and Federal regulations and acquire all applicable permits prior to any work. The property owner is responsible for obtaining permits and approvals from other agencies, as they apply.
2. The project shall be implemented in substantial conformance with the plans as submitted.
3. Land disturbance and site preparation shall be limited to the project area, and adequate provisions for erosion control shall be implemented. Best management practices shall be employed, and there shall be no additional disturbance of vegetation or trees within the critical area without approval from Thurston County Community Planning and Economic Development. Construction fencing and erosion control shall be placed outside the buffer alongside proposed development areas. This fencing and erosion control shall be inspected prior to building or construction permit issuance.
4. The Applicant shall complete all buffer restoration, and mitigation enhancement and monitoring as proposed within the DCG/Watershed critical area report dated October 24, 2023 prior to final building permit or construction permit inspection. A surety will be required in place of mitigation completion prior to final building permit inspection, per TCC 24.70.
5. Mitigation/enhancement shall be maintained and monitored for ten years per TCC 24.35.017(B.6.).
6. Critical Area signs shall be installed along the buffer edge, subject to standards of TCC 24.60. Sign locations shall be installed prior to final building permit inspection. Alternative signage can be proposed by the applicant that aligns with the nature preserve educational usage.
7. The Applicant and subsequent property owners must comply with all requirements of state and/or federal law to avoid disturbance and alteration of artifacts, remains, or other cultural resources on site during development. In the event of inadvertent disturbance or alteration, the Applicant must immediately stop work and contact the Tribe and the State Department of Archaeology and Historic Preservation.
8. Project shall require posting, and adherence to, an Inadvertent Discover Plan prior to and during all ground disturbing activities on site. Applicant is responsible for compliance with any other department requirements that may result from outside agency and tribal reviews regarding cultural resources on site.
9. Pursuant to TCC 24.40.080, approval of this Critical Area Determination is valid for three years from the date of this letter (January 30, 2027). Knowledge of the time limits and expiration of a critical area review permit is the responsibility of the applicant. An extension of the three-year period is not permitted.

If you wish to appeal this determination, please do so in writing on the administrative appeal form, accompanied by a nonrefundable fee of \$2,164.00. You can find the appeal form at <https://s3.us-west->

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2.amazonaws.com/thurstoncountywa.gov.if-us-west-2/s3fs-public/2024-01/cped-permit-hex-docs-appeal-of-admin-decision.pdf Any appeal must be *received* in the Building Development Center on the second floor of Building #1 in the Thurston County Courthouse complex no later than 4 p.m. on February 13, 2024. Postmarks are not acceptable. If your fee and completed appeal form are not filed by this time, you will be unable to appeal this determination. This deadline may not be extended.

If you have any questions I can be reached at (360) 786-5553 or by email at heather.tschaekofske@co.thurston.wa.us.

Sincerely,

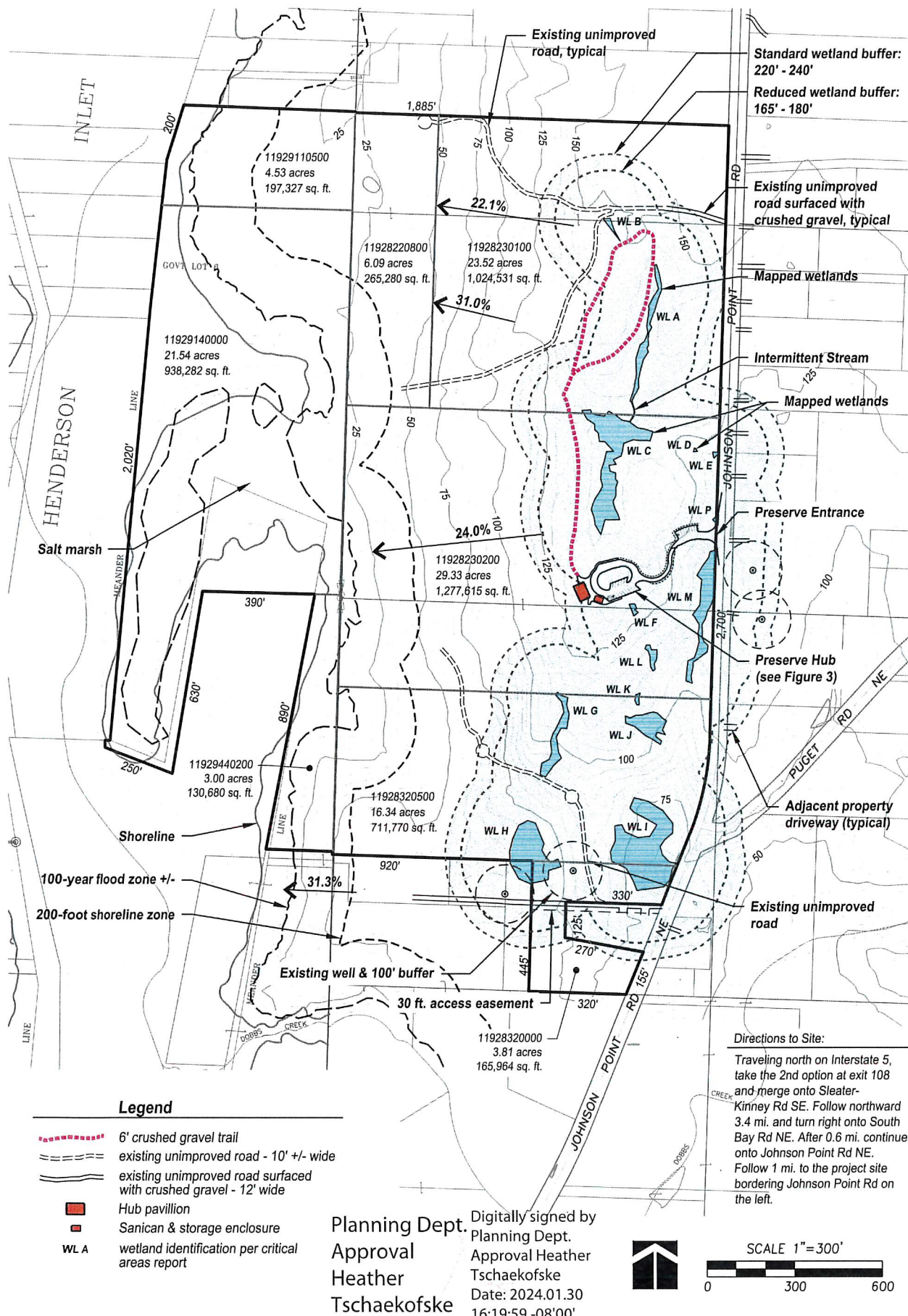
Heather Tschaekofske

Heather Tschaekofske, MES
Associate Planner/Biologist

Enclosures: Site plan

Cc:

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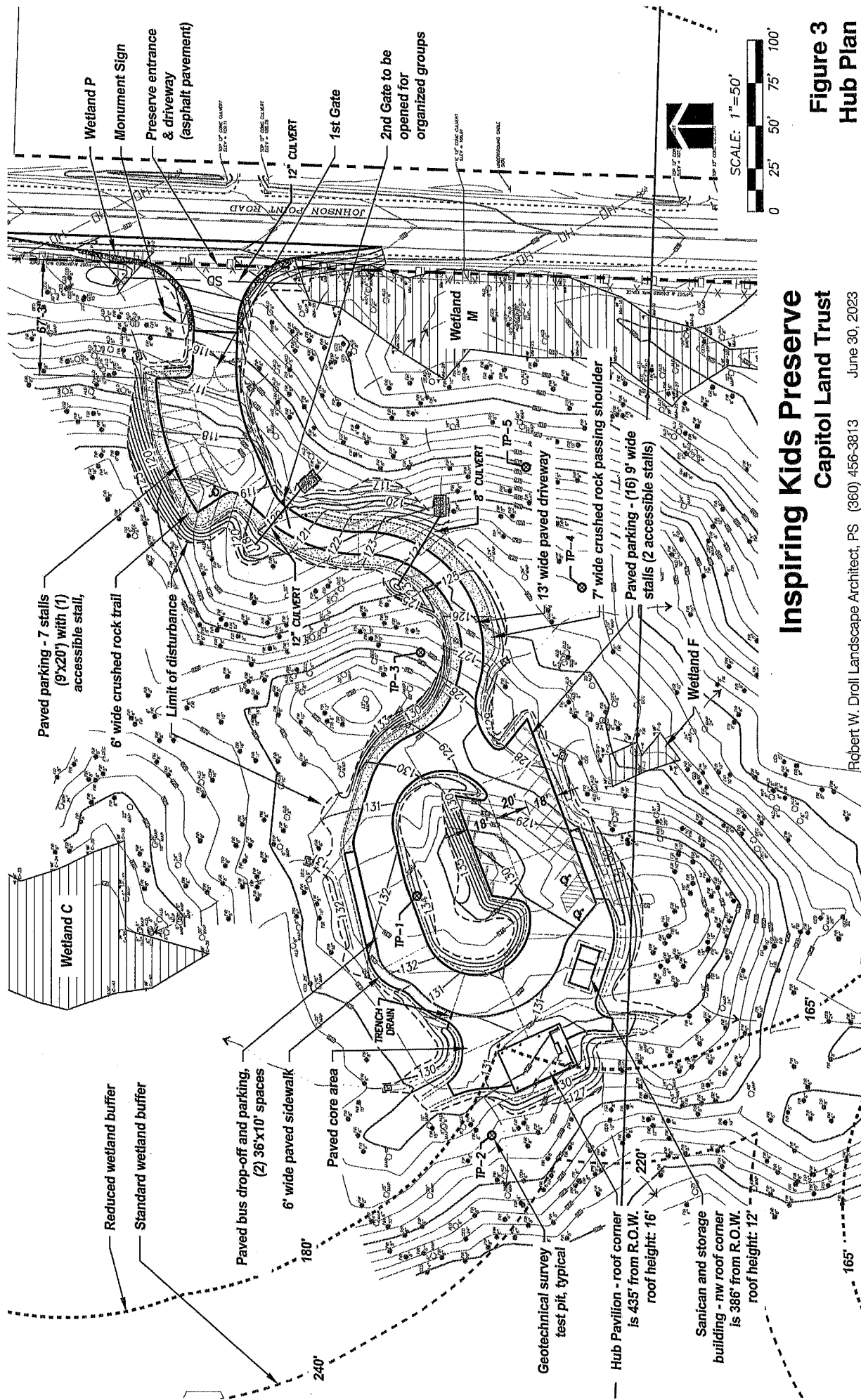
Inspiring Kids Preserve Capitol Land Trust

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

April 6, 2023

Site plan approval for 20-111035 XD only

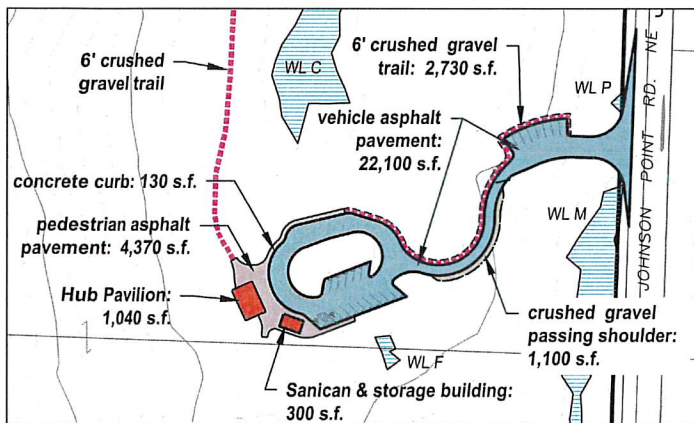
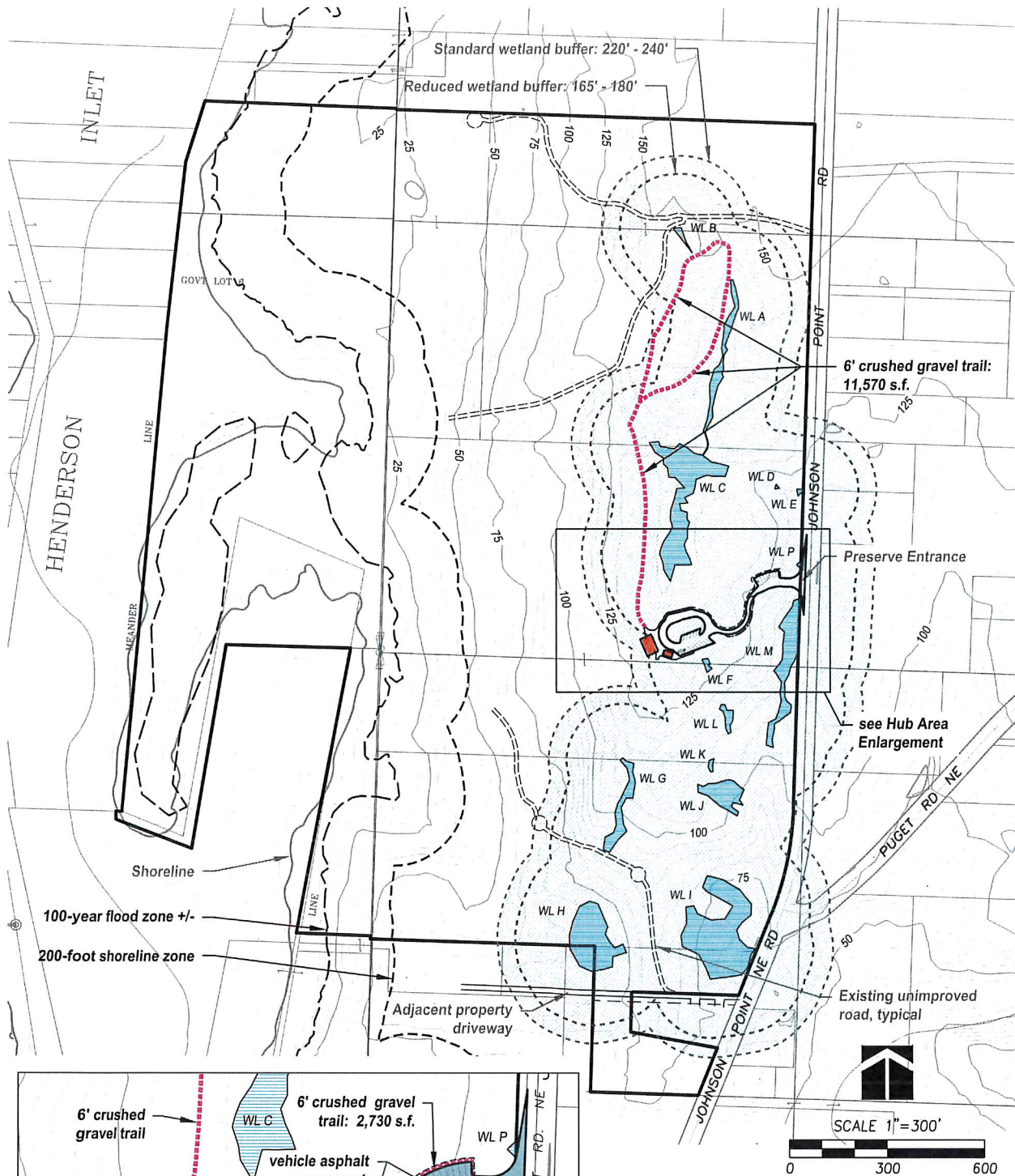
**Figure 2
Project Map**



Inspiring Kids Preserve Capitol Land Trust

Figure 3
Hub Plan

Robert W. Droll Landscape Architect, PS (360) 456-3813 June 30, 2023



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%

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April 6, 2023

Figure 4
Impervious Surfaces Map

