



**THURSTON COUNTY
COMMUNITY PLANNING AND
ECONOMIC DEVELOPMENT DEPARTMENT
ENVIRONMENTAL CHECKLIST**

Purpose of Checklist

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants - **USE BLACK INK ONLY**

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 EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. Please **do not** write in the area that is specified for agency use only.

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.

A site plan must accompany the Environmental Checklist. It should be clearly legible, scaled accurately and include information regarding boundary lines of subject and adjacent properties; roads, existing and proposed; existing buildings; wells and drain fields, if any; geographical features (such as steep slopes, low areas, seasonal or year-round drainages and shorelines) and details of the project. Please submit one copy of the site plan 8" x 11" or 8" x 14" in size.

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 this 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 checklist to the words "project," "applicant," and "property or site" should read as "proposal," "proposer," and "affected geographic area," respectively.

Fees: Thurston County Development Services - Minor Administrative Permits
Thurston County Development Services - Major Hearing Examiner Permits

STAFF ONLY

Environmental Checklist Submittal Requirements

Check all Front Page Entries

Check Signature and Date for Completion

Include any environmental reports required. (Wetland report, etc.)

Fees, Paid

Site Plan: Submit one copy of site plan 8" x 11" or 8" x 14".
Plan must be clearly legible and contain pertinent information.



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"USE BLACK INK ONLY"

1. Applicant: Thurston County
Address: 2000 Lakeridge Drive SW
Olympia, WA 98502-6045
Phone: 360-786-5490
2. Point of Contact: Jennifer Davis, Community Planning
Address: Same As Above
Phone: 360-786-5475
3. Property Address or location: Thurston County
4. 1/4 S/T/R: _____
5. Tax Parcel #: _____
6. Total Acres: _____
7. Permit Type: Non-Project Comprehensive Plan Amendment 2021-2026 Capital Improvement Program
8. Zoning: commercial and light industrial
9. Shoreline Environment: n/a
10. Water Body: n/a
11. Brief Description of the Proposal and Project Name:
Minor Amendment to Appendix G, 2021-2026 Capital Improvement Program, of the Thurston County Comprehensive Plan. This is a non-project action adding two facilities to the CIP for county administrative offices. The Environmental Checklist for project 2020104117, 2021-2026 CIP, is incorporated by reference.
12. Did you attend a pre-submission conference for this project? Yes _____ No X
If yes, when? _____
13. Estimated Project Completion Date: June 2021
14. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones): Amendments are submitted to WA State Dept. of Commerce in compliance with the Growth Management Act.
15. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain: Appendix G of the Comprehensive Plan is amended annually.
16. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:
17. Proposed timing or schedule (including phasing, if applicable):
Adoption planned by June 29, 2021.
18. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Final EIS, Thurston County Comprehensive Plan, 1994, and Supplements. Environmental checklist and

****OFFICIAL USE ONLY****
Folder Sequence # 21-105023
Project #: 2021102120
Related Cases: 2020104117
Date received: 4.27.21 By: JLD
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Determination of Non-Significance prepared for the 2021-2026 CIP annual amendment (project 2020104117).
Required environmental review and permitting for individual projects listed in the CIP will be attained through
project implementation.



ENVIRONMENTAL ELEMENTS

Evaluation for

To be Completed by Applicant

Note: Adding facilities to the CIP is a non-project action.
Agency Use Only

1. Earth

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other**

The two facilities will occupy largely flat, developed sites.

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

N/A

- 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.**

N/A

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

N/A

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

N/A

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

N/A

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

Similar coverage to existing development footprints is anticipated.

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

N/A

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.**

N/A Future remodeling may produce limited-term impacts during construction.

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

N/A

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

N/A



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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.**

No.

(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.**

No.

(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.**

N/A

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

N/A

(5) **Does the proposal lie within a 100-year flood plain? 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

b. Ground

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

N/A

(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.**

N/A



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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.**
N/A Future remodeling will comply with local impervious surface limits.
- (2) **Could waste materials enter ground or surface waters? If so, generally describe.**
N/A

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

N/A

4. **Plants**

a. **Check or circle types of vegetation found on the site: N/A**

- Deciduous tree: alder, maple, aspen, other
 Evergreen tree: fir, cedar, pine, other
 Shrubs
 Grass
 Pasture
 Crop or grain
 Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 Water plants: water lily, eelgrass, milfoil, other
 Other types of vegetation

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

N/A

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

N/A

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

N/A

5. **Animals**

a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: N/A**

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

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

N/A

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

N/A

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

N/A



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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.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- 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:

N/A

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

N/A

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

N/A

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

N/A

b. Noise

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

Sites are located in developed urban areas with typical 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.

N/A

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

N/A

8. Land and Shoreline Use

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

Commercial and industrial.

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

N/A

- c. Describe any structures on the site.



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Office buildings.

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

N/A

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

High density commercial and light industrial.

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

Commercial and light industrial.

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

N/A

- h. **Has any part of the site been classified an "environmentally sensitive" area? If so, specify.**

N/A

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

N/A

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

N/A

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

N/A

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

N/A

9. **Housing**

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

N/A

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

N/A

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

N/A

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?**

N/A

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

N/A

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

N/A



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11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
N/A
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
N/A
- c. **What existing off-site sources of light or glare may affect your proposal?**
N/A
- d. **Proposed measures to reduce or control light and glare impacts, if any:**
N/A

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
N/A
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
N/A
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
N/A

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.**
N/A
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**
N/A
- c. **Proposed measures to reduce or control impacts, if any:**
N/A

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.**
Sites are located on public arterials.
- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
Yes.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

N/A



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- 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).**

N/A

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

N/A

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

N/A

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

N/A

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.**

N/A

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

N/A

16. **Utilities**

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

N/A

- 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.**

N/A

C. **SIGNATURE**

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: 4-27-21_____ Signature: *Jennifer Davis*
Jennifer Davis, Planning Manager



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.

To be completed by Applicant

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NOTE: Facilities listed on the CIP must undergo environmental analysis at the individual project permit level. Listing the facilities on the CIP does not guarantee that they will be permitted.

- 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 two new facilities will occupy developed sites in existing commercial/light industrial areas. Future remodeling projects may produce periods of limited-duration noise. Considerations for innovative use of alternative hours, telecommuting, distributed service locations, and work at home opportunities. Priority is given to long-term energy efficiency through design and construction.

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

The two new facilities are at developed, urban sites and involve re-use of existing structures. Impacts of any remodeling or expansion of existing buildings to be determined at the individual project level based on local, state and federal habitat protection laws.

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

N/A Projects will be required to be in compliance with applicable federal, state, and local regulations for energy use. Maintenance and remodeling projects should improve energy efficiency of buildings.

- 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?**

N/A

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



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(do not use this sheet for project actions)

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?**

There are no known shorelines at the two facility sites.

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

N/A

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

Adding these facilities to the CIP enables the County to meet demands for public services.

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

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

None. The goal of this amendment is to be in full compliance with the Growth Management Act. Additional environmental review to ensure compliance with local, state, and federal environmental laws may be required at the permitting stage for each project.