SEPA ENVIRONMENTAL 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.

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.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

Kaiser Woods Park Development

2. Name of applicant:

City of Olympia Parks, Arts & Recreation Department

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

Diane Utter, P.E. – Project Manager
Olympia Parks, Arts, and Recreation
P.O. Box 1967
Olympia WA 98507
360.753.8282

4. Date checklist prepared:

Created June 1, 2023; revised April 11, 2025 and March 23, 2026.

5. Agency requesting checklist:

City of Olympia, Community Planning & Economic Development Department (CPED)

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

Proposed design and permitting in 2023 through 2026, and construction starting in late 2026 or early 2027.

Construction of the trails is estimated to last 12-18 months. Most of the park will be open during trail construction. Construction of the access lane, parking lot and pond is estimated to last two months.

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

No

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

Critical areas reports have been prepared by SC&J Alliance and KPG Psomas. Geotechnical reports have been prepared by Landau Associates, Krazan & Associates, Sage Geotechnical, and GeoEngineers. A modified Level V Soil and Vegetation Report has been prepared by Sound Urban Forestry. A Drainage Design Report has been prepared and submitted by OPARD staff.

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.

No

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

Conditional Use Permit (which includes Land Use), City of Olympia
Engineering Permit, City of Olympia
Right-of-way Permit, City of Olympia
Building Permit, City of Olympia (for restroom, kiosk and bicycle parking)
Water Permit, Electrical Permit, City of Olympia (if needed for restroom)
Onsite Sewage Permit, Thurston County (if needed for restroom)
Engineering Permit, City of Tumwater
Right-of-way Permit, City of Tumwater

11. Give a 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.)

The Olympia Parks, Arts & Recreation Department (OPARD) is planning to construct dedicated hiking trails, mountain biking trails and other mountain biking facilities at Kaiser Woods Park.

The development plan proposes:

- 1,000-foot long paved access lane off Black Lake Boulevard
- Parking lot with 25 spaces including one ADA accessible space
- Restroom with municipal water connection and storage vault for wastewater
- Frontage improvements on Black Lake Boulevard
- 3.5 miles of new trails for biking, hiking or shared use. New and existing trails will have hard-packed earth or gravel surfacing.
- 1.9 miles of maintenance on existing trails. Inside critical area buffers, only maintenance will occur which is exempt from the critical area requirements, per OMC 18.32.111. Outside critical area buffers, existing trails may by widened.
- 0.4 miles of existing trails, located outside critical area buffers, to be abandoned
- Bicycle pump tracks - one for beginners and one for intermediate to advanced riders
- Bicycle skill station for intermediate and advanced riders
- Bicycle skill station for beginners

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.

The site address is 2549 Black Lake Boulevard SW, Tumwater. The northern nine parcels (approximately 68.5 acres) are in the City of Olympia, section 20 of township 18 N and range 2 W. The southern two parcels (approximately 2.5 acres) are in the City of Tumwater section 29 of township 18 N and range 2 W. The project also encompasses approximately 6.5 acres of unopened future road right-of-way. Maps and legal descriptions have been submitted under the conditional use permit application.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The site is hilly and slopes generally from west to east. It also slopes away to the north and south. It is heavily forested and contains three wetlands along with a seasonal stream.

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

The site generally slopes at an average 12 percent slope, with localized slopes ranging from 5 to 55 percent.

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.

According to the Natural Resource Conservation Service maps, soils on the site include Alderwood gravelly sandy loam, Kapowsin silt loam and Schneider very gravelly loam.

The following information is from a geotechnical assessment by Landau Associates.

Overburden soil: Present throughout the site, this unit consists of a thin mantle of recessional outwash, glacial till, or weathered basalt extending between 0.5 and 15 ft below ground surface (bgs). Recessional outwash deposits generally consisted of loose to medium dense sand with varying gravel and silt content; glacial till deposits consisted of dense to very dense sand with silt and gravel; and weathered basalt consisted of silty sand with angular gravel and boulder-sized basalt fragments.

Bedrock: Observed underlying the overburden soil, this unit is present throughout the site, and consists of fresh, dark gray, aphanitic basalt.

The proposed park development would keep the vast majority of soil on site. Most of the trails will be built on existing soil that will be moved around and compacted. Some soil will be removed in the parking lot and access lane area. Soil may be imported for construction of the detention pond.

Both pump tracks will be constructed with clean, imported soil that will be formed and compacted. This is necessary so the composition of the soil is appropriate to hold its shape with ongoing use.

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

According to reports by Landau Associates, Sage Geotechnical and GeoEngineers, there are no surface indications of unstable soils in the project area.

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.

The grading area for the whole project is approximately 126,000 square feet or approximately 3 acres. Most of this – over 2.5 acres – is along new and redeveloped trails, and in the skills areas and pump tracks. The remainder is in the parking lot, access lane and pond areas. No grading is proposed within wetlands, wetland buffers, streams or stream buffers.

Total filling for the proposed improvements will be approximately 900 cubic yards of structural fill from a source acceptable to the City and 550 cubic yards of native material from onsite excavation. The imported fill is for the two pump tracks. Approximately 500 cubic yards of excavation (cut) is proposed. The design team will balance the cut and fill as much as possible in the final design.

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

Erosion as a result of clearing and construction will be typical of other construction sites. Clearing and grading will be conducted as per the Drainage Design and Erosion Control Manual (DDECM). A Construction Stormwater Pollution Prevention Plan (C-SWPPP) will be prepared and approved as part of the engineering permit application process. Clearing and grading for trail construction may occur year round if the transport of sediment from the construction site to receiving waters is prevented.

Erosion due to use of the property, by bicyclists and pedestrians, is possible but expected to be minimal. According to the Critical Areas Report by Landau Associates Inc, “The proposed development will not increase risk to life-safety or property at the site or adjacent properties, and is estimated to have negligible effect on the stability of the steep slopes.”

The same report further states, “Based on the results of Landau Associates Inc’s geologically hazardous area assessment, the proposed development will not increase risks to life-safety or negatively impact the critical area, provided construction is completed in accordance with the recommendations presented herein.”

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

Just under 6% of the site will be covered with impervious surfaces (e.g. compacted earth trails and asphalt paved surfaces) after the project is complete. However, most of this area will be hard packed earth trails. About one fifth of the impervious area will be in the access lane and parking lot.

The impervious area in the City of Olympia jurisdiction is proposed to be 4.8%. The impervious area in the City of Tumwater jurisdiction is proposed to be 32.2%.

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

Best management practices will be employed to minimize erosion during construction. The soil at Kaiser is mainly Kapowsin silt loam, which is more prone to erosion. However, the underlying bedrock is not prone to erosion and is very close to the surface in many areas.

A C-SWPPP will be prepared and submitted for approval. Construction will be inspected by Parks staff to ensure the contractor is in compliance with the C-SWPPP and erosion is minimized. All disturbed areas (not on trails or in paved areas) shall be revegetated to provide long-term erosion control.

Erosion due to use of the property is addressed in the drainage design report. Proposed new hiking and biking trails are narrow (i.e., between two to four feet) thus minimizing impacts from soil erosion. In addition, prevention measures used for trail building include the following best management practices, as recommended by the consultant, Evergreen Mountain Biking Alliance (EMBA):

- Frequency of grade reversals. A grade reversal will be constructed at least every 50 ft. This allows for very little accumulated stormwater on any given section of trail and thus, minimizes erosion. Beginner and intermediate flow trails will have some sections with grade reversals every 8-12 ft creating a pump track experience and dispersing stormwater effectively.

- Exaggerated In-sloped turns. Turns are in-sloped so that tire pressure is perpendicular to the tread, assisting with soil compaction instead of degradation. Water sheds to the inside of the turns away from where the tires are riding up on the berm. As turns get sharper, steeper in-sloping is implemented. Water will be directed to the other side of the trail at the next drain dip.

- Speed and Sightline management. Trails are designed to limit speed and provide appropriate sightlines to prevent over-braking (and resulting erosion). Speed is controlled by grade, turning radius, obstacles in the tread, chicanes and other features.

The geotech consultant, Landau Associates, recommends “All trail crossings within the areas listed as potential LHA (landslide hazard area), should run perpendicular to slope contours; traversing across potential LHAs should be avoided. Grading activities beyond minor leveling of near surface soils to provide a level path should not occur within the areas delineated as potential LHAs.” Only one trail is proposed to cross an LHA and it will cross it perpendicular to slope contours. The trail is a hiking only trail.

In addition, the following erosion and sediment control measures, recommended by Landau Associates, will be implemented and maintained throughout construction:

- Clearing limits shall be shown on the plans and marked in the field prior to clearing and grading activities. Clearing/disturbance of native vegetation will be avoided outside of the proposed trail alignments.

- All stormwater runoff shall be managed with best management practices (BMPs), approved by the local jurisdiction.

- In addition to construction in the dry season (May through September), earthwork activities can be performed in the wet season (October through April) during periods of dry weather, in accordance with Olympia and Ecology regulations.

- All temporary and permanent slopes shall be stabilized immediately using appropriate BMPs. All disturbed areas (not on trails or in paved areas) shall be revegetated to provide long-term erosion control.

2. Air Find help answering air questions

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.

During construction, heavy equipment is expected to temporarily increase emissions. The heavy equipment that may be used includes bulldozers, backhoes, excavators and dump trucks. This will be used to construct the access lane, parking lot and restroom. Smaller tools and equipment will be used for trail building.

No new sources of emission will result from ongoing use of the proposed trails project after construction is complete.

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

No. The property to the west, is owned by Manke Timber and they have not indicated any plans for logging their property. The property to the south, a rock quarry and concrete recycling business, does have trucks entering and leaving. The nearest drive paths are more than 150' from the project site, and are downhill so emissions and odor are unlikely to spread to the project site.

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

The project will minimize the use of heavy equipment where possible. Hours of operation will be limited to between 7:00 am and 6:00 pm, Monday through Friday. Vehicles will not be permitted to idle when not in use. The construction area will be watered, as needed, to keep dust from becoming airborne.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

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.**

There are three wetlands on the property and three Ns (non-fish seasonal) streams. The streams are not named. The streams flow to and through the wetlands. The wetlands flow to a stormwater conveyance system and from there to Black Lake Drainage Ditch and eventually to Percival Creek.

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.**

The project will require minimal work less than 200 feet from a wetland or stream. The seasonal streams have buffers of 150' and the wetlands have buffers of 180'. Some new trails will be built more than 150' but less than 200' from a stream. Some new trails will be built within 200' of the wetlands, but outside the 180' buffer.

With one exception, described below, only existing trail maintenance will be performed in the stream and wetland buffers. Existing trail maintenance will include moving and compacting soil and cutting back vegetation. No change in trail surfacing will be done. A conceptual site plan showing the critical area buffers and proposed work have been submitted with the conditional use permit.

A detention pond and a portion of the access lane will be constructed less than 200 feet (but more than 135 feet) from Wetland A. However, the pond will be constructed at an elevation lower than the wetland and will drain away from the wetland. The access lane will follow the existing gravel access driveway. Construction will be managed so that no runoff from the construction site enters the wetland.

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 in or removed from the seasonal stream or wetlands.

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

No. The proposal does not require surface water withdrawal or diversions.

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

The proposal does not lie within a 100-year floodplain.

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.**

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: Find help answering ground water questions

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 a general description, purpose, and approximate quantities if known.**

No well or groundwater withdrawal is proposed.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 discharge is proposed. The restroom will have a holding tank that will be pumped as needed and the waste will be disposed of off-site at an appropriate facility.

c. Water Runoff (including stormwater):

a) 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.

Impervious surfaces resulting from the proposed project will cause small increases to peak stormwater runoff volumes. The trails will be cross sloped to direct stormwater runoff to the natural vegetated area adjacent to each trail. Full dispersion into existing natural vegetation will be used for stormwater management where possible – for trails, pump tracks and skills areas. The upper access lane and parking lot will be designed with stormwater runoff flowing to a stormwater detention pond.

Stormwater from pollutant generating hard surfaces will be treated prior to discharge from the site, into the City of Olympia stormwater system.

Runoff will be conveyed and treated as required by the Drainage Design and Erosion Control Manual (DDECM). The specific proposal for runoff is detailed in the Drainage Design Report associated with this project.

The net runoff leaving the site will be at a slower rate than prior to the project.

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

As proposed, waste materials will not enter ground or surface waters. Potential waste materials could include parking lot runoff. Runoff will be conveyed and treated as required by the DDECM. The specific proposal for runoff will be detailed in the Drainage Design Report associated with this project.

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

Drainage patterns in the vicinity of the site will not be altered by the proposed project.

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

The proposed park development will minimize the removal of trees and vegetation. Over 90% of the site will be retained in the current, forested condition. This will help mitigate peak runoff during storm events.

The trails are narrow (typically 3’-5’) and will be constructed such that the stormwater is dispersed to existing natural vegetation.

Stormwater runoff from areas that are cleared for the parking lot and access lane will be managed so that increased flooding does not occur on site or off site. Runoff that leaves the site will be at the same rate or lower rate than current conditions.

The drainage patterns will be maintained and not be impacted by the proposed park development.

4. Plants Find help answering plants questions

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

☒ deciduous tree: alder, big leaf maple, aspen, dogwood, red alder, pacific madrone, black cottonwood, willow
☒ evergreen tree: Douglas fir, western red cedar, yew, western hemlock
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ orchards, vineyards, or other permanent crops.
☒ wet soil plants: buttercup, skunk cabbage, other
☐ water plants: sedge grass, water lily, eelgrass, milfoil, other
☒ other types of vegetation: ferns, blackberry, moss, lichen, poison oak, nettles, salal, shelf fungus

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

Invasive plant species and noxious weeds will be removed if encountered during construction. Vegetation will be removed in the direct path of the trails. Trails will be routed to minimize the removal of trees, especially those of significance. A Soil and Vegetation Plan has been prepared by Kevin McFarland, a certified arborist with Sound Urban Forestry, revised on 12/8/2025. In the parking lot, access lane and stormwater pond areas, 22 trees are planned for cutting down. The area will also be cleared of vegetation in preparation for paving and pond grading.

There are two areas identified in the Soil and Vegetation Plan as being affected by laminated root rot (LRR). This affects mainly Douglas Fir trees. The affected trees will need to be pruned or removed wherever they are within striking distance of a trail. The City’s forestry consultant (a certified arborist) will advise on this situation during construction. LRR is very hard to eradicate from a property unless the affected area is very small. This is because a margin of unaffected trees have to be removed as well as the affected trees. Parks staff have decided not to pursue eradication of LRR at this time due to the effect on the forest that removing hundreds of mature Douglas Firs would have.

A total of 90 trees have been identified for cutting down. This represents less than half of one percent of the estimated 24,000 trees in the park.

After construction, Parks staff will monitor for invasive species and continue to remove them according to their usual practices.

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

None of the state listed species are known to be on or near the site. This is based on observations at the project site by Parks staff and the City's urban forestry consultant. The source of the list is the Washington Department of Natural Resources web site (https://dnr.wa.gov/natural-heritage-program/rare-species/online-field-guide-rare-plants-washington).

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

Landscaping will be minimal at the site and the natural vegetation will be preserved wherever possible. Plantings will be made with trees and shrubs recommended by the City's urban forestry consultant.

Any trees that are cut down will be left on site. This provides habitat for animals and the promotion of new forest growth.

The Soil and Vegetation Plan associated with this application provides additional information about preserving and enhancing vegetation on the site.

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

Scotch broom, English ivy, Himalayan blackberries, holly, vinca, herb Robert, reed canary grass, morning glory

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

- **Birds:** hawk, eagle, songbirds, crow, owl, woodpecker, hummingbird, duck, geese
- **Mammals:** deer, elk, black bear, cougar, coyote, raccoon, squirrel, opossum, rodents, bats
- **Fish:** none
- **Other:** frog, slug, garter snake, insects, spiders

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

None of the state listed species are known to be on or near the site. This is based on observations at the project site by Parks staff. The source of the list is the Washington Department of Fish and Wildlife web site (https://wdfw.wa.gov/sites/default/files/2024-03/wa-state-listed-and-candidate-species-list.pdf).

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

The site is part of migration routes common to Thurston County. Thurston County is located in southern Puget Sound. The Puget Sound area is within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends from Alaska to Mexico and South America.

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

The site will be minimally developed, with large areas between trails for wildlife preservation. In addition, the buffers around the wetlands and seasonal stream will leave large areas of the site largely undeveloped. An additional 150' buffer with properties to the north and east is being maintained for privacy. That voluntary buffer will also preserve habitat for wildlife. Over 90% of the site will be retained in the current, forested condition.

Any trees that are cut down, as recommended in the Soil and Vegetation Plan, will be left on site. This provides habitat for animals and the promotion of new forest growth.

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

None of the state listed invasive species are known to be on or near the site. This is based on observations at the project site by Parks staff. The source of the list is the Washington Invasive Species Council web site (https://invasivespecies.wa.gov/)

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. 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.

Electrical energy may be used to power lights at the restroom. The energy may be supplied by a service connection with Puget Sound Energy or by solar panels. Alternatively, the restroom may use windows and skylights for natural lighting with no electrical energy use.

Electrical energy will be used to power a water pump to serve the restroom. A pump is required because the restroom is at a much higher elevation than the available water source.

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

This project would not affect the potential use of solar energy by adjacent properties.

3. 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.

One design alternative includes the restroom using windows and skylights for natural lighting. This would conserve energy.

7. Environmental Health Find help with answering environmental health questions

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

The proposal will not introduce any environmental health hazards.

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

The Washington Department of Ecology shows no known contamination issues from present or past uses of this site. Two septic systems were decommissioned when the associated houses were demolished.

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.

No existing hazardous chemicals/conditions are known. The National Pipeline Mapping Service shows no hazardous chemicals or conditions within the project area.

The houses that were demolished had natural gas service. Puget Sound Energy capped the services at the end of Park Drive. Those gas service lines are abandoned in place and will not be disturbed by the project.

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.

During construction, there might be a need for fuel trucks or hydraulic oils in the staging areas. Precautions will be taken to prevent spills. Once construction is complete, no toxic or hazardous chemicals are expected to be stored at the Park.

4. Describe special emergency services that might be required.

None

5. Proposed measures to reduce or control environmental health hazards, if any.

If any fuel, oil or other chemicals are stored on site during construction, they will be stored securely in a secondary container. In case of spill, Olympia protocols will be followed, as detailed in the project's C-SWPPP. This starts will a call to the Spill Hotline (360) 753-8333. That phone line is answered 24 hours per day.

b. Noise

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

There are not noises off-site that will affect the ability for people to hike or bike on the park property. The site may have noise from Black Lake Boulevard traffic and trucks on neighboring properties. The property to the west, owned by Manke Timber, is being used for hiking and mountain biking. Manke Timber has provided a use agreement to Friends of Capital Forest, a local mountain biking club, to build, maintain and use trails on the Manke timber land for recreational biking and hiking purposes. There is

not noise associated with the hiking and biking use. There are no plans for timber harvest that have been proposed by Manke Timber.

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)?**

Construction noise will result from machinery used for site preparation and building of the parking lot and access lane, but only during daylight hours – as required by law. Minimal noise will result from the construction of the trails, which are mainly located far from other properties. There are no anticipated increases in noise associated with the project on a long-term basis, aside from typical sounds associated with people utilizing a park trail.

3. **Proposed measures to reduce or control noise impacts, if any.**

Construction noises will be required to meet the local noise control ordinance. No long term noise reduction measures are needed or proposed.

8. Land and Shoreline Use Find help answering land and shoreline use questions

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.**

The site is currently an undeveloped park. It is open to the public and has trails that were in existence when the land was purchased by the City. It does not have amenities. The properties to the north and east are primarily residential, consisting of neighborhoods of single family residences. There is a church to the southeast. On the south is a rock quarry and concrete recycling business. The land to the west is owned by a timber company, but is not currently being logged. That neighboring timber property is used for mountain biking with permission from the owner. The proposal will not affect current land uses on nearby or adjacent properties.

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 because 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?**

The project site has not been used as working farmland, but in the past may have been managed as forest land. The evidence is based on the Critical Areas Report from KPG Psomas that characterized the forest as second growth. Prior to the City's purchase of the property, it had contained two single-family homes. The site is currently a park, and its use will not change due to this development project. Therefore, no agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal.

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?**

The proposal will not affect the working forest land to the west. There is an easement across the south end of the park property allowing the owner to the west to access their property. The existing gravel driveway beyond the proposed parking lot will be retained. The new access lane will be constructed to accommodate logging trucks.

c. Describe any structures on the site.

There is one garage on the site, approximately 1,000 square feet in area and one story tall. This building is used exclusively by City parks maintenance staff, and is not open to the public.

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

No structures will be demolished. Two houses were demolished on the site prior to this project, under a prior permit (City of Olympia 17-2221 and 17-2222).

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

The zoning for most of the site, all parcels in the City of Olympia, is Residential Low Impact. The two parcels in the City of Tumwater are zoned Light Industrial.

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

The Future Land Use map in the Comprehensive Plan shows Low Density Neighborhoods for the whole project site. The Plan also calls for a future 2-lane major collector roadway from Kaiser Road to Black Lake Boulevard along the west and south edges of the project site.

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 as a critical area by the city or county? If so, specify.

Yes. Three wetlands, three seasonal streams and small areas of landslide hazard area (LHA) have been classified as critical areas by the City of Olympia.

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

No one would reside in the completed project. The only workers would be the parks employees who open, close, monitor and maintain the park.

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

None

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.

The proposal is compatible with existing land use in the park. The trails and restroom will enhance the park. The access lane and parking lot will make it more accessible for all users. The zoning and comprehensive plan show residential uses here but there have been proposals for residential developments and they faced many challenges related to utilities and stormwater treatment. Those challenges are reduced for the park development proposal.

A voluntary 150' buffer with properties to the north and east is being maintained for privacy. This will reduce the impact of the development on neighbors.

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

N/A

9. Housing Find help answering housing questions

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

No housing will be provided.

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

No housing will be eliminated.

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

No measures are proposed because this is not a housing project.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The restroom structure would be around 10 feet tall.

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

No views would be altered or obstructed.

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

The parking lot and restroom will not be visible from other properties.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal will not produce light or glare. No lighting is proposed except at the restroom which is far from other properties. The park will also be closed from dusk to dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

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.

N/A

12. Recreation Find help answering recreation questions

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

The project is within an existing park that is open for walkers, hikers, birdwatchers and mountain bikers currently. There is private property to the west where mountain bikers are also permitted to ride by the private property owner. There are other wilderness parks on the westside of Olympia such as Grass Lake Nature Park, McLane Nature Trail and Yauger Park. Those parks do not offer trails designated for biking only.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project would not displace any existing recreational uses except during construction. Some trails will be closed temporarily during the improvements.

Currently, there are approximately 2.1 miles of trails available for both biking and hiking. Trails are not signed for a particular use. After the proposed development, there will be approximately 3 miles available for hiking and 5 miles available for biking. About 2.5 miles of those trails will be shared use.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

This project will increase recreation opportunities in the park and provide a parking lot and restroom. It will not reduce any recreation options so mitigation measures are not required.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

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.

There is one garage on the property that is just over twenty years old. It is not of historic significance.

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.

There are no known historical structures located on or near the site. Most of the site is designated by the Department of Archaeology and Historic Preservation as low risk or moderately low risk for containing archaeological resources.

A cultural resources assessment was conducted for the site. Five culturally modified trees were discovered and mapped. The project will avoid disturbing the trees as recommended by the cultural resources consultant.

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.

A cultural resources assessment was conducted for the site by ASM Affiliates, Inc. Methodology included a literature review of site forms and previous cultural resources reports on file at the Washington State Department of Archaeology and Historic Preservation as well as pertinent environmental, historic, and ethnographic maps and documentation; Tribal coordination; a field inventory of the project area; and preparation of this technical report

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.

Five culturally modified trees were discovered and mapped as part of the cultural resources assessment. The project will avoid disturbing the trees as recommended by the cultural resources consultant. The trees will be protected by fencing at the beginning of the project before other construction activities begin.

An Inadvertent Discovery Plan will be in place during the construction process that will protect any finding uncovered by any excavation.

14. Transportation Find help with answering transportation questions

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.

Black Lake Boulevard SW – The project includes constructing an access lane with a parking lot on parcels in Tumwater and in Olympia right-of-way.

Park Drive SW – Park users who arrive in vehicles can park at the end of Park Drive SW. There is parking allowed on both sides of the street. There is enough room for about 8 cars to park west of the last two houses. This is an existing access point for pedestrians and bicyclists to enter the park. There is no proposal to develop this entrance further.

Kaiser Road SW – There is no direct connection of public land between the park property and Kaiser Road public right-of-way.

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?

The site is not currently served by public transit. The nearest bus stops are at Mottman Rd and R W Johnson Blvd (1 mile away) and Black Lake Blvd and Cooper Point Rd (also 1 mile away).

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).

An existing gravel driveway will be replaced with a paved access lane. The lane will provide access to the proposed parking lot and to the adjacent forestland property to the west. Frontage improvements on Black Lake Boulevard will be included in the project as required by the City of Tumwater.

The access lane will be designed to be convertible to a major collector in the future by including base rock to that specification. The future major collector will be wider than the proposed access lane and the access lane asphalt could be incorporated into the new road. Existing topography and the uncertainty on the alignment of the future collector make it difficult or impossible to build part of the major collector now. In addition, most of the access lane is located in Tumwater. At the time of construction of the major collector, the parking lot and restroom will likely need to be relocated.

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

The project will not use water, rail, or air transportation.

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?

The project will generate an estimated increase of 132 trips per day with 13 of those trips during PM peak hours. It is not anticipated that the volume of truck (commercial and non-passenger vehicles) traffic will increase or decrease based on the project.

The estimates were calculated by City of Olympia Transportation Division staff using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, with Land Use Code 411 - Public Park.

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.

The project could affect the movement of forest products in the area. The existing gravel driveway is sometimes used to transport forest products from the adjacent property to the west. The driveway will be blocked for some time periods during construction and the completed access lane will be available for logging trucks.

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

City staff will coordinate with the owners of the adjacent forestland property to ensure that disruptions to the movement of forest products are minimized. The contract will include provisions for allowing forest product trucks movement through the construction area with as few delays as possible.

15. Public Services Find help answering public service questions

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.

The project site is currently serviced by local emergency departments. The project should not result in an increased need for public services.

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

The proposed design will allow for emergency vehicle access to the parking lot with an emergency vehicle turn around. Since the project should not result in an increased need for public services, reduction measures should not be necessary.

16. Utilities Find help answering utilities questions

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

These utilities are available at the streets adjoining the property (Park Drive and Black Lake Boulevard).

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.

The project may extend services for electricity and water to serve a single stall, ADA accessible restroom. The project will only install the restroom if funding permits. If the project extends water service, it will be provided by the City of Olympia. Electrical connection, if made, would be with Puget Sound Energy. If built, the restroom will have a holding tank for sewage that will be pumped periodically. No sewer connection or drainfield is proposed.

C. Signature Find help about who should sign

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.

X Diane Utter

Type name of signee: Diane Utter, P.E.

Position and agency/organization: Project Manager, City of Olympia Parks, Arts and Recreation Department

Date submitted: 3/24/2026

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section 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?**
    - **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
    - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**
    - **Proposed measures to protect or conserve energy and natural resources are:**

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

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

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
    - **Proposed measures to reduce or respond to such demand(s) are:**

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