



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

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## SEPA ENVIRONMENTAL CHECKLIST FOR WDFW CAMP PROJECTS

### 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.

Some of the answers below have been pre-filled (underlined text). **Please review them for accuracy and edit as needed for your proposal.**

### A. Background [Find help answering background questions](#)

#### 1. Name of proposed project:

Deschutes Watershed Center Hatchery

#### 2. Name of applicant:

Katrina Simmons, Washington Department of Fish and Wildlife (WDFW)

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

Address: 600 Capitol Way N, Olympia, WA 98501

Phone number: (360) 870-0694

Email: katrina.simmons@dfw.wa.gov

**4. Date checklist prepared:**

December 18, 2024

**5. Agency requesting checklist:**

Washington Department of Fish and Wildlife

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

*The proposed timeline, subject to changes due to permitting and funding is:*

Design: July 2023-May 2026

Construction documents/bid period: July 2026-September 2026

Construction: May 2027-January 2031

Facility startup: January 2031

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

WDFW plans to produce and release approximately 3.8 million salmon fry annually within the watershed. There are currently no plans for future additions or expansion once the proposed project is completed. However, this facility could accommodate an increase in fish production if future needs are determined. This SEPA checklist does not include further information on fish production and is focused solely on the construction of the hatchery, associated infrastructure, and future standard operation assuming current fish production levels.

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

None  List:

*Has been prepared:*

- All Known, Available, and Reasonable Treatment Technologies (AKART) Study Effluent Water Quality Basis WDFW Deschutes Hatchery Alternative Analysis (HDR, October 6, 2022)
- Budd Inlet Total Maximum Daily Load for Dissolved Oxygen Water Quality Improvement Report and Implementation Plan (Weiss and Watson, Washington State Department of Ecology, June 2022)
- Deschutes Hatchery Hydrogeologic Evaluation – Groundwater Modeling Report (GeoEngineers, January 25, 2023 and March 15, 2023)
- Deschutes Hatchery Hydrogeologic Evaluation – Test Well 1 Construction and Testing Report (GeoEngineers, March 7, 2022) and Addendum No. 1 (GeoEngineers October 12, 2022)

- Evaluation Report Groundwater Right Application G2-30820 Deschutes River Hatchery (GeoEngineers, December 2, 2022)
- Evaluation Report Surface Water Right Application [S1-30821] Deschutes River Hatchery (July 13, 2022)
- Preliminary Mazama Pocket Gopher report (WDFW, June 8, 2022)
- Wetland delineation report (WDFW, August 24, 2021)

*Will be prepared if needed:*

- Biological and cultural review for the Army Corps of Engineers permit submission
- Channel Migration Zone Delineation
- Federal Emergency Management Agency (FEMA) Habitat Assessment
- Zero Rise Analysis and Certificate
- Engineer’s Report for National Pollutant Discharge Elimination System (NPDES) permit submission
- Updated Hydrogeologic Evaluation with updated background aquifer conditions

Any other documents requested by regulators will be prepared.

**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  Yes, explain:

WDFW will continue to work with federal agencies and tribal partners to obtain all necessary biological permits before the release of fish.

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

*In addition to the separate fish production coordination described above, government approvals or permits may/will include:*

- Air Quality Notice of Construction Permit
- Aquatic Lands Lease
- Construction Stormwater General Permit and Stormwater Pollution Prevention Plan
- County Building Permit
- County Class 4 Forest Land Conversion
- County Critical Areas Review Permit (CARP) and/or Reasonable Use Exception (RUE)
- County Shoreline Substantial Development Permit
- County Special Use Permit
- Department of Ecology NPDES permit
- Department of Ecology Section 401 Water Quality Certification
- Department of Ecology, water rights permits/certificates
- Department of the Army Section 404, Discharge of Dredge or Fill Material into Water
- WDFW Hydraulic Project Approval (HPA)

**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.**

WDFW proposes to construct a new hatchery facility on the Deschutes River. The facility will consist of a hatchery building (~7,200 ft<sup>2</sup>), surface water intake and access road, groundwater production well, emergency backup generator, settling pond (size currently unknown), twelve 10 ft x 100 ft and six 20 ft x 120 ft raceways for rearing juvenile fish, one 17 ft x 100 ft pollution abatement pond, outfall, utility/shop building (size currently unknown), water treatment, and three on-site residence buildings (not estimated to exceed 2,400 ft<sup>2</sup> each) with separate water supply and septic systems, driveways, and an access road. The facility will operate year-round 24 hours a day, seven days a week. Please see the site plan for a conceptual layout of the facility and residences.

**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.**

7517 Rixie RD SE  
Olympia, WA 98501  
Thurston County, Parcel: 39902900001  
SW ¼ and SE ¼ of the NW ¼, Section 07, Township 17 N, Range 01 W  
Lat/Long: 46.9776 N, -122.8571 W

## **B. Environmental Elements**

### **1. Earth [Find help answering earth questions](#)**

**a. General description of the site:**

**Check one:**  Flat,  Rolling,  Hilly,  Steep slopes,  Mountainous,  Other:

Most of the site is flat or gentle with some areas sloping down to the Deschutes River.

**b. 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 USDA NRCS Web Soil Survey: Everett very gravelly sandy loam, Indianola loamy sand, Nisqually loamy fine sand, Pilchuck loamy sand, Spanaway gravelly sandy loam, and Sultan silt loam.

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

No  Yes, describe:

Yes, the parcel lies within Thurston County Landslide Review Hazard Areas and there are sloped areas approaching the Deschutes River.

**d. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Since this is a new hatchery with multiple buildings, residences, access roads, etc., there will be significant volumes of materials. Current estimates are listed below and are subject to adjustment as the design progresses.

Project Element	Cut/Fill (cubic yards)
<b>Total Cut</b>	<b>33,100</b>
Clear and Grub	10,767
Excavation	22,333
<b>Total Non-Imported Fill</b>	<b>12,244</b>
Landscape Berms Fill	2,500
Non-Structural Fill	9,744
<b>Exported Fill</b>	<b>20,855</b>
<b>Total Imported Fill</b>	<b>28,290</b>
Structural Fill	10,066
Gravel Base Fill	10,680
Stormwater Pond Lining Fill	3,147
Concrete Fill	4,321
Asphalt Fill	76

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

No  Yes, describe:

Yes, construction could cause erosion due to clearing (tree and other vegetation removal), grading, and soil compaction.

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

The total addition of impervious area is estimated to be 275,000 ft sq which will result in approximately 18% of the parcel covered with impervious surfaces.

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

- The project will be marked/staked before construction. Clearing limits, travel corridors, and stockpile locations will be marked. Critical Areas and their buffers will be clearly marked.

- All construction debris, excess sediment, and other solid waste material will be properly managed and disposed of in an upland disposal site approved by the appropriate regulatory authority.
- Construction will take place during the dry season as much as possible. Exposed soils will be covered and stabilized per permit requirements and will be re-seeded upon construction completion.
- Disturbance to riparian and other vegetation will be kept to the minimum footprint necessary to construct the project. Replanting with native vegetation will occur following regulations set forth by the appropriate regulatory agency.
- Best Management Practices (BMPs) will be used and may include straw wattles, silt fences, seeding of exposed soils, and diversion of surface waters. Other measures will be taken as necessary. Permits may require other measures, which will also be followed. Site temporary erosion and sediment control (TESC) plans will be prepared under the appropriate regulatory agencies.

**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, there will be an increase in dust and vehicle emissions. After construction, vehicle emissions will occur from normal facility operation and vehicles. Additionally, WDFW will install a stationary emergency engine (generator) to provide power for critical hatchery functions in the event of a power outage.

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

No  Yes, describe:

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

- The use of the generator is expected to be low and consist only of routine short-term testing (e.g. monthly for a few minutes) and use during power outages, which are not expected to occur frequently.
- Solar PV and micro-hydro electricity generation are being considered for feasibility for the proposed project to reduce overall energy use and associated emissions of the facility.
- BMPs will be used to control temporary air pollutant emissions in the construction area. Those may consist of requiring proper maintenance of construction equipment, avoiding prolonged idling of vehicles, and spraying water to minimize dust. Standard emission control converters and mufflers will be used by construction vehicles.

### 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.**

No  Yes, describe:

Yes, the Deschutes River, a type S Watercourse, forms the western boundary of the parcel intended for the future hatchery. There is a 2.1-acre Category II riverine wetland in the western portion of the property.

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  Yes, describe:

Yes, an element of the project is to construct a new surface water intake and outfall for the hatchery in the Deschutes River. In addition, there will be an intake access road, pump station, and potentially a micro-hydro system within 200 feet of the Deschutes River.

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.**

The project will avoid impacts to wetlands where possible. However, due to the nature of the construction of the surface water intake and access road, there will be some wetland and wetland buffer impacts. The amount of fill and dredge material that would be placed in or removed from surface water or wetlands is currently unknown. All fill material will be from clean sources and native fill will be used where appropriate. The current anticipated area of impact to wetlands and wetland buffers is as follows, but has not yet been finalized:

Critical Area	Total Area of Impact (ft sq)
Wetland	500
Wetland Buffer	20,000

The mitigation plan for impacts to wetlands and their buffers is still in development and WDFW will work with Thurston County and other regulatory agencies to provide mitigation as outlined in the Thurston County Code (TCC 24.30).

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

No  Yes, describe:

The new surface water intake for the hatchery proposes to withdraw an instantaneous rate of 21 cubic feet per second (cfs) from the Deschutes River, which will be non-consumptive.

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

No  Yes, describe:

Yes, the western portion of the parcel is within a mapped Floodway and the NW corner is within an AE Flood Zone. The Base Flood Elevation (BFE) is approximately 150.7 ft North American Vertical Datum of 1988 (NAVD 88) within the south end of the parcel and 149.3 ft NAVD 88 within the north end of the parcel.

**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  Yes, describe:

Yes, the hatchery will utilize an outfall in the Deschutes River that will discharge the hatchery water after it has gone through the facility. However, there will be a sediment retention pond and pollution abatement pond, and WDFW will obtain all necessary permits required to minimize and monitor discharges to surface waters. WDFW will meet Total Maximum Daily Loads (TMDLs) as part of the NPDES permit process, which has not yet been completed.

**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  Yes, describe:

Yes, one onsite well is planned to supply water for the proposed hatchery at a rate of 350 gallons per minute (gpm). Some nitrates and phosphates are expected to be discharged to groundwater, but analyses indicate that the proposed pumping and recharge system will not impair groundwater quality (GeoEngineers, January 25, 2023). Further studies are planned to better quantify the impact the recharge system will have on groundwater quality. A group B well system is proposed for domestic use for the three hatchery staff residences.

**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.**

Three on-site residence buildings are planned, with one group B water supply and a shared septic system for domestic sewage. The proposed hatchery buildings will have a dedicated septic system for their domestic sewage. The system size has not been determined and the design has not progressed enough to estimate the amount the system will experience.



**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.**

Stormwater will be diverted from the new structures proposed, including buildings and residences. In areas where stormwater cannot be effectively redirected, it will be collected and transported or pumped to an appropriate stormwater treatment system as necessary. The specific type of stormwater treatment required has not yet been fully determined but at this stage of the design, swales and catch basins are proposed.

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

No  Yes, describe:

During extremely high flows, there is a chance that wastewater could enter surface waters. However, most hatchery features are proposed above the 100-year flood level to avoid impacts. Additionally, the existing riparian buffer and upland vegetation will slow runoff, and soil will aid in filtration. Some nitrates and phosphates are expected to be discharged into groundwater, but analyses indicate that the proposed pumping and recharge system will not impair groundwater quality (GeoEngineers, January 25, 2023). Further studies are planned to better quantify the impact the recharge system will have on groundwater quality.

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

No  Yes, describe:

Yes, the proposed facility will alter drainage patterns. A stormwater report will be prepared. The total addition of impervious area is estimated to be ~275,000 ft sq which will result in approximately 18% of the parcel covered with impervious surfaces.

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

- The waste effluent treatment system will be designed in accordance with all known, available, and reasonable methods of preventing, controlling, and treating pollution (AKART), as is required by state law.
- All discharges will meet or exceed the requirements of a National Pollutant Discharge Elimination System permit as administered by the Department of Ecology, and address AKART standards.
- BMPs will be used during construction.
- The pollution abatement pond and sediment retention pond will improve the water quality of hatchery effluent and WDFW will coordinate with the Department of Ecology and Thurston County to obtain necessary permits to minimize and monitor the effects on water quality.
- A site-specific Storm Water Pollution Prevention Plan (SWPPP) will be developed prior to project implementation. The SWPPP will identify best management practices (BMP) and

erosion/sediment control to minimize the inadvertent delivery of sediment or hazardous materials to waterbodies or runoff areas.

#### 4. Plants [Find help answering plants questions](#)

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

- Deciduous tree: alder, maple, aspen, other (Red Alder, Big Leaf Maple, and others)
- 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

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

Some vegetation, including mature trees, will be removed to construct the facility. Quantities are unknown at this time, however, required permits will be obtained and all mitigation will be followed.

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

None are known.

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

- None.  Yes, describe:

A landscaping plan will be prepared, subject to Thurston County approval. Any areas of bare ground will be seeded. Landscaping will be located along the road frontage and the planting plan will be coordinated with Thurston County.

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

Reed Canarygrass  
Scotch Broom  
Purple Loosestrife  
Japanese Knotweed

#### 5. Animals [Find help answering animal questions](#)

**a. Circle or 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. Examples include:**

**Birds:**  hawk,  heron,  eagle,  songbirds,  other:

**Mammals:**  deer,  bear,  elk,  beaver,  other:

Fish: bass, salmon, trout, herring, shellfish, other:

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

*The USFWS Information for Planning and Consultation (IPaC) tool identifies the following listed species as potentially occurring within the project vicinity:*

Olympia Pocket Gopher (*Thomomys mazama pugetensis*)  
Yelm Pocket Gopher (*T. mazama yelmensis*)  
Marbled Murrelet (*Brachyramphus marmoratus*)  
Streaked Horned Lark (*Eremophila alpestris strigata*)  
Yellow-billed Cuckoo (*Coccyzus americanus*)  
Oregon Spotted Frog (*Rana pretiosa*)  
Bull Trout (*Salvelinus confluentus*)

*The NOAA Protected Resources App identifies the following listed species as potentially occurring within the project vicinity:*

Winter Steelhead (*Oncorhynchus mykiss*)

Other species information:

There are no critical habitats designated in the project area, except for Winter Steelhead. The NOAA Essential Fish Habitat Mapper lists essential fish habitat for Chinook Salmon (*O. tshawytscha*) in the project area. WDFW's Priority Habitats and Species tool identifies non-listed species in the vicinity: Cutthroat Trout (*O. clarki*), Coho Salmon (*O. kisutch*), Big Brown Bat (*Eptesicus fuscus*), Townsend's Big-eared Bat (*Corynorhinus townsendii*), and other bats (*Myotis* spp.).

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

No  Yes, describe:

Yes, this is part of the Pacific Flyway (birds), and fish migrate up and down the Deschutes River.

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

The river intake will meet state and federal standards for fish screening. WDFW will avoid disturbance where possible, all required permits will be obtained, and all mitigation measures will be followed. Work will be limited to the time needed for construction. Fish exclusion will occur before construction. Consultation with appropriate agencies will occur before construction to limit impacts on aquatic species.

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

*Potential invasive species include:*

Apple Maggot  
Bullfrog  
European Starling

## 6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- 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.**

Electric energy is proposed for the site to serve the project's energy needs. This will be used for the proposed hatchery facility as well as the three proposed residences. Solar and micro-hydro energy generation will be explored for feasibility within the proposed project to decrease energy needs for the project. Additionally, a diesel/gas-powered generator will be used during power outages or emergencies to maintain essential hatchery functions.

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

No  Yes, describe:

- 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.**

Heat pump heating/cooling and electric water heating will be utilized where possible to reduce energy consumption. Applicable energy code standards will be followed to reduce the energy use of the project. Solar and micro-hydro energy generation will be explored for feasibility within the proposed project to decrease energy needs for the project.

## 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.**

No  Yes, specify:

Formalin is used in the hatchery process during the incubation stage of fish rearing.

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

None are known.

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 are known.

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.**

Formalin is used in the hatchery process during the incubation stage of fish rearing. Diesel fuel is used as needed to run the emergency engine (generator).

4. **Describe special emergency services that might be required.**

None are anticipated.

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

Formalin will be stored in non-occupied spaces of the facility with appropriate spill kits and hazard signs/markings. All safety measures for chemicals will be utilized.

**b. Noise**

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

There is traffic noise, but it is not expected to affect the project. Standard noise associated with construction will be present during site development.

**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)?**

Most noise impacts from the project will be during the construction phase. Construction noise is to be expected during hours each day of the week allowed by local noise ordinances. Long-term noise impacts are low and will consist of vehicles entering and exiting the site and noise from the residences. Noise will be created by testing, and if needed, use of the emergency backup generator. Noise impacts from the generator are expected to be infrequent and of short duration.

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

The facility will be set back from the main road and as far from property boundaries as possible. WDFW will work with local regulators to determine allowances for the timing and duration of noise during the construction of the project. Noise from the emergency engine (generator) used to power the hatchery in the event of a power outage is expected to be infrequent and of short duration.

**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 property is primarily undeveloped. WDFW does not anticipate that the project will affect 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?**

No  Yes, describe:

**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?**

No  Yes, how:

**c. Describe any structures on the site.**

There is one test well, 7 monitoring wells, and a foundation on the property. The foundation is from an unknown structure but was not identified as being of historical or cultural significance during review by WDFW professional archaeology staff.

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

No  Yes, specify:

Yes, the foundation will be demolished.

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

Rural Residential Resource – One Dwelling Unit Per Five Acres (RRR1/5).

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

Government and Institutional

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

The western portion of the parcel is Conservancy.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No  Yes, specify:

According to the results of the Thurston County Pre-Submission Conference that took place on September 8, 2022, the property contains and is adjacent to mapped wetlands, fish and wildlife habitat conservation areas, and 100-year flood zones regulated by the Thurston County Critical Areas Ordinance (CAO, TCC 24 and TCC 14.38). The property is also located within a Critical Aquifer Recharge Area.

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

Three employees and their families will live on-site, and we anticipate that the range will be 3-15 people. Additionally, there could be up to five employees not residing on-site.

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

None.

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

Not applicable.

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

Residential development, such as the three planned for this site, is permitted in the RRR 1/5 zoning classification.

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

None are needed.

**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.**

Three single-family residences will be provided for hatchery employees and are assumed to be middle-income housing.

**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.**

None are needed.

**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?**

Building height has not yet been determined for the proposed structures, however, it is not anticipated that buildings will be more than two stories or 30 feet. The hatchery facility building exteriors will be metal. The three residences' exterior building materials have not been decided at this time but are expected to be common residential building materials.

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

No views in the immediate vicinity will be obstructed. Tree plantings along the property boundary with Rixie Rd will change the view for neighboring residences and traffic, as there are no trees along the road currently. Due to the planned removal of some trees for the hatchery facility, neighboring residents may see the facility through the trees.

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

The hatchery will be set back in the forested area of the site to reduce visual impacts on residential neighbors. Tree plantings along property boundaries will be used where possible to obscure the proposed facility and residences.

**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?**

There could be glare from the water in the hatchery settling pond, pollution abatement pond, and raceways. Construction lighting will be in place during all non-daylight hours for the security of the site during the construction phase. Permanent site lighting in the form of floodlights and light poles is

expected at the proposed hatchery facility during non-daylight hours year-round for security. Normal residential lighting is also expected to occur for the residences from interior and exterior lighting.

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

No  Yes, specify:

**c. What existing off-site sources of light or glare may affect your proposal?**

None are known.

**d. Proposed measures to reduce or control light and glare impacts, if any.**

Tree planting around the property boundaries is expected to shield or break up any light sources from the proposed project.

**12. Recreation** [Find help answering recreation questions](#)

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

The hatchery will be a public facility and will provide recreational opportunities that may include fishing, wildlife viewing, and educational materials.

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

No  Yes, specify:

During construction, no access will be permitted due to safety reasons. There will be an increase in recreational opportunities when the project is completed, since prior to the proposed hatchery project, this was a site that was closed to the public.

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

None are planned; recreational opportunities will likely increase upon project completion.

**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.**

No previously identified buildings, structures, or sites over 45 years of age listed or eligible for listing in local, national, or state registers are within the project area.

**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.**

No previously conducted cultural resource surveys have been done in the project area. No historic properties are indicated within the project area in the 1853 and 1863 GLO plat maps. Within 0.5 miles



of the project area one cultural resource survey was completed (Berger 2015) which did not identify archaeological sites but recorded historic properties including the Chadar Ochel, Schetcher Caretaker's Residence, and the Scheter Infirmary.

**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 site visit and background research consisting of DAHP WISAARD, historic maps, and GIS data has been conducted of the project area. WDFW archaeological staff have coordinated with tribal cultural resource staff on site visits.

**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.**

A cultural resource survey will be conducted during project design to identify any cultural resources on the tax parcel.

**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.**

The property is accessible from Rixie Rd SE and currently, there is a dirt access road and parking area secured by a locked gate.

**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?**

No  Yes, specify:

No; the nearest transit stop (Intercity Transit) is approximately 1.5 miles away on Yelm Highway (Yelm Hwy at Rich Rd).

**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  Yes, specify:

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

No  Yes, specify:

- 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?**

During construction, there will be an elevated number of vehicle trips per day during normal work hours Monday-Friday, including trucks and other equipment. After construction, there will be more vehicle traffic than before construction because the property will transition from an unoccupied parcel to a fully functioning hatchery with three residences. The number of vehicle trips is not known currently but is estimated to be 10-20 per day. This estimate was arrived at by speaking to WDFW hatchery managers.

- 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  Yes, specify:

During the construction phase, trees will be extracted from the site where required by the final design and transported off the site on local roads. After construction is completed, no movement of agricultural or forest products is to be expected apart from salmon eggs, fish feed, and other items necessary for the facility's operation.

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

None.

## 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.**

No  Yes, specify:

The project has the potential to increase the need for public services such as police, fire, or EMTS, in case of emergencies, due to the increased number of people working, living, and visiting the site.

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

The site will have employees once it has been opened to the public and they can be the first contact regarding public services for visitors.

## 16. Utilities [Find help answering utilities questions](#)

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

- 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.**

Electrical service will need to be increased for the facility. The electrical service will be supplied by Puget Sound Energy.

**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 Katrina Simmons

**Typed/printed name of signee:** Katrina Simmons

**Position and agency/organization:** Environmental Planner

**Date submitted:** December 18, 2024

*Individuals who need to receive this information in an alternative format, language, or who need reasonable accommodations to participate in WDFW-sponsored public meetings or other activities may contact the Title VI/ADA Compliance Coordinator by phone at 360-902-2349, TTY (711), or email ([Title6@dfw.wa.gov](mailto:Title6@dfw.wa.gov)).*