



THURSTON COUNTY
RESOURCE STEWARDSHIP
ENVIRONMENTAL CHECKLIST

THURSTON COUNTY
RECEIVED

DEC 18 2014

DEVELOPMENT SERVICES

"USE BLACK INK ONLY"

14 129648 XA

Permit Type: Environmental Checklist
Sub Type: Hearing Examiner
Work Type: Commercial
Site: **930 76TH AVE NE OLYMPIA WA 98506**
Assessor Property ID: 12911440102
Applicant: CHANG MOOK & SUKJOO SOHN TRUSTEES
Owner: CHANG MOOK & SUKJOO SOHN TRUSTEES

1. Applicant: ChangMook Sohn
Address: 930 76th Ave NE
Olympia, WA 98506
(360) 357 3999
Phone: (360) 701 1110
Cell: _____
E-Mail Address: changmooksohn@gmail.com

2. Point of Contact: ChangMook Sohn
Address: 930 76th Ave NE
Olympia, WA 98506
Phone: (360) 357 3999
Cell: (360) 701 1110
E-Mail Address: changmooksohn@gmail.com

Owner: _____
Address: _____
Phone: _____
Cell: _____
E-Mail Address: _____

4. Property Address or location:

930 76th Ave NE
Olympia, WA 98506

5. Quarter/Quarter Section/Township/Range: 11 19 2W

6. Tax Parcel #: 12911440102

7. Total Acres: 1.25

8. Permit Type: Shoreline Substantial Development

9. Zoning: Residential

10. Shoreline Environment: Conservancy

11. Water Body: Zangle Cove

12. Brief Description of the Proposal and Project Name:

Pacific Northwest Aquaculture proposes to establish a 1.1 acre geoduck farm on private tidelands.
Name: Pacific Northwest Aquaculture, LLC

13. Did you attend a presubmission conference for this project? Yes No

If yes, when? _____

14. Estimated Project Completion Date: on going

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):

US Army Corps of Engineers Individual Project Permit for work conducted within the waters of the US
WA WDFW Hydraulic Project Approval; WA ECY -Water Quality Certification, WA; TC County SSDP

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

No.

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

No.

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

Upon approval and continuing.

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

CES (Confluence Environmental Company), 2012
WDFW (WA dept. of Fish and Wildlife), 2012
priority habitat and Species data on the Web. WDFW, Habitat Program, Olympia, WA
<http://wdfw.wa.gov/mapping/phs/> (accessed march 12, 2012)
Biological Evaluation
JARPA



THURSTON COUNTY
RESOURCE STEWARDSHIP
ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use Only

To be Completed by Applicant

1. Earth

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

- Flat
 Rolling
 Hilly
 Steep Slopes
 Mountainous
 Other: Gently sloping tidelands

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

About 3%

c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

sandy, muddy

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

No.

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

None.

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

No. While turbidity may increase for a short period of time during harvesting, erosion is not expected to occur from shellfish farming.

To be Completed by Applicant

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

None.

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

None.

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

geoducks are planted by hand. The water pump used for geoduck removal is powered by diesel.

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

No.

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

None.

3. **Water**

- a. **Surface**

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Puget Sound

To be Completed by Applicant

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. the proposed geoduck farm is located on private tidelands between -4.5 and +3 feet MLLW.

- (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.

None. Sediments disturbed during the geoduck harvest are left in the place.

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

No.

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

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. **Ground**

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

No.

To be Completed by Applicant

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. **Water Run-off (including stormwater)**

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, in known). Where will this water flow? Will this water flow into other waters? If so, describe.

None.

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

No.

- (3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. **Plants**

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

Deciduous tree: alder maple aspen other _____

Evergreen tree: fir cedar pine other _____

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail buttercup bulrush skunk cabbage
other _____

Water plants: water lily eelgrass milfoil other

Other types of vegetation Algae

To be Completed by Applicant

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

Some ulva may be removed during planting, PVC tube removal, and harvesting, but ulva is expected to quickly reoccupy the area.

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

ESA Listed species may be on or near the site. No confirmed occurrences have been documented at this time. ESA listed species are addressed in the project BE

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

None.

5. **Animals**

- a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

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

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

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

Chinook Salmon, Steelhead and Bull Trout, Bocaccio, Canary Rockfish, Killer Whale, (see JARPA and BE for complete list)

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

Zangle Cove is part of the migration route for salmonids

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

There is evidence that shellfish culture activities, including geoduck farming, enhance habitat values and functions

To be Completed by Applicant

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None. Diesel powered water pump will be used during the shellfish harvest every 5-7 years.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any

None.

7. Environmental Health

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

No. Minimal Exposure.

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

None.

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

None.

To be Completed by Applicant

b. Noise

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

None.

- (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.

On going operations will include boats to and from site during low tides (day and night) and the diesel powered pump for harvesting.

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

use of low RPM Diesel-powered pump.

8. Land and Shoreline Use

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

Single family residence.

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

No.

- c. Describe any structures on the site.

Single family residence on the upland.

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

No.

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

Residential.

To be Completed by Applicant

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

N/A.

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

Conservancy.

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

No. Intertidal sand/ mud flat.

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

0 would reside; 2-4 workers would occasionally be present during planting, harvest, and maintenance activities

- 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:

Aquaculture is a water dependant use. No permanent development will occur.

9. **Housing**

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

None.

To be Completed by Applicant

- 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.

10. Aesthetics

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

No permanent structures. 10 inch PVC tube will be used temporarily.

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

The views resulting from this proposal will not be significantly altered.

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

None.

11. Light and Glare

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

Farming operations may occur during the day and night. Workers head lamps and boat lights may be used at night for safety.

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

No. This is farming operations and is ongoing.

To be Completed by Applicant

- 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:

None. Only lights necessary for safe operations will be used.

12. Recreation

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

recreational boating and fishing.

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

No.

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

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

To be Completed by Applicant

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

None.

14. Transportation

- a. Site will be accessed by boat.
Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

- b. No. There is Intercity Transit bus that runs on 4th Ave. 8 miles away.
Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

- c. None.
How many parking spaces would the completed project have? How many would the project eliminate?

- d. No.
Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

- e. the site will be accessed by boat.
Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- f. None.
How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

To be Completed by Applicant

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

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

None.

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

None.

16. Utilities

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

(Electricity, Water, Refuse Service, Telephone, Septic System)

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

17. Signature

- a. 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.

Print Name ChangMook Sohn

Date Submitted

12/18/14

Signature:

ChangMook Sohn