



Budd Inlet Treatment Plant

Class A+ Reclaimed Water Demonstration Project

SEPA Environmental Checklist

October 2026



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A. Background

[Find help answering background questions¹](#)

1. Name of proposed project, if applicable:

LOTT Class A+ Reclaimed Water Demonstration Project

2. Name of applicant:

LOTT Clean Water Alliance

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

Stephen Taylor, Planning Engineer
LOTT Clean Water Alliance
500 Adams St NE, Olympia, WA 98501
phone 360.664.2333

4. Date checklist prepared: October 1, 2026

5. Agency requesting checklist:

LOTT Clean Water Alliance

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

Assembly of equipment to perform water treatment processes: December 2026 - February 2027

Production of Class A+ water for trial and water testing purposes: March - June 2027

Production of Class A+ water for beer-making purposes: July – December 2027

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

This is a stand-alone demonstration project. Depending on interest and funding of the project, production of Class A+ water for demonstration purposes may be an annual occurrence.

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

No environmental information is needed for this proposal, as the project will take place on land that is already owned by LOTT that is paved and fenced in downtown Olympia. There will be no hazardous air or water emissions from the project.

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, there are no other proposals that affect the property.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

Reclaimed Water Permit; Department of Ecology WAC 173-219-070

11. Give 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 LOTT Clean Water Alliance (LOTT) which provides wastewater treatment for the urban areas of Lacey, Olympia, and Tumwater in Thurston County, will construct and temporarily operate a small-scale advanced water treatment (AWT) demonstration plant at the Budd Inlet Treatment Plant (BITP). LOTT currently produces Class A reclaimed water at the Budd Inlet Reclaimed Water Plant. The focus of this project is to **demonstrate** proven technology to produce safe, clean Class A+ reclaimed water for public outreach purposes. The LOTT Class A+ demonstration study will evaluate two different AWT trains (i.e., treatment methods): Reverse Osmosis-based Advanced Treatment (RBAT) and Carbon-based Advanced Treatment (CBAT). Class A+ reclaimed water will be produced using final effluent from the BITP as source water. The equipment will begin operating in 2027, allowing project team monitoring of critical control points and extensive sampling and monitoring to prove the safety of Class A+ reclaimed water and demonstrate reliability and efficacy of the multiple treatment barriers.

The Class A+ reclaimed water generated will not be connected in any way to a potable drinking water system but will be stored in batches and transported to local brewers or other community partners to produce beer or other alcoholic beverages. The Class A+ reclaimed water will meet state and federal requirements for potable reuse including Class A requirements as defined by the Washington State Department of Ecology, Washington State Action Levels and Maximum Contaminant Levels as defined by the Department of Health (DOH), and U.S. Environmental Protection Agency National Primary and Secondary Drinking Water Regulations. The equipment will be located at the BITP in downtown Olympia and will cover approximately 4000 square feet of paved area (Hazen and Sawyer, 2024)

The demonstration project is designed to achieve the following goals: (1) Demonstrate reliable treatment performance and protection of public health and (2) Provide an educational demonstration for public officials, regulators, schools, community groups, and the public regarding water resource management, advanced water treatment, and responsibly protecting the environment.

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.

The location will be at LOTT Clean Water Alliance's Budd Inlet Treatment Plant (BITP) at 500 Adams St. NE, Olympia, WA. Relevant maps are included as attachments to this document.

B. Environmental Elements

1. Earth

[Find help answering earth questions²](#)

a. General description of the site:

The site is flat and paved. It is built on fill, approximately 500 feet away from the East Bay of Budd Inlet.

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

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

5%. The site is paved.

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.

Soils at the site are fill materials that were historically placed on top of estuarine mudflats. These are mapped as Xerorthents, with 0 to 5% slopes. The site is paved and no soils are exposed.

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

No.

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.

There will be no filling, excavation or grading.

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

No. Erosion control measures are not needed because the site is already paved.

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

The site is already paved.

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

No measures are needed because the site is already paved.

2. Air

[Find help answering air questions³](#)

- 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.**

The project will not generate any on-site emissions. Construction of the facility includes installation of skidded equipment and the interconnections between them. Operation and maintenance activities will be powered by electricity, as will the temporary heating of the facility during colder months.

There will be no exhaust or dust from erecting the cover for the facility.

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

No off-site sources of emissions or odor will affect this proposal.

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

The choice of heating source will be electric, rather than diesel or propane, to reduce air emissions. No other measures are needed.

3. Water

[Find help answering water questions⁴](#)

- a. **Surface:**

[Find help answering surface water questions⁵](#)

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.**

The site is approximately 500 feet away from the nearest water body, which is the East Bay of Budd Inlet.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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 not require any work over, in or adjacent to surface water.

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.**

There will be no dredge material.

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

No surface water withdrawals or diversions will be needed.

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.**

There will be no discharge of waste material to surface waters. Any unused or process water will be discharged back into the head of the wastewater treatment plant onsite.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁶

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.**

Groundwater will not be withdrawn, nor discharged to.

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 will be discharged into the ground.

c. Water Runoff (including stormwater):

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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 runoff from the site will be largely unchanged from current conditions. At present, stormwater falls on paved surfaces and drains to a stormwater catch basin which is routed to the BITP headworks. During the demonstration pilot operation, approximately 4,000 square feet of the paved area will be covered by a tent, soft-walled enclosure or similar structure to house the Class A+ Reclaimed Water Demonstration equipment. Water that runs off of the enclosure roof will be directed to stormwater catch basins in the paved parking lot area on which the enclosure will sit.

The demonstration equipment will be treating the final effluent of wastewater from the BITP to Class A+ standards. Approximately 43,000 gallons per day (GPD) of final effluent will be introduced to the treatment trains. Water that will be used to make beer or another alcoholic product will be batched and transported off-site to producers. All other water will drain to a catch basin in the parking lot which leads directly to the headworks at the BITP. The catch basin has a capacity of approximately 1 million gallons per day (MGD).

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

No, waste materials will not enter ground or surface waters.

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

Drainage patterns will not be affected by this proposal.

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

No measures are needed to reduce or control drainage patterns.

4. Plants

[Find help answering plants questions](#)

- 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
- ☐ 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?

There is no vegetation on the site. The site is paved.

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

The affected geographic area is in an urbanized upland location. No threatened or endangered plant species or critical habitats are known to be on or near the BITP.

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

The site is paved.

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

Himalayan blackberry and Bindweed are known to be on BITP property.

5. Animals

[Find help answering animal questions⁷](#)

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.

Examples include:

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

Common wildlife species in the geographic areas include hawks, herons, eagles, songbirds, seagulls, and ducks. Urban wildlife, such as deer, raccoons, opossums, and squirrels are also in the area.

Species that are on the Washington State Department of Fish and Wildlife's Priority Habitat and Species (PHS) list near BITP and downtown Olympia include the little brown bat, big brown bat and Yuma myotis bat species, as well as breeding areas for the purple martin and great blue heron. There are blue heron nests on the BITP property.

Priority habitats include estuarine and marine wetlands and areas where shorebirds concentrate ([PHS on the Web \(wa.gov\)](#); 2025). Chinook, coho and chum salmon, and

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

cutthroat trout have all been identified in Budd Inlet or its tributaries (City of Olympia, 2012).

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

No threatened or endangered species or critical habitats are present in the terrestrial vicinity of the BITP. The shoreline of Budd Inlet is designated as an estuarine area by the City of Olympia. Federally listed species that may be present in the vicinity of Budd Inlet include the threatened bull trout, Chinook salmon, steelhead, marbled murrelet and the endangered Southern resident orca.

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

The affected geographic area is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America.

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

There will be no measures to preserve or enhance wildlife. Wildlife should not be affected by this proposed project.

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

A search on the USGS Nonindigenous Aquatic Species site for terrestrial animals showed that nutria were nearby in the Capital Lake area (USGS, [Nonindigenous Aquatic Species \(usgs.gov\)](https://www.usgs.gov/nonindigenous-aquatic-species) 2025). Additionally, Norway rat and opossum, which are non-native and well-adapted to urban areas, are known to be present at the BITP.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁸

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 will be used for the operation of the equipment and for heating.

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

The project is temporary and has a low profile; It will not affect the potential use or generation of solar energy by adjacent properties.

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.

There are no energy conservation features included in this proposal.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)⁹

- 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.**

Chemicals necessary for operation of the equipment will be stored onsite. This will include liquid ammonium sulfate (40%), sodium hypochlorite (8.25%), antiscalant, membrane cleaning solutions [sulfuric acid (98%), citric acid (100% powder), sodium tripolyphosphate (100% powder), hydrochloric acid (35%), sodium hydrosulfite (100% powder) and sodium hydroxide (50%)], coagulant (aluminum chlorohydrate (50%)), hydrogen peroxide (27-30%) and sodium bisulfite (38-40%). Chemicals will be contained in small pilot scale tanks mounted on the pilot treatment skids. Storage of liquid chemicals will be provided with containment.

If additional chemical storage is needed to restock the pilot scale tanks, these chemicals will be properly labeled and contained per Washington State and Federal safety standards.

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

The site is located in downtown Olympia and is built on fill. Historic uses of the site included lumber mills with burn pits. Over the years, sampling has indicated historic contamination with carcinogenic polycyclic aromatic hydrocarbons and heavy metals in soils and groundwater. During wastewater treatment plant upgrades and construction of new facilities, soil is removed and areas are capped with clean soil and pavement, or buildings. There is very little of the original upper soil horizon remaining as a source of contamination for it or the groundwater. LOTT is currently in the voluntary cleanup program, investigating and cleaning up the site on its own, under the Washington State Department of Ecology's supervision.

The area in which this demonstration project will be located is entirely capped with pavement for a parking lot.

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.

Chemicals used for wastewater treatment are located on the BITP site and are stored and used according to fire code and OSHA requirements. Presence of these chemicals will not affect project development or design. There are no Puget Sound Energy-owned natural gas transmission lines in the area.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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.

Toxic or hazardous chemicals that may be stored onsite and used in the treatment trains during operations include sulfuric acid, hydrochloric acid, sodium hydrosulfite, sodium hydroxide, hydrogen peroxide and sodium bisulfite. Chemicals stored onsite are anticipated to be of small volume (i.e., < 10 - 20 gallons, <50 pounds).

4. Describe special emergency services that might be required.

No special emergency services will be required.

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

All chemicals will be labeled, stored in secondary containment and separated by incompatibility. Spill kits will be readily available onsite in the unlikely event of a spill. The demonstration equipment is programmed with alarms to indicate chemical spills or leakage and with an emergency shut-off button. A portable eyewash station will also be onsite in the event of a chemical eye contact.

b. Noise

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

The ambient noise of traffic and intermittent machine operation will not affect this project.

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)?

Short-term noise will be caused by the construction of the demonstration facility. Long-term low ambient noise will be associated with operations of equipment anticipated to run continuously throughout the duration of the project.

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

No measures are needed to reduce or control noise impacts.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹⁰

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.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

Currently this area is a fenced parking area at BITP, used for staff and LOTT fleet vehicles. The proposal will displace parking for some vehicles to the rear of the plant. It will not affect adjacent properties or neighbors.

- 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 a working farm or as forest land.

- 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 be affected by surrounding working farm or forest land; these lands do not exist in the nearby vicinity.

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

There are no structures on the project site. The nearby Centrate Handling Facility building to the west and Primary Clarifiers Building to the east will be unaffected.

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

No structures will be demolished.

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

The BITP area in Olympia is zoned Urban Waterfront (UW) (Olympia, 2024). Wastewater treatment facilities are a permitted use in the UW zone (City of Olympia, Municipal Code Chapter 18.06).

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

The current comprehensive plan designation of the BITP area in Olympia is UW (Urban Waterfront) (Olympia, 2021).

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

The BITP area is not within, but it is in close proximity to shoreline that is designated as Urban Intensity and Marine Recreation in the City of Olympia 2021 Shoreline Master Program (City of Olympia 2021). The BITP outfall on the north end of the peninsula is within the Marine Recreation designation.

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

The BITP site has not been classed as a critical area; it is an industrial site. BITP is within 500 feet of Budd Inlet, and the inlet may contain important habitat for some species.

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

LOTT employs 91 people. The number of people who would run the demonstration equipment would vary from 1-5 depending on the needs of the project at any given time. Staffing of the project may include LOTT staff, partners and consultants.

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

No people will be displaced by this project.

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

No measures are needed.

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

This proposal is a demonstration project that is occurring within a fenced and paved area. It will not affect any projected land uses or plans.

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

There will be no impacts to agricultural or forest lands; no measures are needed.

9. Housing

[Find help answering housing questions](#)¹¹

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

No housing units will be provided.

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

No housing units will be eliminated.

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

No measures are needed to address housing impacts.

10. Aesthetics

[Find help answering aesthetics questions](#)¹²

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

The tallest proposed structure will be the tent enclosure or similar structure covering the treatment equipment; it is expected to be approximately 12 feet tall. The building material is proposed to be made of PVC/vinyl.

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

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

No views will be obstructed.

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

No measures are needed to address aesthetic impacts.

11. Light and glare

[Find help answering light and glare questions](#)¹³

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

There will be no light or glare from the equipment proposed.

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

No light or glare from the project will be a concern.

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

No off-site light or glare sources will affect the proposal.

c. Proposed measures to reduce or control light and glare impacts, if any:

No measures are needed.

12. Recreation

[Find help answering recreation questions](#)

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

Budd Inlet provides recreational walking and boating opportunities in the area. There is a walking trail along the East Bay shoreline and a public boardwalk along the West Bay shoreline. The Hands On Children's Museum, located across the street from the BITP provides recreational opportunities, as does the East Bay Public Plaza at the corner of East Bay Drive and Olympia Avenue. Several marinas are also present along Budd Inlet, with the closest approximately 0.25-miles from the site. The project location within the BITP facility separates the project location from these activities.

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

The proposed project will not displace any recreational opportunities in the area.

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

No measures are needed to address impacts on recreation.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁴

- 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.**

A review of historic registers indicates that there are no properties listed on or determined eligible for listing on the National Register of Historic Places (NRHP) or Washington Heritage Register (WHR) within or adjacent to the proposed project area (DAHP, 2025). There are no landmarks registered on the City of Olympia local preservation register and there are no Thurston County Landmarks on or adjacent to the project area.

Beyond a 0.25-mile area to the south of the BITP there is a historic district and several historic properties listed on the local, state and national registers. The proposed project is on the north side of the BITP and will not affect these properties.

- 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.**

BITP is located on a promontory within Budd Inlet in Olympia, Washington, and is built on approximately 15 feet of fill material. Olympia was referred to as Steh-Chass which roughly means “splicing two things together” (Hilbert et al 2001: 305). This area includes the usual and accustomed fishing areas of the Squaxin Island Tribe. Correspondence with the Squaxin Island Tribe from the initial Budd Inlet Treatment Plant Master Plan and Primary Sedimentation Basins project, dated May 15, 2006, also confirm the historical habitation and use of the inlet by the Squaxin Tribe.

Concern was raised by the Squaxin Island Tribe about the depth of disturbance for the 2013 Primary Sedimentation Basins project and the possibility of reaching native soils, as evidence showed sea levels in the Puget Sound were considerably lower thousands of years ago. Western Shore Heritage Service, Inc. reviewed geotechnical test borings conducted on the site (Gill, 2007). Two bores contained “trace” and “abundant” shell fragments at 11.5 feet below surface; this was interpreted as being the contact between fill and the historic tidelands. Wood fragments and sawdust were observed in eight of the bores. These findings correspond with the historical location of a lumber shed and the Olympia Door Company that once existed on a planked wharf within the project area (Gill 2007; Sanborn 1908). During the Primary Sedimentation Basins project, it was recommended that limited archaeological monitoring occur because the depth of excavation was proposed to be 20’, five feet deeper than the fill (Western Shore Heritage Services, 2007). The monitoring occurred and there were no archaeological findings during the excavation (Cultural Resource Consultants, 2013).

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

There are no recorded archaeological sites or historic landmarks within one quarter mile of the project area. There are 11 cultural resource surveys conducted within one quarter mile of the project area (Chambers and Amell 2013; Diedrich and Hartmann 2013; Gill 2007; Hudson et al. 2008; Murphy et al. 2001; Murphy and Larson 2000a, 2000b, 2002; Pinyard 2011; Trautman and de Boer 2009; Valentino et al 2009). No cemeteries or ethnographic place names were recorded on or near the project area.

Review of historic maps, aerial photographs and published Native American ethnographic studies provide support that there is a high probability for encountering cultural resources beyond the BITP Process Project Area (Hilbert et al., 2001; Metsker Map Company, 1962; Historic Aerials, 1969; Sanborn Map Company, 1888, 1908, 1924; USGS, 1937; USGS, 1949; USGS, 1959; Department of the Interior 1854).

- 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.**

This demonstration project will use trailered units on skids placed on pavement. It will not disturb any soil, so no impacts to cultural or historic resources will occur.

- 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.**

Due to the non-invasive nature of this project, no measures are being considered.

14. Transportation

[Find help with answering transportation questions](#)¹⁵

- 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.**

BITP is bordered by Thurston Avenue NE on the south, Franklin Street NE on the west, Market Street NE on the northwest, and Marine Drive NE on the northeast portion and Jefferson Street on the east of the site. Currently, the main access to BITP is provided from Adams Street NE from the south. There are additional gated, controlled-access entrances off Franklin Street NE and Jefferson Street NE that are closer in proximity to the project area.

- 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 BITP is not currently served by transit. Intercity Transit's main downtown bus terminal is about two blocks south and west of the site.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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 improvements are needed or required.

- 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, nor interfere with, 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?

There will be no discernable increase in the number of vehicular trips because of this project.

During installation, various deliveries of materials and equipment will be required. This is not expected to have an impact as it will be very minimal in the context of existing BITP operations.

During community events and tours, there will be a temporary increase in people visiting the BITP.

- 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 will not affect, or be affected by, the movement of agricultural or forest products.

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

Long-term transportation impacts are not anticipated; therefore, mitigation measures have not been developed. For tours and community events, carpooling, walking and public transit will be encouraged.

15. Public services

[Find help answering public service questions¹⁶](#)

- 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 proposal would not result in an increased need for public services.

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

An increase in the need for public services is not required; therefore, mitigation to reduce impacts to public services is not proposed.

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁷](#)

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

This project will require electricity supplied by Puget Sound Energy. It will also use treated wastewater supplied by LOTT. Any wastewater, reclaimed water and Class A+ reclaimed water that is not used to make beer or another alcoholic beverage will be disposed of via a drain to the headworks of the BITP.

No additional construction will be needed to access these utilities.

C. Signature

[Find help about who should sign¹⁸](#)

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.



Type name of signee: Stephen Taylor

Position and agency/organization: Planning Engineer II

Date submitted: 10/1/2026

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

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