

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Grayland Beach State Park Land and Water Conservation Fund Conversion and State Parks Acquisition of Great Peninsula Conservancy Donation at Haley State Park Property

2. Name of applicant:

Washington State Parks and Recreation Commission

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

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4. Date checklist prepared:

June 2025

5. Agency requesting checklist:

Washington State Parks and Recreation Commission

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

The proposed property donation is anticipated to close in August of 2025. The Land Water Conservation Fund (LWCF) Conversion (which was preliminarily approved by RCO and NPS in June 2024) will be completed in late summer or fall of 2025 following the Haley property donation. Following completion of the conversion, a perpetual easement will be granted to the private landowners at Conversion Location #1 (Figure 2).

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

No.

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

South Puget Sound Area Parks Land Classifications and Long-Term Boundaries, 2011

South Beach Area Classification and Management Plan, 2007

Case Inlet - Pierce County Conservation Futures Property Management Plan, 2025

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

Washington State Parks is proposing the initial development of the Haley Property to provide the first developed facilities in the park. Parks proposes the following development: access road, parking lot, ADA trail and overlook, and trail improvements. This action will be occurring on the existing Haley State Park property. No portion of this project will occur on the proposed donation site.

Washington State Parks also proposes to accept a property donation of a 3.62-acre parcel, parcel number 15111914037, adjacent to Grayland Beach State Park in Jun 2025.

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

None known.

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 Washington State Parks and Recreation Commission (State Parks) is seeking to convert 0.65 acres from recreational use at Grayland Beach State Park and proposes to mitigate for this conversion through the acquisition of 60-acres adjacent to Haley State Park Property, which is being donated to State Parks.

Grayland Beach State Park is a 488-acre marine park located just south of the town of Grayland, Washington. The park is managed by the Washington State Parks and Recreation Commission and was created through 52 acquisitions; the first in January 1959 and the last in May 2024, for a total of \$ 2,803,124. Grants from the Land and Water Conservation Fund (LWCF) were used for some of these acquisitions. The LWCF provides matching grants to state governments for the acquisition and development of public parks and other outdoor recreation sites, with the condition that these lands remain for recreational use.

Through compliance efforts, it has been determined that 0.65-acres within Grayland Beach State Park were converted to nonrecreational use on properties acquired with the use of LWCF grants. These conversions include:

1. Conversion Location #1 – State Parks acquired this portion of Grayland Beach State Park property in 1974 with match funds from LWCF through RCO project number 74-503 ACQ South Beach – Midway #2. The acquisition consisted of four parcels totaling approximately 148.66 acres with a total project cost of \$651,480. State Parks used LWCF for 50% of this acquisition. In approximately 1993, a driveway was constructed on parcel number 15111950303 to allow access to private parcel number 15111950103. In addition, clearing and construction of a shed occurred on parcel number 15111950303 and 15111941086 for residential use of private parcel number 15111950103. These actions resulted in a total LWCF conversion area of 0.50 acres (Figure 1).

2. Conversion Location #2 – State Parks purchased this parcel in May of 1970, and LWCF funding for park development was applied to the park in 1973. The LWCF boundary encompassed the entire park as it was at that time. These LWCF funds were administered via RCO Project Number 71-507D in the amount of \$125,571.22 and were a 50% match to State Park funds. Before State ownership of parcel 15111812027 (in approximately 1969), the adjacent private landowner constructed a portion of their garage and driveway within the park boundary on parcel number 15111850001, resulting in a LWCF conversion of approximately 0.15 acres (Figure 2). State Parks acquired parcel number 15111812017 in 2024 and it is now being used as staff housing.

In June 2024, State Parks received after-the-fact approval for these conversions from the National Park Service and the Recreation and Conservation Office which administered the LWCF grants. To mitigate for this conversation, State Parks proposes to acquire parcel number 0021232001, which is located directly adjacent Haley State Park Property (Figure 3). This property is being donated to State Parks by the Great Peninsula Conservancy. Great Peninsula Conservancy acquired this property in March 2024, using grant funds from Pierce County Conservation Futures and with the intent of donating the property to State Parks. This property contains restrictive covenants (a conservation easement) and that easement is held by Pierce County.

No new development or construction is proposed at Grayland Beach State Park as part of this proposal. The proposal is intended to bring previously developed areas on parcel numbers 15111950303, 15111812017, and 15111850001 at Grayland Beach State Park into compliance with LWCF requirements. Following the acquisition of the Great Peninsula Conservancy property and LWCF conversion, a perpetual easement will be granted to the private landowners at Conversion Location #1. No development or construction is proposed on the Haley Donation Property parcel number 0021232001 as part of the proposed donation and mitigation.

- 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.**

Conversion Location 1: Parcel # 15111950303, SE ¼ of Section 19, Township 15 North, Range 11 West, Willamette Meridian, Pacific County, Washington.

Conversion Location 2: Parcel # 15111850001, NE ¼ of the NW ¼ of Section 18, Township 15 North, Range 11 West, Willamette Meridian, Pacific County, Washington.

Haley Property Donation: Parcel # 0021232001, Section 23, Township 21 North, Range 1 West, Willamette Meridian, Pierce County, Washington.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

Grayland Beach State Park is a 412-acre, year-round, marine camping park with 7,449 feet of spectacular ocean frontage, just south of the town of Grayland.

Haley State Park Property is a 178-acre park located on the Key Peninsula, with an existing 1.5-mile-long trail consisting of a dirt footpath from Jackson Lake Road down to a coastal lagoon and the shoreline of the Puget Sound. The Haley property donation is a forested parcel located directly east of the Haley State Park Property.

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

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

Conversion Location 1 & 2: The USDA NRCS online Web Soil Survey (accessed June 5, 2025) indicates the steepest slope onsite is approximately 10 percent.

Haley Property Donation: The USDA NRCS online Web Soil Survey (accessed June 5, 2025) indicates the steepest slope onsite is approximately 30 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Conversion Location 1 & 2: The USDA NRCS online Web Soil Survey (accessed June 5, 2025) indicates the primary soils consist of Westport fine sand, 3 to 10 percent slopes, Yaquina loamy fine sand, and dune land.

Haley Property Donation: The USDA NRCS online Web Soil Survey (accessed June 5, 2025) indicates the primary soils consist of Harstine gravelly ashy sandy loam, 6 to 15 percent slopes.

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

Conversion Location 1 & 2: The Washington Geologic Information Portal (accessed June 5, 2025) indicates there are no mapped landslides in the conversion locations, but they are within a Tsunami Hazard Area.

Haley Property Donation: The Washington Geologic Information Portal (accessed June 5, 2025) indicates there are no mapped landslide areas on the parcel.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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.**

No filling, excavation, or grading is proposed. Conversion occurred during the 1970s and 1990s and the proposed action is bringing these actions into compliance with the LWCF grant requirements.

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

No, as no filling, excavation, or grading is proposed.

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

The conversions that occurred during the 1970s and 1990s resulted in approximately 0.65 acres of impervious surface. No new impervious surface is proposed as part of the project.

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

As no filling, excavation, or grading is proposed, no measures to control erosion are proposed.

2. Air

[Find help answering air questions⁴](#)

- 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.**

No construction will occur, so emissions are anticipated as a result of the project.

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

None known.

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

No emissions are anticipated as a result of the project so measures are proposed.

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

3. Water

[Find help answering water questions⁵](#)

a. Surface:

[Find help answering surface water questions⁶](#)

- 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.**

Conversion Location #1 & 2: The National Wetland Inventory online Wetlands Mapper (accessed June 5, 2025) indicates there are wetlands adjacent to the conversion locations.

Haley Property Donation: Pierce County's online Public GIS (accessed June 5, 2025) indicates the sound end of the Haley property donation is approximately 180 feet from Jackson Lake. There is also a mapped wetland on the south end of the property and a stream on the north end 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, no work over in, or adjacent to waters is proposed. Conversion occurred during the 1970s and 1990s. No development is proposed as part of the project, the purpose of the proposal is to bring previous development into compliance with LWCF requirements.

- 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, no fill or dredge materials will be removed from surface waters or wetlands.

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

No, the proposal will not require surface water withdrawals or diversions.

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

Conversion Location 1: The online FEMA flood Map Service Center (accessed June 5, 2025), indicates the conversion location is outside the 100-year floodplain. However, there is a Zone VE to the west and a Zone A to the east.

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>

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-Surface-water>

Conversion Location 2: The online FEMA flood Map Service Center (accessed June 5, 2025), indicates the conversion location is outside the 100-year floodplain. However, there is a Zone VE to the west.

Haley Property Donation: Pierce County's online Public GIS (accessed June 5, 2025) indicates that the northern and southern portions of the donation parcel contain regulated floodplains.

- 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, there will be no discharges of waste material to surface waters.

b. Ground:

[Find help answering ground water questions](#)⁷

- 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 groundwater will be withdrawn for drinking water or other purposes.

- 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):

- 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.**

No new stormwater will be generated through this project. Conversion occurred during the 1970s and 1990s and no development is proposed as part of the proposal. The purpose of the proposal is to bring previous development into compliance with LWCF requirements.

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

No, no new development is proposed as part of the project.

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

No, no new development is proposed as part of the project.

⁷ <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>

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

No impacts are anticipated as no new development is proposed.

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?**

No vegetation will be removed or altered.

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

Conversion Location 1: The Washington Department of Natural Resources online WNHP Data explorer (accessed June 5, 2025) indicates the conversion area is directly east of a Sitka Spruce / Salmonberry / Slough Sedge - Yellow Skunk-cabbage Swamp Forest (*Picea sitchensis* / *Rubus spectabilis* / *Carex obnupta* - *Lysichiton americanus* Swamp Forest) and a Dune Willow - (Oregon Crabapple) / Slough Sedge - Skunk-cabbage Wet Shrubland (*Salix hookeriana* - (*Malus fusca*) / *Carex obnupta* - *Lysichiton americanus* Wet Shrubland).

Conversion Location 2: The Washington Department of Natural Resources online WNHP Data explorer (accessed June 5, 2025) indicates the conversion area is directly east of a Sitka Spruce / Salmonberry / Slough Sedge - Yellow Skunk-cabbage Swamp Forest (*Picea sitchensis* / *Rubus spectabilis* / *Carex obnupta* - *Lysichiton americanus* Swamp Forest).

Haley Property Donation: The Washington Department of Natural Resources online WNHP Data explorer (accessed June 5, 2025) indicates that there are no threatened or endangered species near the site.

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

No disturbance is proposed for the project so no landscaping or planting is proposed.

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

Conversion Location 1: There are occurrences of holly, ivy, bull thistle, gorse, Scotch broom, and Himalayan blackberry adjacent to the conversion area.

Conversion Location 2: There are occurrences of English hawthorn, English laurel, and holly adjacent to the area.

Haley Property Donation: There are no known noxious weeds on the property. However, holly and ivy have been identified at the Haley property so these species may occur on the adjacent parcel.

5. Animals

[Find help answering animal questions](#)⁸

- 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:

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

The Washington Department of Fish and Wildlife's (WDFW) online Priority and Habitat Species (PHS) (accessed June 6, 2025) indicates:

Conversion Location 1 & 2: There are no PHS occurrences mapped at these locations. However, there are Freshwater Forested/Shrub Wetlands adjacent to these locations.

Haley Property Donation: There are no PHS occurrences mapped on the property acquisition site. There is a freshwater pond and a freshwater emergent wetland less than 200 feet south of the property.

The US Fish and Wildlife Service online Information for Planning and Consultation (IPaC) (accessed June 6, 2025) indicates:

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Conversion Location 1 & 2: The following species are potentially affected by activities in these locations: Marbled Murrelet *Brachyramphus marmoratus* - Threatened, Short-tailed Albatross *Phoebastria (=Diomedea) albatrus* - Endangered, Streaked Horned Lark *Eremophila alpestris strigata* - Threatened, Western Snowy Plover *Charadrius nivosus nivosus* - Threatened, Yellow-billed Cuckoo *Coccyzus americanus* - Threatened, Bull Trout *Salvelinus confluentus* - Threatened, Monarch Butterfly *Danaus Plexippus* – Proposed Threatened, and Suckley’s Cuckoo Bumble Bee *Bombus suckleyi* – Proposed Endangered. These conversion locations overlap the Critical Habitat of the following species: Streaked Horned Lark *Eremophila alpestris strigata* and Western Snowy Plover *Charadrius nivosus nivosus*.

Haley Property Donation: The following species are potentially affected by activities in this location: Marbled Murrelet *Brachyramphus marmoratus* - Threatened, Yellow-billed Cuckoo *Coccyzus americanus* – Threatened, Northwestern Pond Turtle *Actinemys marmorata* – Proposed Threatened, Bull Trout *Salvelinus confluentus* - Threatened, Monarch Butterfly *Danaus Plexippus* – Proposed Threatened, and Suckley’s Cuckoo Bumble Bee *Bombus suckleyi* – Proposed Endangered. There are no Critical Habitats in this location.

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

Yes, this project is located within the Pacific Flyway. Grayland Beach State Park is located adjacent to the Pacific Ocean and Haley State Park Property is located adjacent to Case Inlet which are migratory corridors for salmonids and other marine species.

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

No disturbance is anticipated for the project so no measures to preserve or enhance wildlife are proposed.

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

None known.

6. Energy and natural resources

[Find help answering energy and natural resource questions⁹](#)

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.

The project will have no energy needs. Conversion occurred during the 1970s and 1990s and no new development is proposed as part of the project. The purpose of the proposal is to bring previous development into compliance with LWCF grant requirements.

⁹ <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>

- 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 proposed as the project will have no energy needs.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- 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 environmental health hazards are anticipated as a result of the project because conversion occurred during the 1970s and 1990s and no new development is proposed as part of the project. The purpose of the proposal is to bring previous development into compliance with LWCF requirements.

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

Ecology's online What's in my Neighborhood Toxics Cleanup map indicates:

Conversion Location 1: There are no cleanup sites within a mile of the conversion location.

Conversion Location 2: There are no cleanup sites at the conversion location. There is a cleanup site at campsite #38 (southwest of the conversion location) where cleanup has been initiated, and a cleanup site outside of the park to the north where cleanup has been initiated. These cleanup sites are not anticipated to affect the project due to the distance between the conversion site and cleanup areas.

Haley Property Donation: There are no cleanup sites within a mile of the property donation location.

- 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.**

The online National Pipeline Mapping System (accessed June 6, 2025) indicates there are no transmission lines at Conversion Location 1, Conversion Location 2, or Haley property donation.

¹⁰ <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.**

No toxic or hazardous chemicals are anticipated to be stored, used, or produced as part of the proposal.

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

No emergency services are anticipated as Park Rangers already serve Haley State Park Property.

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

None proposed as no environmental health hazards are anticipated.

b. Noise

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

Noise associated with a State Park occurs within the area. There is also minor noise from adjacent roads and residential properties. This noise generated in the vicinity of the proposal will have no effect on the proposed 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)?**

No environmental health hazards are anticipated as a result of the project because conversion occurred during the 1970s and 1990s and no development is proposed as part of the proposal. The purpose of the proposal is to bring previous development into compliance with LWCF requirements.

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

None proposed as no noise impacts are anticipated.

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)¹¹

- 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.**

Conversion Location 1 & 2 – These locations are part of Grayland Beach State Park which is used for recreation. However, conversion occurred during the 1970s and 1990s and these sites are no longer available for recreational use. The purpose of the proposal is to bring these sites into compliance with LWCF requirements. The proposal is not

¹¹ <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>

anticipated to affect nearby properties and will likely benefit one property by establishing an easement for the ongoing use.

Haley Property Donation: The property being donated to State Parks by the Great Peninsula Conservancy is undeveloped. Adjacent properties appear to be residential. The donation is not anticipated to affect land uses of 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.

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.

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

Conversion Location 1: This location contains a portion of an adjacent landowners driveway and shed.

Conversion Location 2: This location contains a garage and driveway.

Haley Property Donation: There are no structures on site; this property is undeveloped. Jackson Lake Road does run through the parcel, along with a driveway to an adjacent property.

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

No

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

Conversion Location 1 & 2: Pacific County's online Zoning Atlas (accessed June 6, 2025) indicates the conversion locations are designated as **Remote Rural (RR1)**

Haley Property Donation: Pierce County's online About My Property website (accessed June 6, 2025) indicates the zoning is **Rural 10**

The Washington State Parks and Recreation Commission also undertakes Classification and Management Planning (CAMP) for State Parks. Conversion Location 1 is classified as **Recreation**. Conversion Location 2 is **unclassified**. The Haley property donation site is unclassified.

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

Conversion Location 1 & 2: Pacific County's online Comprehensive Plan (accessed June 6, 2025) indicates the conversion locations are designated **Public Preserve and General Rural**.

Haley Property Donation: Pierce County's online Comprehensive Plan (accessed June 6, 2025) indicates the donation property is designated as **Rural Residential**.

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

Conversion Location 1 & 2: Are located outside of shoreline jurisdiction.

Haley Property Donation: The southern portion of the Haley property donation is designated as **Conservancy and Shoreline Residential** per Pierce County's online Shoreline Environmental Designation Map (accessed June 6, 2025).

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

Conversion Location 1 & 2: The National Wetland Inventory online Wetlands Mapper (accessed June 5, 2025) indicates there are wetlands adjacent to the conversion locations.

Haley Property Donation: Pierce County Public GIS (accessed June 20, 2025 indicates the parcel contains wetlands and streams.

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

None.

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

None.

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

None proposed as there will be no displacement impacts.

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

The purpose of this project is to remedy a compliance issue regarding Land Water and Conservation Funding (LWCF) for property taken out of recreational use. The proposed project will convert these properties and mitigate for the conversion through the acquisition of a 60-acre undeveloped parcel which is being donated to State Parks.

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

None proposed as no impacts to agricultural or forest lands are anticipated.

9. Housing

[Find help answering housing questions](#)¹²

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

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

No housing will be provided.

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

No housing will be removed.

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

None proposed as no impacts to housing are anticipated.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

No construction is proposed as part of the project.

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

No alterations will occur as part of the project.

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

No measures are proposed as no impacts to aesthetics are anticipated.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The project will not produce light or glare.

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

No, the project will not produce light or glare.

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

There is no known light or glare that may impact the proposal.

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

None proposed as no light or glare impacts are anticipated.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <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>

12. Recreation

[Find help answering recreation questions](#)

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

Grayland Beach State Park is a 488-acre marine park located just south of the town of Grayland, Washington. This park has year-round camping and beach access. Haley State Park Property is a 178-acre park located on the Key Peninsula, with an existing 1.5-mile-long trail consisting of a dirt footpath from Jackson Lake Road down to a coastal lagoon and the shoreline of the Puget Sound.

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

Yes, this project will convert 0.65 acres out of recreational use at Grayland Beach State Park through the Land Water Conservation Funding conversion process. These 0.65 acres were developed in the 1970s and 1990s and the proposed conversion will bring these properties into compliance.

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

Conversion of the 0.65-acres at Grayland Beach State Park will be mitigated through the acquisition of an undeveloped 60-acre parcel directly east of the Haley State Park property, which is being donated to State Parks from the Great Peninsula Conservancy.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

Conversion Location 1 – Parcel #15111950303: There are not any recorded historic properties located within the parcel or within a 1.0-mile radius of the parcel. There are not any archaeological sites located within the parcel, but there is one archaeological site, an historic drainage ditch, located approximately 0.25 miles east of the parcel. This site has not been evaluated for its eligibility to the national, state, or local preservation registers.

Conversion Location 2 – Parcel #15111850001: There are not any recorded historic properties located within the parcel or within a 1.0-mile radius of the parcel. There are not any archaeological sites located within the parcel, but there is one archaeological site, an historic drainage ditch, located approximately 0.2 miles east of the parcel. This site has not been evaluated for its eligibility to the national, state, or local preservation registers.

¹⁵ <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>

Haley Property GPC Donation Property: There are not any recorded historic properties located within the parcel or within a 1.0-mile radius of the parcel. There are also not any recorded archaeological sites located within the parcel, but there are three archaeological sites located in the adjacent Haley State Park. All three sites are historic, but none of them have been evaluated for their eligibility to the historic register.

- 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.**

Conversion Location 1 – Parcel #15111950303: There are not any recorded landmarks, features, or other evidence of Indian or historic use or occupation located within the parcel or within a 1.0-mile radius of the parcel. There have not been any professional cultural surveys completed within the parcel. There has only been one professional cultural survey completed within a 1.0-mile radius of the parcel (Kiers 2012). This survey was negative for cultural resources; however, a subsurface survey was not completed as part of this survey.

Conversion Location 2 – Parcel #15111850001: There are not any recorded landmarks, features, or other evidence of Indian or historic use or occupation located within the parcel or within a 1.0-mile radius of the parcel. There have not been any professional cultural surveys completed within the parcel. However, there has been four cultural surveys completed within a 1.0-mile radius of the parcel (Baldwin and Gill 2007; Bass 2023; Bass 2025; Silverman 2018). Three of these surveys (Bass 2023; Bass 2025; Silverman 2018) included subsurface testing and were all negative for cultural resources. One survey (Bass 2025) was completed within 100 ft. of the parcel and one survey (Bass 2023) was completed adjacent to the parcel.

Haley Property GPC Donation Property: There are not any recorded landmarks, features, or other evidence of Indian or historic use or occupation located within the parcel or within a 1.0-mile radius of the parcel. There have not been any professional cultural surveys completed within the parcel. However, there has been four cultural surveys completed within a 1.0-mile radius of the parcel (Kiers 2014; Parvey 2022; Anderson et al. 2023) including one cultural survey located within the adjacent Haley Property Park that is currently waiting for the final report. The three sites noted in Question 13.a were recorded as part of this survey.

- 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.**

Conversion Location 1 – Parcel #15111950303: A desktop review including DAHP's WISAARD Database, historic aerials, and historic USGS maps were consulted. A cultural survey and consultation with DAHP and tribes was not completed due to funding time constraints. Consultation under Section 106 was completed by the National Park Service.

Conversion Location 2 – Parcel #15111850001: A desktop review including DAHP’s WISAARD Database, historic aerals, and historic USGS maps were consulted. A cultural survey and consultation with DAHP and tribes was not completed due to funding time constraints. Consultation under Section 106 was completed by the National Park Service.

Haley Property GPC Donation Property: A desktop review including DAHP’s WISAARD Database, historic aerals, and historic USGS maps were consulted. A cultural survey and consultation with DAHP and tribes was not completed due to funding time constraints. Consultation under Section 106 was completed by the National Park Service.

- 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.**

Conversion Location 1 – Parcel #15111950303: Any future proposed ground disturbance surveys will require a full cultural review (consultation by Washington State Parks with DAHP and affected tribes, cultural survey, etc.) and will include a subsurface survey.

Conversion Location 2 – Parcel #15111850001: Any future proposed ground disturbance surveys will require a full cultural review (consultation by Washington State Parks with DAHP and affected tribes, cultural survey, etc.) and will include a subsurface survey.

Haley Property GPC Donation Property: Any future proposed ground disturbance surveys will require a full cultural review (consultation by Washington State Parks with DAHP and affected tribes, cultural survey, etc.) and will include a subsurface survey.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

Conversion Location 1 & 2: The conversion locations in Grayland Beach State Park are accessed from Highway 105.

Haley Property Donation: The property is accessed from Jackson Lake Road NW.

- 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, there is no public transit to Grayland Beach State Park or Haley State Park and there are no public transit stops within the vicinity of these parks.

¹⁶ <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, the proposal will not require any transportation improvements.

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

No, the project will not occur in the vicinity of 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?**

No vehicle trips will be generated as a result of the project.

- 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, the proposal will not interfere with agricultural or forest product transportation.

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

None proposed as no transportation impacts are anticipated.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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, the project will not result in a need for public services.

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

None proposed as no public service impacts are anticipated.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

¹⁷ <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>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

Conversion Location 1 & 2: electricity, water, sewer, phone, fiber, refuse service, and onsite septic.

Haley Property GPC Donation Property: no current utilities.

- 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.**

No utilities are proposed as part of the project.

C. Signature

[Find help about who should sign](#)¹⁹

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.

6/20/2025

X Kira Swanson

Signed by: Swanson, Kira (PARKS)

Type name of signee: Kira Swanson

Position and agency/organization: Environmental Planner, Washington State Parks

Date submitted: June 6, 2025

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Conversion Location 1

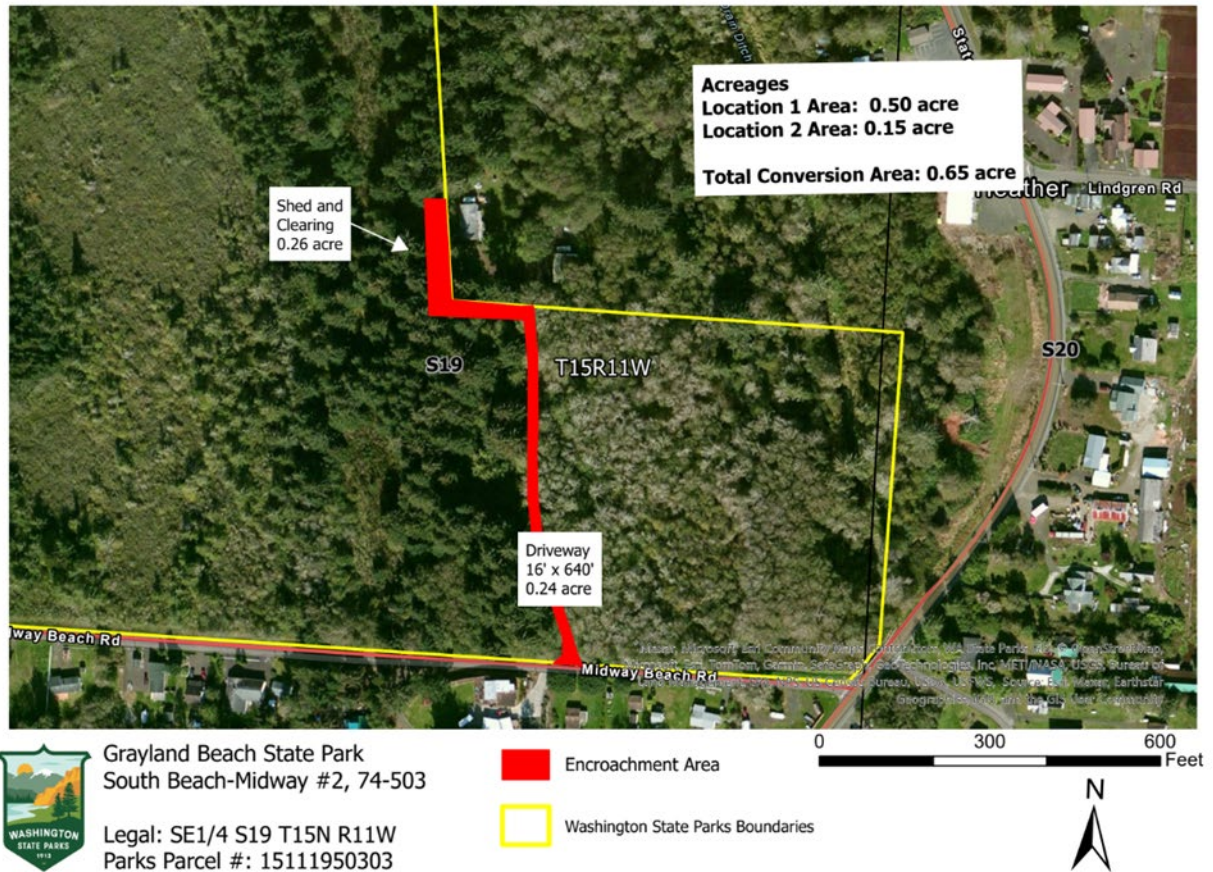


Figure 1: Conversion Location 1 at Grayland Beach State Park

Conversion Location 2



Grayland Beach State Park

Legal: NE1/4NW1/4 S18 T15N R11W
 Parks Parcel #: 15111850001
 Pacific County, Washington



Encroachment Area



Washington State Parks Boundaries

Funding

Project: #69-569A

Project: #71-507D

Project: RCO #20-1599A

0 20 40 80 120 160 Feet



Figure 2: Conversion Location 2 at Grayland Beach State Park

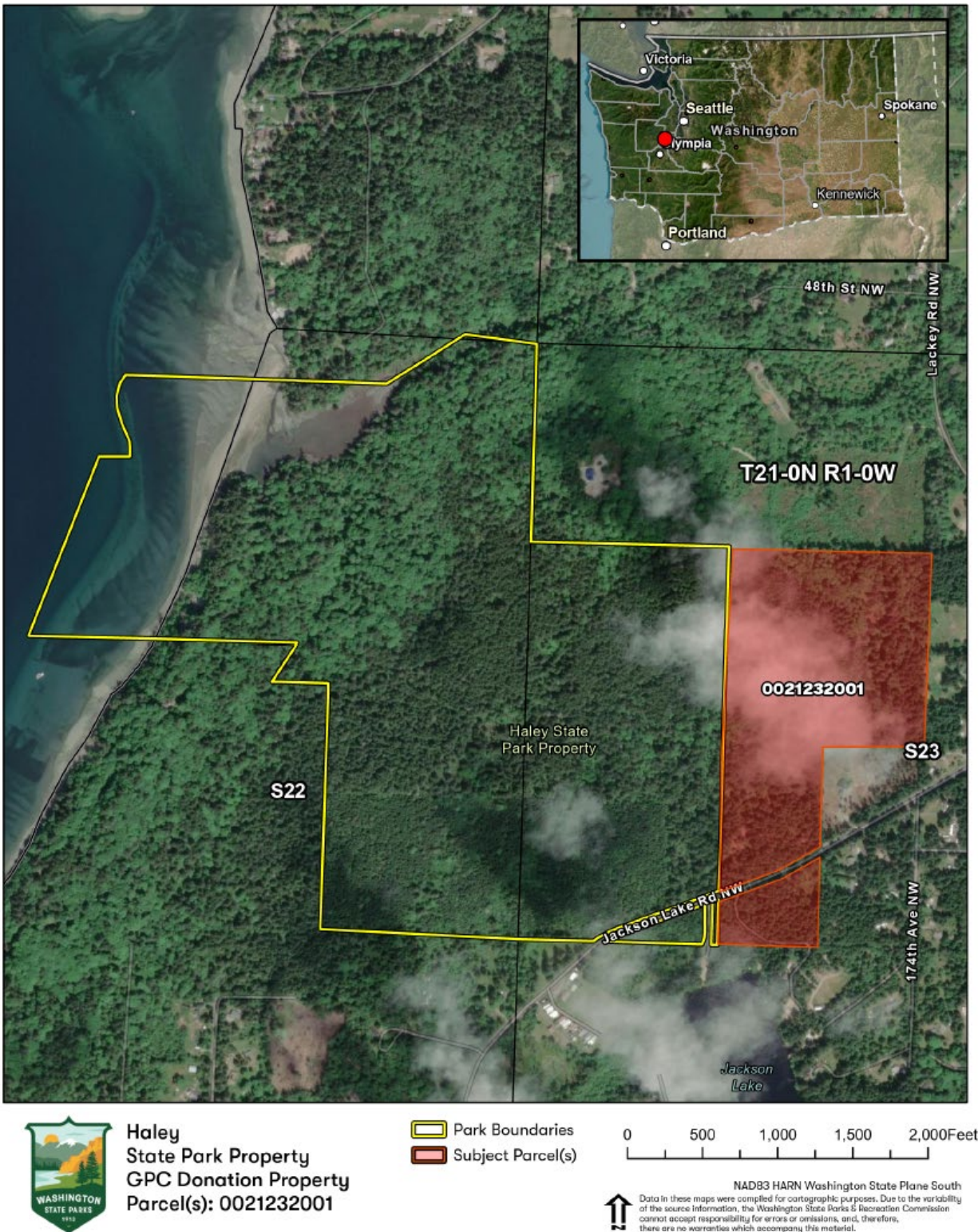


Figure 3: GPC Donation at Haley State Park Property Proposed as Mitigation