



January 31, 2022

Brenda Fodge
Development Manager
Panattoni Development Company, Inc.
1821 Dock St.
Suite 100
Tacoma, WA 98402

RE: Olympia Pocket Gopher and Habitat Survey Report for South Sound Development - Building A on Port of Olympia property west of Center Street SW in Tumwater, Washington

Dear Ms. Fodge,

Krippner Consulting, LLC has prepared this report for Panattoni Development to describe the results of our background research, habitat, and gopher mound surveys on approximately 29.2 acres of Port of Olympia property located east of a school bus lot and west of Center Street SW in Tumwater, Washington (Figure 1). The proposed project is the South Sound Development - Building A that includes associated parking and landscaping (see attached site plan).

Study Methods

Past and present aerial photography, hill shade, and LIDAR data was reviewed to identify areas of past soil disturbance. Natural Resource Conservation Service (NRCS) soils data and gopher occupancy records from Washington Fish and Wildlife (WDFW) and the Port of Olympia were used to help identify suitable habitat areas. An initial field survey was conducted by Linda Krippner and Steve Krippner on January 20, 2021 to investigate current habitat conditions and levels of human disturbance on the property. Surveys to search for gopher mounds were conducted on June 1 and 2 and July 13, 2021 by Linda Krippner and Leilani Tuinukuafe. The area surveyed in July was mowed following the June survey to increase ground visibility for the survey and further investigate soil conditions in areas covered by dense grasses, non-native shrubs, and vines. Vegetation and soil conditions in each distinct area of disturbance or vegetation cover were evaluated in terms of that area's suitability for pocket gophers.



Figure 1. Vicinity Map

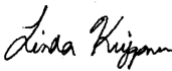
Study Results

Though the NRCS mapped soil types, including Nisqually loamy sand and Cagney loamy sand (Figure 2), are suitable for gopher burrowing, the project site does not appear to be suitable for gophers due to past and present log yard operations (Figures 3 through 5) and dense forest cover. Log yard operations have compacted soils throughout the site and some areas have also been used as sites for dumping excess gravel and soil as shown in Figure 6. Olympia pocket gophers are not known to occupy areas of dense forest (USFWS 2014; Stinson 2019), and the heavily compacted soils that are found on this property do not appear to provide suitable burrowing habitat for gophers. Soil piles that are surrounded by and underlain by compacted soils are also not likely to provide habitat for gophers. Land cover types on the project site are shown on Figure 7.

Field surveys in June and July were conducted to search for gopher mounds on the project site, and to determine whether any areas affected by past log operations might contain suitable habitat or gopher mounds. Figure 7 shows the survey tracks. No gopher mounds were found on the project site during the June or July 2021 surveys, and no gopher mounds have been identified on the project site by WDFW or the Port of Olympia in previous years either. Although mole mounds comprised of very gravelly soil were present in a few spots, in these and all other areas vegetated by grasses, forbs, shrubs, and vines, soils appeared to be too gravelly and compacted for gophers since no gopher mounds were found here despite this area's proximity to other sites with gopher occupancy.

Thank you for the opportunity to prepare this report. Please call me if you have questions about this report or our study results.

Sincerely,



Linda Krippner
Krippner Consulting, LLC

Attachment: South Sound Development (Building A) Site Plan

References

USFWS (U.S. Fish and Wildlife Service). 2014. Endangered and Threatened Wildlife and Plants; Threatened Species Status for the Olympia Pocket Gopher, Roy Prairie Pocket Gopher, Tenino Pocket Gopher, and Yelm Pocket Gopher, With Special Rule; Final Rule. Federal Register 77, (April 9, 2014), No. 68:19760-19796.

Stinson, D. W. 2019. *DRAFT Mazama Pocket Gopher Recovery Plan and Periodic Status Review*. Washington Department of Fish and Wildlife, Olympia. 100 pp.



Figure 2. NRCS Soils



Figure 3. Aerial Imagery – 1980



Figure 4. Aerial Imagery – 1991



Figure 5. Aerial Imagery – 2003

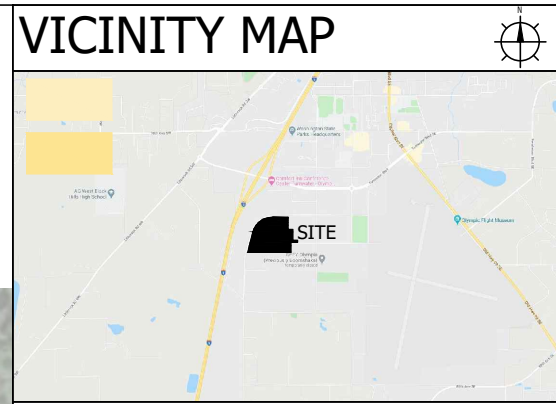
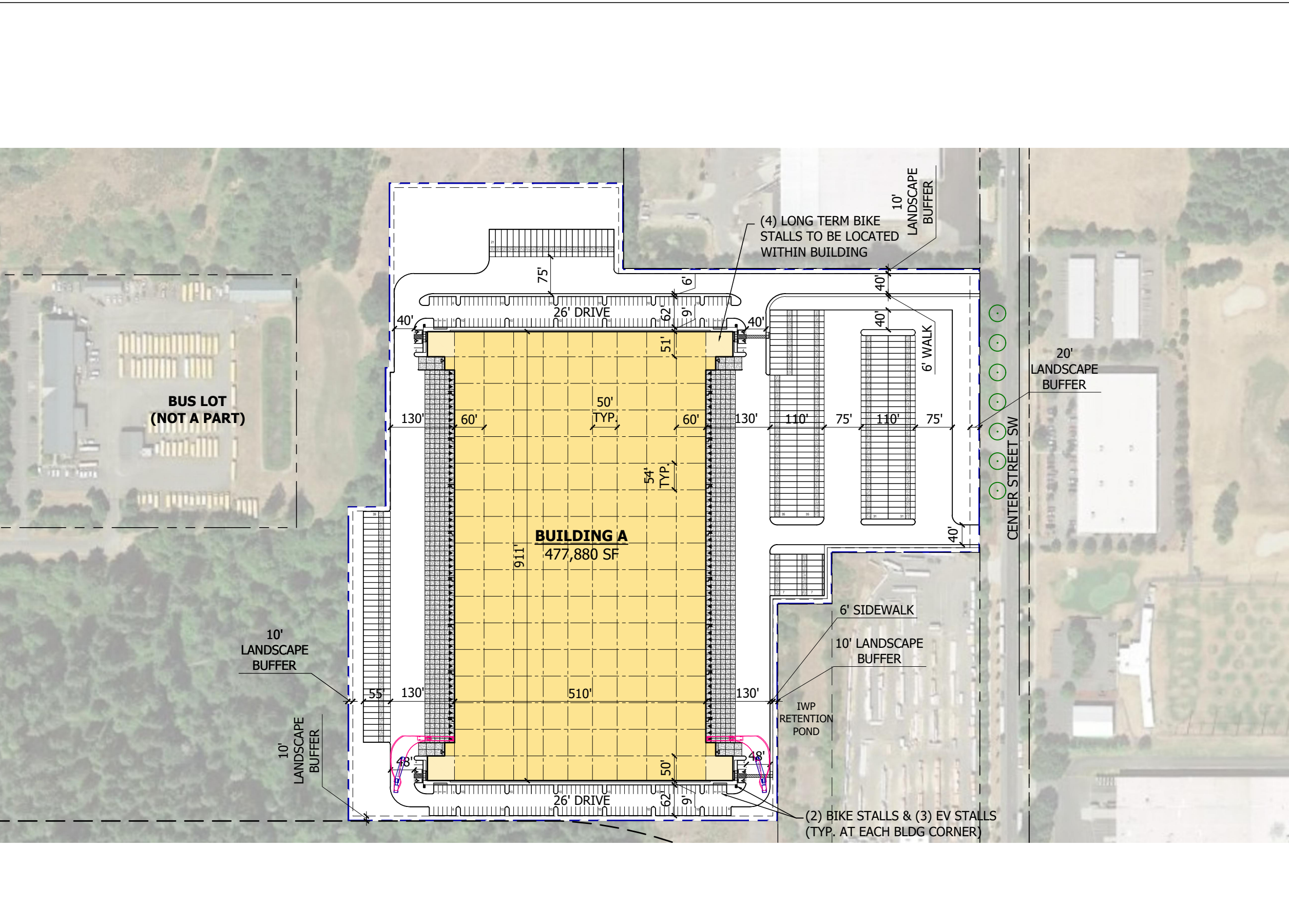


Figure 6. Elevation Data from LIDAR and Hillshade



Figure 7. Land Cover Types and Survey Tracks

12/24/21 - 5:46am 21-1223_Panattoni - Port of Olympia-SITE(BASE)_1_857_9150.dwg



APPLICANT
 PANATTONI DEVELOPMENT COMPANY
 1821 DOCK STREET, SUITE 100
 TACOMA, WASHINGTON 98402

REPRESENTATIVE
 HATTON GODAT PANTIER
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WASHINGTON 98506

PROPERTY OWNER
 PORT OF OLYMPIA
 606 COLUMBIA STREET NW, SUITE 300
 OLYMPIA, WASHINGTON 98501

GENERAL INFORMATION

SITE JURISDICTION
 TUMWATER, WASHINGTON (THURSTON COUNTY)

ASSESSOR PARCEL NUMBERS
 A.P.N. 12710100000

PROPERTY SECTION
 SECTION 10, TOWNSHIP 17 N., RANGE 2 W. W.M.

ZONE
 ARI AND ARI2 (AIRPORT RELATED INDUSTRY)

SITE AREA
 ±1,270,640 SF (±29.2 ACRES)

BUILDING AREA
 477,880 SF BUILDING

BUILDING HEIGHT
 ±45'-0" BUILDING HEIGHT (65' MAX. ALLOWED)

LOT COVERAGE
 ±1,086,856 SF IMPERVIOUS AREA / 1,270,640 SF TOTAL SITE
 = 85% LOT COVERAGE PROVIDED (85% MAX. ALLOWED)

PARKING:

BUILDING	67 STALLS - (5%) 23,894 SF OFFICE @ 2.8/1,000
	18 STALLS - 1ST 18,000 SF WHSE
	109 STALLS - 435,986 SF WHSE @ .5/2,000
	194 TOTAL AUTO STALLS REQUIRED
260	TOTAL AUTO STALLS PROVIDED (9'X18')
	12 EV (5% OF TOTAL) AUTO STALLS PROVIDED
	8 ADA AUTO STALLS PROVIDED
206	TOTAL TRAILER STALLS PROVIDED (12'X55')
8	SHORT TERM BIKE STALLS PROVIDED (3% OF TOTAL AUTO STALLS)
4	LONG TERM BIKE STALLS PROVIDED WITHIN BUILDING (4 REQUIRED)

DOCK/DRIVE-IN DOORS

▼	96 DOCK DOORS PROVIDED
▽	4 DRIVE-IN DOORS PROVIDED



SOUTH SOUND DEVELOPMENT (BUILDING A)
 TUMWATER, WASHINGTON
 12-23-2021 1"=200'

