



THURSTON COUNTY
WASHINGTON
SINCE 1852

COUNTY COMMISSIONERS

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Attachment R

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PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

April 21, 2014

Tony Kantas
Thurston County Resource Stewardship
2000 Lakeridge Drive SW
Olympia, WA 98502

Don Sloma, MPH
Director

Rachel C. Wood, MD, MPH
Health Officer

Subject: Project 2013104463; Folder Sequence 13-112596 ZJ, 13-112597 XA, 13-13112598 XB,
Tax Parcel 11825240000, Oak Springs Preliminary Plat Subdivision Application

Dear Tony:

The above referenced application for preliminary plat subdivision has been routed to this agency for review and comment. This project is for subdivision of a 20.2 acres property into 89 single-family residential lots, storm drainage, oak habitat tree tract and recreational open space. Environmental Health review of the project has been completed and the following is a report of our analysis & findings, requirements, and recommendation:

I. ANALYSIS & FINDINGS:

- A. Project Description/Land Use: Subdivision of a 20.2 acre site into 89 single-family residential lots in three phases: 45 lots in Phase I, 25 lots in Phase 2, and 19 lots in Phase 3. The site is within the Urban Growth Area (UGA) for the City of Lacey. This project will be connected to City of Lacey public water and sanitary sewer utilities.
- B. Lot Sizes: The average lot size is 6,106 sq. ft. with the smallest lot size being 5,000 sq. ft.
- C. Natural Slope of the Land: Approximately 0 3%, 3-15% and 15 to 30% .
- D. Soil Permeability, Type, and SCS Classifications: The soils on this property are mapped by the Soil Conservation Service as Spanaway gravelly sandy loam and Alderwood gravelly sandy loam. Since this subdivision will be served by City of Lacey sanitary sewer, there were **no** soil evaluations or on-site sewage system evaluations conducted by this office as part of this review. There is one existing on-site sewage system on this property that will be abandoned prior to final plat approval.
- E. Existing and Proposed Water Supply: This project will be connected to City of Lacey public water service. There is one existing dug well on this property that will be decommissioned prior to final plat approval.

F. Protection of Neighboring Water Supplies, Ground and Surface Water Resources: This project is not expected to result in any significant impacts to ground or surface waters in this area for the following reasons:

- a. This project will be served by City of Lacey public water sanitary sewer utilities. There will be no on-site sewage disposal and no new wells drilled on this property;
- b. There is one existing non public well located within 200 feet of this property near proposed Lot 55. This well will be properly decommissioned.
- c. The site is located in an elevated nitrate area, Lakes Geologically Sensitive Area, and a 1 year, 5 year and 10 year capture zone within multiple well head protection areas. An Integrated Pest Management Plan (IPMP) was required and has been prepared for this project to be used by future property owners and/or any homeowners association. This IPMP has been reviewed and approved for this proposal;
- d. All existing wells and sewage systems on this property will be decommissioned and abandoned prior to final plat approval.

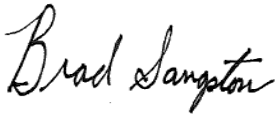
II. REQUIREMENTS FOR FINAL SUBDIVISION SUBMITTAL:

1. City of Lacey sanitary sewer must be extended to and through the project and written confirmation of final sewer extension approval from the City of Lacey must be provided to this office **prior to final plat approval.**
2. City of Lacey water service must be extended to and through this project and written confirmation of final water extension approval from the City of Lacey must be provided to this office **prior to final plat approval.**
3. An Integrated Pest Management Plan (IPMP) has been developed for the homeowners of this development. **Prior to final plat approval** a proposal for the method of distribution for the IPMP to future property owners must be submitted to this office. The method of distribution must be accepted by this office prior to final plat approval. (Generally this is accomplished by including the IPMP into the subdivision covenants).
4. **Prior to final plat approval** the existing well on this property must be decommissioned by a licensed well driller per Washington State Department of Ecology standards. Copies of the well drillers' decommissioning reports (well logs) must be submitted to this office.
5. **Prior to final plat approval** the existing on-site sewage system on this property must be abandoned per Article IV of the Thurston County Sanitary Code. An abandonment permit is required and all abandonment records must be submitted to this office.

III. RECOMMENDATION:

Subject to the requirements in SECTION II, REQUIREMENTS FOR FINAL SUBDIVISION SUBMITTAL above, this preliminary plat application is **recommended for approval** in accord with the requirements of the Thurston County Sanitary Code.

Sincerely,

A handwritten signature in black ink that reads "Brad Sangston". The signature is written in a cursive, flowing style.

Brad Sangston, R.S.
Environmental Health Specialist
Thurston County Environmental Health

C: Steve Hatton, PE; Hatton Godat Pantier, Inc.; 3910 Martin Way E, Ste. B; Olympia, WA 98506