

Heather Tschaekofske

From: Ison, Diana (ECY) <diso461@ECY.WA.GOV>
Sent: Wednesday, November 1, 2023 1:39 PM
To: Heather Tschaekofske
Subject: RE: Correction: Notice of Application / 2023104664 - Britcher / 654 Sandra Lee Court SE, Olympia

Hello Heather,

Thank you for the opportunity to provide comments regarding the Notice of Application for Project 2023104664. Development in this area prompts the following comment:

This proposed project at 654 Sandra Lee Court SE in Olympia, is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://apps.ecology.wa.gov/dirtalert/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, and others who work in the soils are also at risk.

Ecology recommends Thurston County consider adopting future policies related the Tacoma Smelter Plume. Ecology also recommends the following actions prior to issuing permits for residential development projects that involve the movement or alteration of soil:

- Sample the soil and analyze for arsenic and lead adhering to the [2019 Tacoma Smelter Plume Model Remedies Guidance](#). Please contact Diana Ison with the Southwest Regional Office (SWRO), Toxics Cleanup Program at 360-999-9593 or via email at diana.ison@ecy.wa.gov for guidance about soil sampling within Tacoma Smelter Plume. The soil sampling results should be sent to Ecology for review.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); construction workers, landscapers, and others should be notified of their occurrence. The applicant should contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360) 407-6300.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant should:
 - 1) Enter into the Voluntary Cleanup Program with Ecology prior to issuance of any site development permits for this proposal and/or the initiation of any grading, filling, or clearing activities. For more information on the Voluntary Cleanup Program, visit Ecology website at <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program>.
 - 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under - MTCA prior to the issuance of any site development permit and/or the initiation of any grading, filling, or clearing activities.

3) Prior to finalizing site development permits, the applicant should obtain a “No Further Action” determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions should be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from public spaces. Contaminated soils generated during site construction should be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

For assistance and information about Tacoma Smelter Plume and soils contamination, contact Diana Ison at (360) 999-9593 or via e-mail at diana.ison@ecy.wa.gov.

Diana Ison

Tacoma Smelter Plume
Technical Assistance Coordinator
Toxics Cleanup Program | SWRO
Washington State Department of Ecology
360-999-9593 | diana.ison@ecy.wa.gov

From: Delicia Durden <delicia.durden@co.thurston.wa.us>

Sent: Wednesday, October 18, 2023 11:56 AM

To: robert.bright.3@us.af.mil; Mark Bieber <mark.bieber@co.thurston.wa.us>; Chad Schroeder <Chad@hightechbuilding.net>; K B. <kimbdocb@gmail.com>; Aaron Tormanen <aaron.tormanen@co.thurston.wa.us>; Bobby May <bobby.may@co.thurston.wa.us>; Bright, Robert D CIV USARMY ID-READINESS (USA) <robert.d.bright10.civ@army.mil>; Chehalis Tribe <dpenn@chehalistribe.org>; Chehalis Tribe, Amy Loudermilk <aloudermilk@chehalistribe.org>; DAHP SEPA <sepa@dahp.wa.gov>; derekeking@gmail.com; DevRev_Tech <DevRev_Tech@co.thurston.wa.us>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; EH_Land_Use <EH_Land_Use@co.thurston.wa.us>; Intercity Transit, Mike Burnham <MBurnham@intercitytransit.com>; Intercity Transit, Rob LaFontaine <rlafontaine@intercitytransit.com>; Intercity Transit, Steve Swan <sswan@intercitytransit.com>; Jackie Wallner ORCAA (aaron.manley@orcaa.org) <aaron.manley@orcaa.org>; Jim Moyer <jim.moyer@co.thurston.wa.us>; Michael Murphy <michael.murphy@co.thurston.wa.us>; Nisqually Tribe, Annette Bullchild <bullchild.annette@nisqually-nsn.gov>; Nisqually Tribe, Brad Beach <beach.brad@nisqually-nsn.gov>; Nisqually Tribe, Joe Cushman <Cushman.joe@nisqually-nsn.gov>; Puget Sound Energy, Amy Tousley <amy.tousley@pse.com>; Rachael Soumis <rachael.soumis@co.thurston.wa.us>; Ryan Langan <ryan.langan@co.thurston.wa.us>; Shannon Peterson <shannon.peterson@co.thurston.wa.us>; Sonja Cady <sonja.cady@co.thurston.wa.us>; Squaxin Tribe, Eric Marbet <emarbet@squaxin.us>; Squaxin Tribe, Melissa Puhn <mpuhn@squaxin.us>; szaniewski@squaxin.us; Scott Steltzner <sseltzner@squaxin.us>; Squaxin Tribe, Shaun Dinubilo <sdinubilo@squaxin.us>; tcaddressing <tcaddressing@co.thurston.wa.us>; The Olympian <news@theolympian.com>; Thurston 911 Communications, Jason Guthrie <helpdesk@tcomm911.org>; John Weidenfeller <jweidenfeller@thurstonpud.org>; Kim Gubbe <kgubbe@thurstonpud.org>; Tim Rubert <tim.rubert@co.thurston.wa.us>; DOH EPH SEPA <SEPA.reviewteam@doh.wa.gov>; Warren Hendrickson, Port of Olympia <warrenh@portolympia.com>; DFW R6SSplanning <R6SSplanning@dfw.wa.gov>; Williams Gas Pipeline, Clay Gustaves <clay.gustaves@williams.com>; Larson, Andy <LarsonA@wsdot.wa.gov>; Zach Severs <zach.severs@co.thurston.wa.us>; Ison, Diana (ECY) <diso461@ECY.WA.GOV>; Smitherman, Opal (ECY)

<ODAV461@ECY.WA.GOV>

Cc: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>

Subject: Correction: Notice of Application / 2023104664 - Britcher / 654 Sandra Lee Court SE, Olympia

The previous email was sent out with the incorrect project description in the body of the email.

Please see the attached Notice of Application for:

Project: 2023104664 (Reasonable Use Exception)
Located at: 654 Sandra Lee Court SE, Olympia
Lead Project Planner: Heather Tschaekofske, Associate Planner
heather.tschaekofske@co.thurston.wa.us / 360-786-5553

Description: The proposal is a Reasonable Use Exception request for permitting of proposed residential addition within the mapped Nisqually hillside overlay district, characterized as a special landslide hazard area. The subject property zoning is Rural Residential - One Dwelling Unit per Five Acres (RR 1/5) in unincorporated Thurston County.

Comment period ends at 4:00 pm on November 7, 2023

APPLICATION SUBMITTALS CAN BE VIEWED ONLINE:

1. Follow this link: <https://weblink.co.thurston.wa.us/dspublic>
2. You can search by putting in **Project** number 2023104664

Delicia Durden | Administrative Assistant

Thurston County Community Planning & Economic Development
3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501

Phone (360) 867-2110 | Fax (360) 754-2939 | TDD (800) 833-6388

delicia.durden@co.thurston.wa.us | www.thurstoncountybdc.com



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

Heather Tschaekofske, Associate Planner/Biologist, MES
Thurston County Community Planning & Economic Development
3000 Pacific Ave SE, Suite 100
Olympia, WA 98501

3/18/2024

Re: 654 Sandra Lee Court SE, Project No. 2023104664

Thank you for the opportunity to provide comments on Thurston County Project No. 2023104664. This project is located at 654 Sandra Lee Court SE in Olympia, Washington. The property is comprised of one Thurston County Tax Parcel (Parcel No. 65120000400), with an area of 1.08 acres. The proposed project is located in an area predicted to have arsenic and lead in the soil because of the air emissions from the old Asarco Smelter in Ruston, Washington (Figure 1).

The subject property is currently developed with a single residence. High-Tech Building & Design (High-Tech) are working with the property owners to add an addition to the existing structure. Ecology recommended soil sampling to evaluate the levels of arsenic and lead in the soil prior to project commencement. Ecology also recommended enrollment in the Voluntary Cleanup Program (VCP) if lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) Method A cleanup levels.

On behalf of High-Tech, Adapt Consulting (Adapt) collected soil samples on the portion of the property where the addition is proposed, on January 23, 2024 (Figure 2). Adapt followed the recommended guidance in the Department of Ecology's Tacoma Smelter Plume Model Remedies Guidance.

THE MTCA SOIL CLEANUP LEVELS:

Average arsenic ≤ 20 mg/kg
Average lead ≤ 250 mg/kg
AND
Maximum arsenic ≤ 40 mg/kg
Maximum lead ≤ 500 mg/kg

In January 2024, eight soil samples were collected and analyzed from five locations. Five samples were collected from 0 to 6 inches below ground surface (bgs), and three samples were collected from 6 to 12 inches bgs.

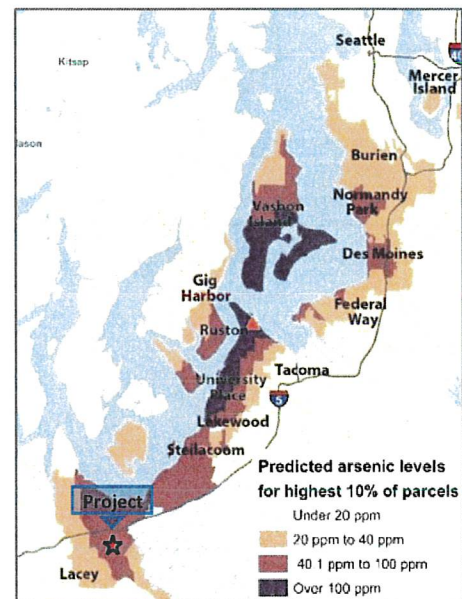
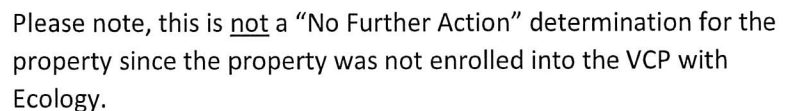


Figure 1. Vicinity Map

Table 1. Summary of Soil Sampling

Bold values represent concentrations above the MTCA Method A cleanup level.



Sincerely,

Phone: 360-999-9593

¹ Adapt Consultants, *Limited Arsenic & Lead Soil Sampling Screen*. February 2, 2024.