

Kraig Chalem

From: Heather Tschaekofske
Sent: Monday, December 11, 2023 4:35 PM
To: Kraig Chalem
Subject: FW: initial wetland review for 2023100649
Attachments: C23-127 West Olympia Development Preliminary Plat-KAM 090723.pdf

Hello Kraig,

I have looked at the recent submittal for project 2023100649, and the wetland report is the same report that I previously reviewed this September. I had requested the revisions in my Sept 5 email below, which are still apparently needed, see my email to Brett. One of those requests is going to be extra important, because I didn't notice that the proposal is showing a reduced buffer in one spot to 90 feet, which would only be allowed with RUE (not going to work for platting lots). The lowest wetland buffer we can average to per TCC 24.30.060 and TCC 24.30.050 is 100 feet. They will need to revise the lot lines to accommodate this increase in that spot, unless otherwise determined. Please include this additional revision request with the others listed below.

They did send me a revised site plan, see attached, where they moved the buffer line out like I was indicating, but I guess that plan didn't make it into the current submittal packet.

Let me know if you have any questions.
 Thanks so much,

Heather Tschaekofske | Associate Planner/Biologist, MES
 Thurston County Community Planning & Economic Development
 3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501
 Main (360) 786-5553 | Fax (360) 754-2939 | TDD (800) 833-6388
heather.tschaekofske@co.thurston.wa.us | www.thurstoncountybdc.com

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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Friday, September 15, 2023 10:20 AM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>; Kerrie McArthur <kerrie.mcarthur@confenv.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge <Tyler@rjdevelopment.com>
Subject: RE: initial wetland review for 2023100650

Heather,

Does the attached meet your expectations per your comments below? We don't intend to make any formal revisions until we receive confirmation that our other planning submittals have been accepted and are in review; however, if the attached satisfies your comments, we will move forward with these. Please let me know as soon as you're able. Thank you.

Caleb Perkins, PMP
Project Manager

RJ Development
401 Central St SE
Olympia, WA 98501
Direct ▪ (360) 810-8356
Mobile ▪ (360) 819-6150

From: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Sent: Tuesday, September 5, 2023 12:51 PM
To: Caleb Perkins <caleb@rjdevelopment.com>; Kerrie McArthur <kerrie.mcarthur@confenv.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge <Tyler@rjdevelopment.com>
Subject: RE: initial wetland review for 2023100650

Hello,

I have reviewed the revised wetland report. Thank you for addressing the previous revision requests. I have the following additional comments:

- The submitted site plan should show all buffer lines, as well as exact areas where reduction is proposed versus buffer averaging. The copy I was looking at was a little unclear in a few spots, perhaps this will be more clear in the hardcopy.
- Typically subdivisions that propose areas for buffer reduction would only be approved for the minimum necessary reduction. On the current site plan, there is a large area of buffer shown as reduced, but it isn't actually corresponding to proposed development. The buffer line should be pushed back out if there is no proposed development within those areas of the buffer.
- Wetland B measures less than 1000 feet, which generally means it does not trigger a protective buffer per TCC 24.30.015. But I am unclear if this wetland is possibly meeting mosaic criteria, and would be lumped in with Wetland C? Since these wetlands are being derived conservatively, it might be okay for now to keep it as is with the buffer, but we can discuss this further.
- The emphasis on utilizing alpha-alpha- dipyridyl within the report requires a little tweaking, as it is only a test positive indicator for hydric soils. What this means is it could test negative, but that doesn't necessarily mean it isn't meeting hydric soils. The ultimate test will be whether the area is submerged for 14 days during the growing season. Please see the attached email from DOE regarding this test. I would recommend the language regarding alpha-alpha- dipyridyl be revised within the report.

Let me know if you have any questions.

Thanks so much,

Heather Tschaekofske | Associate Planner/Biologist, MES
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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Tuesday, August 22, 2023 1:47 PM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>; Kerrie McArthur <kerrie.mcarthur@confenv.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge <Tyler@rjdevelopment.com>
Subject: RE: initial wetland review for 2023100650

Heather,

Please see link below for the revised report from Kerrie's office after your walkthrough with Kerrie back in July. We are preparing formal submittals for the project and aim to have those in by the end of this week. This same report will be printed and included with several of the application packets that make up the submittal. Just an FYI. Thanks!

<https://rjdevelopmentplancenter.sharefile.com/d-sfe4f981eb43b44b8921a74fbf77c6c1a>

Caleb Perkins, PMP
Project Manager

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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Wednesday, July 12, 2023 4:26 PM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>; Kerrie McArthur <kerrie.mcarthur@confenv.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge <Tyler@rjdevelopment.com>
Subject: Re: initial wetland review for 2023100650

That works great.

Caleb Perkins, PMP
Sent from my mobile device

From: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Sent: Wednesday, July 12, 2023 4:25:33 PM
To: Kerrie McArthur <kerrie.mcarthur@confenv.com>
Cc: Caleb Perkins <caleb@rjdevelopment.com>; Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge

<Tyler@rjdevelopment.com>

Subject: RE: initial wetland review for 2023100650

Hello,

I can aim for 10:30, if that works for the landowner.

Thanks,

Heather Tschaekofske | Associate Planner/Biologist, MES
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3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501
Main (360) 786-5553 | Fax (360) 754-2939 | TDD (800) 833-6388
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From: Kerrie McArthur <kerrie.mcarthur@confenv.com>

Sent: Wednesday, July 12, 2023 4:01 PM

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

Cc: Caleb Perkins <caleb@rjdevelopment.com>; Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge <Tyler@rjdevelopment.com>

Subject: RE: initial wetland review for 2023100650

Hi Heather,

Next Wed. would be great. Looking forward to seeing you. What time would you like to meet on site?

Kerrie

Kerrie McArthur, PWS, CERP | Managing Senior Biologist
CONFLUENCE ENVIRONMENTAL COMPANY
146 N Canal Street, Suite 111, Seattle, WA 98103
direct: 206.999.6201
kerrie.mcarthur@confenv.com | www.confenv.com
Confluence is a certified SBE (#S000025349) and King County SCS (#1312).

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

Sent: Wednesday, July 12, 2023 3:56 PM

To: Kerrie McArthur <kerrie.mcarthur@confenv.com>

Cc: Caleb Perkins <caleb@rjdevelopment.com>; Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge <Tyler@rjdevelopment.com>

Subject: RE: initial wetland review for 2023100650

Hello,

The earliest I can get out for a site visit would be next Wednesday. I am happy to show you the areas of concern, where hydrology was present in April, and where Ecology dug test pits recently. These areas would currently need to be conservatively considered as wetland, until such time hydrologic monitoring can take place next growing season.

Let me know if this works for you and we can set up a time.

Thanks so much,

Heather Tschaekofske | Associate Planner/Biologist, MES
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From: Kerrie McArthur <kerrie.mcarthur@confenv.com>
Sent: Tuesday, July 11, 2023 3:38 PM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Cc: Caleb Perkins <caleb@rjdevelopment.com>; Brett Bures <brett.bures@co.thurston.wa.us>; Tyler Burbidge <Tyler@rjdevelopment.com>
Subject: FW: initial wetland review for 2023100650
Importance: High

Hi Heather,

Caleb forwarded me your email (see attached) re: the discrepancy in the wetland boundary and Ecology's recommendation for reconciliation. Unfortunately, we really can't wait until next spring to determine the boundary. I understand your rationale after seeing your April photos. Unfortunately, I did not see those conditions and the 2 times I was on-site and I don't know where you took those photos.

So, I was wondering if you would be willing to meet me on-site in the next week or so to discuss and determine the wetland boundary together. You can show me where you took your photos, we can evaluate hydric soil indicators together and adjust the boundary as needed.

Thanks!
Kerrie

Kerrie McArthur, PWS, CERP | Managing Senior Biologist
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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Monday, July 10, 2023 2:32 PM
To: Kerrie McArthur <kerrie.mcarthur@confenv.com>
Cc: Jeff Yates <jeff@rjdevelopment.com>; Ron Hastie <ron@rjdevelopment.com>; Tyler Burbidge <Tyler@rjdevelopment.com>; Ronnie Hastie <ronnie@rjdevelopment.com>
Subject: FW: initial wetland review for 2023100650
Importance: High

Kerrie,

We just received the attached and below regarding the additional wetland analysis for our project at 2000 24th Ave NW in Olympia. This summary language is extremely concerning – The end result is that we require additional delineation of the site, during next years growing season. The wetland review remains on hold. Can you please take a look ASAP and let us know what's going on? We have a lot of time and money invested into this project, and we were scheduled to submit for entitlement reviews tomorrow, so this really throws a kink into things. I am around almost all day tomorrow to talk. Thanks.

Caleb Perkins, PMP
Project Manager

RJ Development
401 Central St SE
Olympia, WA 98501
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From: Brett Bures <brett.bures@co.thurston.wa.us>
Sent: Monday, July 10, 2023 2:18 PM
To: Caleb Perkins <caleb@rjdevelopment.com>; Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Caleb:

Please see attached email from Heather Tschaekofske regarding the results of the last site visit. In summary, additional information is needed to complete the review of this application.

Please let me know if you have any questions.

Thanks.

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Brett Bures | Development Services Manager
Thurston County Community Planning & Economic Development
3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501
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brett.bures@co.thurston.wa.us | www.thurstoncountybdc.com

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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Monday, July 10, 2023 1:38 PM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Brett,

Can you provide an update on next steps and timeline for this review and approval? We are quickly running out of time in our purchase agreement and having this wetland area squared away is extremely critical. Please let me know as soon as you can. Thanks.

Caleb Perkins, PMP
Project Manager

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From: Caleb Perkins
Sent: Friday, June 30, 2023 9:32 AM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Brett,

Can you please provide an update on next steps and timeline until approval?

Caleb Perkins, PMP
Project Manager

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From: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Sent: Thursday, June 29, 2023 4:54 PM
To: Caleb Perkins <caleb@rjdevelopment.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Hello,

That would be based on Brett's time line.

Thanks,

Heather Tschaekofske | Associate Planner/Biologist, MES
Thurston County Community Planning & Economic Development
3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501
Main (360) 786-5553 | Fax (360) 754-2939 | TDD (800) 833-6388
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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Thursday, June 29, 2023 8:57 AM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Wil do. If your site visit confirms, what is the next step and timeline we can expect to get final approval?

Caleb Perkins, PMP
Project Manager

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From: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Sent: Thursday, June 29, 2023 7:43 AM
To: Caleb Perkins <caleb@rjdevelopment.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Hello,

I forwarded the submitted test pit information onto Dept of Ecology, and we will need to make a site visit next week to confirm results. Can you request site access from the owner for 10 am next Wednesday?

Thanks so much,

Heather Tschaekofske | Associate Planner/Biologist, MES
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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Tuesday, June 27, 2023 9:08 AM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Heather and Brett,

Sorry for the delay on getting this to you, but please see attached and below from our consultant.

Attached are the field forms for Heather's review and a PDF where the Test plot, new wetland boundary flagging and soil probes were located.

We revised the wetland boundary to extend slightly farther to the north. Old Flag WA-7 connects to new flags WA-7A to WA-7B to WA-7C to old flag WA-8. As you can see from the map, we dug several soil probes a test pit north of the wetland boundary and did not find either hydric soils and/or presence of hydrology indicators. We also extended the wetland farther south. We did a soil probe, found hydric soils, so moved farther south (to TP-7), where we did **not** have all 3 wetland indicators.

We saw the ditch/channel feature that Heather mentioned. However it did not have defined bed/bank/ordinary high water mark indicators (OHWM) and therefore would be classified as a stream and not a wetland. Based on looking at historical aerials from 1969, 1973, 1980, and 1981 there is no indicator or a stream channel in this area. We also pulled the short plat maps from the development to the east. It clearly shows several stormwater drains that discharge into this ditch area. Therefore I think this is a man-made feature. Due to the lack of OHWM indicators, but with water flow, it might be classified as a wetland. However, we did not find a "connection" to Wetland A (TP-7 shows a separation between the 2). Therefore, the presence of this feature (whether regulated as a wetland or not) would not alter the wetland rating as Heather asked about because this feature would not meet the "instream" nor "riparian" WDFW priority habitat type.

Caleb Perkins, PMP
Project Manager

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From: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Sent: Thursday, June 22, 2023 5:16 PM
To: Caleb Perkins <caleb@rjdevelopment.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650

Hello,

Sure, that works for me.

Thanks so much,

Heather Tschaekofske | Associate Planner/Biologist, MES
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From: Caleb Perkins <caleb@rjdevelopment.com>
Sent: Thursday, June 22, 2023 8:52 AM
To: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: initial wetland review for 2023100650
Importance: High

Heather,

We finally got feedback from our consultant and were wondering whether it be possible for you to conduct another site visit and confirm the revised wetland boundary with just the field data forms and revised maps. We are trying to be efficient with time and having you confirm the revised wetland boundary before revising the critical areas report would save a considerable amount of time. If that's possible, I will get you the field data forms and revised maps. Please let me know as soon as you can. Thanks!

Caleb Perkins, PMP
Project Manager

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From: Heather Tschaekofske <heather.tschaekofske@co.thurston.wa.us>
Sent: Monday, May 15, 2023 9:56 AM
To: Caleb Perkins <caleb@rjdevelopment.com>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: FW: initial wetland review for 2023100650

Hello Caleb,

I checked with Brett, and he agreed that I should send you my wetland review comments directly, in the interest of capturing conditions while we are still within the growing season. Please see my original email below, for your review. These items are required for further critical area review. Please submit all information within 180 days or the application shall expire. I have photos from my site visit documenting conditions if your consultant needs more information.

Thanks so much,

Heather Tschaekofske | Associate Planner/Biologist, MES
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From: Heather Tschaekofske
Sent: Wednesday, April 12, 2023 5:59 PM
To: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: initial wetland review for 2023100650

Hello Brett,

I have completed the initial review of the wetland report submitted for parcel 09750029001, and a site visit was conducted on 4/12/23 to review report results. Please thank the consultant for submittal of a thorough assessment, and request the following additional information and/or revisions:

- Per the County site visit today, it appears the wetland onsite may have been underestimated. Wetland A currently has standing water, and hydrophytic vegetation which extends up to the northern property line. Further wetland delineation is required to assess this area in depth, especially since this is the appropriate time frame for a wetland review to occur during the early growing season.
- Wetland A appears to continue offsite to the south, until it meets up with Burbank Ave, at which point it appears to be more channelized into a drainage. Presence of instream/riparian habitat within 330 feet of the wetland unit would trigger additional habitat points for rating question H 3, which would at minimum result in a Medium rating. This will change the total habitat score to at minimum M, M, L, which results in a standard wetland buffer of 160 feet.
- There are some considerably large trees within proximity to the wetland onsite, which would potentially trigger the additional buffer requirements per TCC 24.30.065. Please re-evaluate the wetland and buffer area per this section of code, to determine if additional tree protection areas are required.
- The report states the buffers in Section 4.0. as 140 feet for Wetland A, and 100 feet for Wetland B. It does not however show these distances, or what the averaged buffer distances are on any of the site plans. This will be required to be added to all the site plans.
- The depiction of the averaged Wetland A buffer within the wetland report does not look the same as the submitted site plan for the plat. This again will need to be shown with buffer distances on the site plans.
- The buffer averaging proposed is the only mitigation they are offering, and this is acceptable per TCC 24.30.060. However, the report author does not demonstrate how they are meeting mitigation sequencing, as it appears there is room for the project to occur without buffer averaging.

These are my final comments, let me know if you have questions.

Thanks so much,

Heather Tschaekofske | Associate Planner/Biologist, MES
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