



COMMUNICATION MATRIX

Project Number: 2023101504
 Project Name: Daniells Shoreline Stabilization SSDP
 Subject property: 2725 Schirm Loop NW, Olympia

Date: July 12, 2023
 Tax Parcel: 45800201500

THURSTON COUNTY
 RECEIVED
 OCT 05 2023
 DEVELOPMENT SERVICES

Directions:

- Each department's reviewer comments are summarized within their own section below.
- Use the APPLICANT RESPONSE column on the far right column of the matrix to provide the following:
 - A complete and clear response to each comment. Avoid writing "noted, or acknowledged" without providing an explanation.
 - When applicable, include reference to a page number and/or where an item can be found on the map or in a submittal document.
- The reviewer's contact information can be found in the green heading above the comment. Please contact the reviewer directly for questions related to a specific comment.
- After **all** items outlined in the matrix have been addressed:
 - Submit all requested items and copies to the Building Development Center. Incomplete submittals will not be accepted
 - Include one (1) copy of this Communication Matrix with your Applicant Response column completed

Additional Information

- All requested information and number of copies must be submitted as one submittal within 180 days from the date of this matrix or the application will lapse.
- An extension of time may be requested in writing prior to the expiration.
- Additional information may be requested through further review of the project

Department: Community Planning and Economic Development (CPED)

Reviewer: Heather Tschaekofske, Associate Planner/Biologist heather.tschaekofske@co.thurston.wa.us 360-786-5553

ITEM	REVISION / NOTE / COMMENT	DETAILS	APPLICANT RESPONSE
1) Shoreline permit	Additional permit required	- The proposed landslide retaining structure requires a Conditional Use permit (CUP), in addition to the submitted Substantial Development permit. The SMP does not contain a use category that is applicable to the retaining structure the closest category is "shoreline protection," which includes structures such as bulkheads). Pursuant to Washington Administrative Code (WAC) 173-27-160, an unclassified use maybe authorized with a shoreline conditional use permit. WAC 174-27-160; WAC 173-27-030(4). <u>Please submit a JARPA CUP application, which will be reviewed concurrently with the SSDP.</u>	See Attached JARPA CUP

Communication Matrix

Project # 2023101504

Date: 7/12/23

Page 1 of 3

2) SMP criteria	Additional information requested	<p>- Per the SMP Section Two, Chapter V. REGIONAL CRITERIA (pg. 22) (B): Protection of water quality and aquatic habitat is recognized as a primary goal. All applications for development of shorelines and use of public waters shall be closely analyzed for their effect on the aquatic environment. Of particular concern will be the preservation of the larger ecological system when a change is proposed to a lesser part of the system, like a marshland or tideland.</p> <p>Please demonstrate how the project meets this criteria. This also ties in with the comments from the Nisqually Indian Tribe, regarding changes to larger natural erosion processes and the potential impacts to the beach adjacent.</p> <p>This discussion should also address the following criteria per Conditional Use permit standards (WAC: 173-27-160(2): In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.</p>	<p>All slope stabilization activities will be conducted on the upland portions of the site. No activities will be conducted on the beach or intertidal areas.</p> <p>Erosion from rainfall will continue even with the stabilization measures in place. The stabilization is to prevent large-scale failures of the bluff face. Large scale failures can result in burial of critical beach and intertidal habitat with silt and debris.</p>
3) Geologic hazard areas	Additional information required	<p>- Per TCC 24.15.150, slope stabilization proposals must meet listed criteria. Please demonstrate the project meets the criteria per this section, which includes mitigation measures to offset impacts to the slope and marine habitat.</p>	<p>It should be noted that all stabilization will be conducted on the upper portions of the slope and will not extend to beach level. No hard armoring such as bulkhead, gabions, rip-rap, revetments, walls, or other measures are proposed to be constructed on the beach. Bio-engineering on a vertical bluff face composed of dense, glacial till is not practical and is not being considered, although hydroseeding will be conducted once construction is complete.</p>

Communication Matrix

Project # 2023101504

Date: 7/12/23

Page 1 of 3

4) Geotechnical Assessment dated 10/11/22	Additional information required	- The submitted geotechnical assessment recommends drainage be discharged at the base of the slope. Additional design information is needed for site drainage, for further evaluation.	Once stabilization is complete, a common drain line to contain roof downspout runoff will be run to the beach for discharge of collected water. The discharge pipe will be fitted with an energy dissipation device to prevent erosion in the area of discharge.
5) Site plan	Setbacks	- Please provide setback distance from the top of slope to the home.	The house, constructed in 1979, is located approximately 25 feet from the top of the slope at the closest point.
6) JARPA application	Additional information required	- Some portions of the JARPA application require additional information and/or greater details. In particular, please fully address the following sections: -5.o -6.e 8.c, d, e, and f (consider the project within the context of Puget sound and the immediately adjacent estuarine habitat- address all temporary and potential impacts from the project). 9.l 9.m	JARPA application has been revised to include requested information and is attached herewith.

Department: Thurston County Flood Review

Reviewer: **Tim Rubert, Plans Examiner/ Floodplain Manager (360) 867-2123, TimRubert@co.thurston.wa.us**

ITEM	REVISION / NOTE / COMMENT	DETAILS	APPLICANT RESPONSE
1) FEMA flood zone	Additional info required	- Per Tim Rubert, "The FEMA Firm map is 43, the Flood Zone is VE with a BFE of 21' NAVD 88. It appears that the bottom part of the project is within the flood zone and a Bi-Op HA would be required. Or provide a stamp survey site plan of the slope showing the elevations and the project."	All construction activities will be conducted on the slope above the BFE of 21' NAVD 88. No construction or staging will be conducted within the flood plain.

Public Comments:

ITEM	REVISION / NOTE / COMMENT	DETAILS	APPLICANT RESPONSE
1) Public comment			

Communication Matrix

Project # 2023101504

Date: 7/12/23

Page 1 of 3

Outside Agencies Contact information included below			
1) Dept of Ecology			
2) Nisqually tribe	Comments received	- Please see the 5/18/23 comment letter from the tribe, and respond accordingly: https://weblink.co.thurston.wa.us/dspublic/0/doc/16547402/Page1.aspx	Erosion from rainfall will continue even with the stabilization measures in place. The stabilization is to prevent large-scale failures of the bluff face. Large scale failures can result in burial of critical beach and intertidal habitat with silt and debris.
3) Squaxin tribe	Comments received	- Please see the 5/31/23 comment letter from the tribe, and respond accordingly: https://weblink.co.thurston.wa.us/dspublic/0/doc/16595982/Page1.aspx	If any archaeological finds are discovered during construction activities, construction will be halted and the Squaxin Island Tribe's Cultural Resources Department will be contacted.

PUBLIC HEALTH COMMENT TABLE GOES HERE

PROJECT NAME Austin-Daniels, Daniels JARPA Shoreline Substantial Development (XC)
PROJECT NUMBER: 2023101504

Thurston County Community Planning and Economic Development (CPED)
3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501 (360) 786-5490/FAX (360) 754-2939
TTY/TDD call 711 or 1-800-833-6388 Website: www.thurstoncountybdc.com

Communication Matrix

Project # 2023101504

Date: 7/12/23

Page 1 of 3

PUBLIC HEALTH CONTACT: Kyle Overton | kyle.overton@co.thurston.wa.us | 360.867.2654

ITEM	REVISION / NOTE / COMMENT	DETAILS Provide Code Reference – Item(s) that need to be corrected.	APPLICANT RESPONSE:
1) Onsite Sewage System (OSS)	OSS status	<p>A Time of Transfer report from 2018 determined the Onsite Sewage System is in nonconforming status. A record drawing from 1983 submitted to this office indicated that additional drainfield trench had been installed without the benefit of a permit. This issue must be addressed and the Onsite Sewage System brought into a conforming status prior to recommending approval of this project. This office recommends the applicant work with a licensed Onsite Sewage System Designer or Professional Engineer to address this issue.</p> <p>[Article IV of TC Sanitary Code 16.4.7]</p>	<p>This non-conformance issue has been resolved to the satisfaction of Kyle Overton, Thurston County Health.</p>
2) Septic System Components	Clarification/Additional Information	<p>Due to the location and orientation of the Onsite Sewage System components additional information is required as to how the project site will be accessed and where materials and equipment will be stored/staged. Please note all Onsite Sewage System components must be protected from soil compaction, for example by vehicular traffic.</p> <p>[Article IV of TC Sanitary Code 16.1.5.3]</p>	<p>The project site is accessed by foot along the south-east side of the house. All construction equipment to be used is hand operated – no heavy equipment will be utilized. Staging of materials and equipment will be on graveled driveway areas and will not encroach on septic tank or drainfield areas.</p>
3) Well and Waterlines	Clarification/Additional Information	<p>The application for this project indicates the parcel is served by a single family well. Records indicate the parcel is served by the Edgewater Beach Group A water system ID#22416. Please clarify the drinking water source for this parcel.</p>	<p>Parcel is served by the Edgewater Beach (ID 22416) Group A community water system.</p>