

THURSTON COUNTY
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**PUBLIC HEALTH AND
 SOCIAL SERVICES DEPARTMENT**

October 27, 2023

David M. Bayne, MPH
 Director

Dimyana Abdelmalek, MD, MPH
 Health Officer

Scott McCormick
 Community Planning & Economic Development
 3000 Pacific Ave SE
 Olympia, WA 98501-8809

Subject: Project 2022103527, Folder Sequences 22-109077 ZJ (22-109078 XA, 23-111934 ZQ),
 Tax Parcel 09090009000, Sienna I Preliminary Plat Application, Environmental Checklist,
 and Variance Application

Dear Scott,

The above referenced project has been routed to this department for review and comment. Environmental Health's preliminary review of the project is complete, and the following is a report of our analysis & findings, requirements, and recommendation:

I. ANALYSIS & FINDINGS:

1. Proposed Land Use: This project is proposing to subdivide a 16.28-acre parcel into 77 single-family lots and 1 community clubhouse lot with tracts for open space, tree preservation, and stormwater within City of Tumwater's Urban Growth Area. The project previously received preliminary plat approval in 2006 after which time the roads and utilities were constructed onsite. The preliminary plat approval expired, although the Sienna II plat maintained approval and was finalized in March 2023 with Sienna II access road and storm pond constructed along the eastern and central portions of this project.
2. Soil Permeability and Classifications: The soils on the property are mapped by the Soil Conservation Service as Nisqually loamy fine sand, 0-3% slopes. No existing on-site septic systems were located on the project site. All lots within the subdivision will be served by City of Tumwater sanitary sewer. Utilities will be connected to the improvements installed as part of the Sienna II plat.
3. Existing and Proposed Water Supply: There are existing monitoring wells located on the project site. All lots within the subdivision are to be served by City of Tumwater public water. Utilities will be connected to the improvements installed as part of the Sienna II plat.
4. Protection of Ground & Surface Waters: The project site is located within a Category I Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance, within a mapped area of elevated nitrates in the underlying aquifer, and within a delineated capture zone for a Group A

public water system. Three existing off-site wells have been identified within 100-feet of the property and are shown on the subdivision map, with one located on tax parcel 09090010000 and two located on tax parcel 12709320200. An Integrated Pest Management Plan (IPMP) has been prepared for the project outlining landscape management practices to help reduce impacts to surface and ground water. The IPMP has been reviewed by Environmental Health with minor revisions requested.

II. REQUIREMENTS FOR FINAL SUBDIVISION APPROVAL:

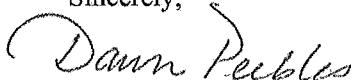
1. There shall be no sanitary sewer lines located within 50 feet of any existing off-site well.
2. There shall be no stormwater infiltration within 100 feet of any existing off-site well.
3. All existing off-site wells within 100-feet of the property must be accurately shown on the final map with their associated 100-foot sanitary control radii.
4. Restrictive covenants are required for the three off-site wells located on tax parcels 09090010000 and 12709320200. The covenants must be submitted to Environmental Health for review prior to being recorded with the Thurston County Auditor's Office. The covenants must be referenced on the final map.
5. Confirmation of final water and sewer construction approval from the City of Tumwater must be submitted to Environmental Health.
6. All remaining monitoring wells located on the project site must be decommissioned by a licensed well driller per Washington State Department of Ecology standards prior to final plat approval. Copies of the decommissioning reports must be submitted to Environmental Health.
7. A finalized version of the Integrated Pest Management Plan (IPMP) must be submitted to Environmental Health with the recommended revisions and specifying the proposed method of distribution of the IPMP to future homeowners within the subdivision. This is typically done by incorporating a copy of the accepted IPMP into the subdivision CC&Rs. Other methods may be allowed provided they assure future property owners will receive a copy of the IPMP at the time of sale.

III. RECOMMENDATION:

Subject to the requirements in Section II above, this subdivision is recommended for preliminary approval in accordance with the Thurston County Sanitary Code.

If you have any questions regarding Environmental Health's review, I can be reached at (360) 867-2650 or dawn.peebles@co.thurston.wa.us.

Sincerely,



Dawn Peebles, R.S.
Environmental Health Program Manager
Thurston County Public Health & Social Services Department