

PROJECT REVIEW COMMENT MATRIX

- **REVIEWER:** Include as much information needed to indicate what is required. Include code reference when applicable.
- **APPLICANT:** Include as much information needed to clearly respond to each comment. Please include sheet number or reference to where item can be found along with explanation of how the plans were revised. Please do not say “comment noted or acknowledged” without providing an explanation; doing so may delay resubmittal
- All information requested must be submitted within 180 days from the date of this letter or the application will lapse. An extension of time can be requested prior to expiration. When the information requested is received, review of your proposal will continue. Additional information may be requested through further review of the project.

PROJECT NAME: Deskins Grand Mount Preliminary Plat & SEPA PROJECT NUMBER: 2021106455 SITE ADDRESS: 6411 198 th Ave SW TAX PARCEL #: 51300100000 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT CONTACT: Lacy Garner, 360-485-8272, lacy.garner@co.thurston.wa.us			
PROJECT REVIEW STATUS: Review of the above referenced application is paused, pending resubmittal of all required items as listed below. DATE ISSUED: 3/9/22			
ITEM	REVISION / NOTE / COMMENT	DETAILS Provide Code Reference – Item(s) that need to be corrected.	APPLICANT RESPONSE:
1) Site Plans	Revisions needed	<p>The following information is required per the Division of Land Supplemental and Site Plan Checklist in the Division of Land Application. The following items were checked by the applicant as provided but could not be found and/or were not complete on the provided Site Plan:</p> <p>3.b. The height of all existing structures</p> <p>3.d. All proposed and existing building setback lines sufficiently accurate to ensure compliance with setback requirements. Lot 1 is not showing and does not appear to have the ability to meet the Front Yard 20’ right-of-way setback requirement per TCC 20.07.030.</p> <p>3.e. The location of all existing and proposed on-site sewage systems, water lines, wells, etc. – These items were not provided for the existing house.</p> <p>3.j. Topographic information showing two-foot contours for the entire subject parcels and a minimum of fifty feet into adjacent parcels, based on available county information.</p> <p>3.l. Setback distance measurements from all property lines (or road access easements) to all existing and proposed buildings.</p>	

		<p>3.o Directions to the site.</p> <p>3. p. Vicinity sketch, at a scale of not less than three inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways, schools, parks, shopping centers and similar facilities.</p> <p>4. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.</p> <p>5.w. All proposed landscaping, including location and type. Per TCC 20.15.060 – Design standards for (R 3-6/1) zoning refer to TCC 20.45 for Landscaping and Screening regulations, which requires a Landscaping Plan be submitted and reviewed per those regulations. A Landscaping Plan was not submitted by this project.</p> <p>7. The number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels.</p>	
2) Preliminary Plat	Revision needed	<p>Per TCC 20.15.060 Design Standards (2.)(a.)(i.) Minimum lot width for an individual or conventional subdivision interior lot is seventy-five feet.</p> <p>All 7 of the interior lots are less than 75' wide and therefore do not meet design standards. A revision is needed to meet design standards.</p>	
3) Landscaping Plan	Submittal needed	Per TCC 20.15.060 – Design standards for (R 3-6/1) zoning refer to TCC 20.45 for Landscaping and Screening regulations, which requires a Landscaping Plan be submitted and reviewed per those regulations. A Landscaping Plan was not submitted by this project.	
4) SEPA Checklist	Comment	The SEPA determination will not be issued until an acceptable plan is submitted pursuant to all revision requirements included here.	
Other county departments Thurston County Public Works CONTACT: Arthur Saint Arthur.saint@co.thurston.wa.us			
ITEM	REVISION / NOTE / COMMENT	DETAILS Provide Code Reference – Item(s) that need to be corrected.	APPLICANT RESPONSE:
1) Road Section	Revision	The proposed road does not meet the Thurston County Road Standards. The variance submitted was not the proper form and did not contain all the elements required of section 2.08 of the Road Standards. Most likely a gravel road will not be allowed and sidewalk will be needed. Please provide a proposed section with the variance request.	

2) Drainage	Drainage Scoping Response	Please see the Drainage Scoping Response which can be found at: https://weblink.co.thurston.wa.us/dspublic/0/doc/15536232/Page1.aspx	
Thurston County Environmental Health CONTACT: Dawn Peebles, dawn.peebles@co.thurston.wa.us , 360-867-2650			
		{see comments below}	
Addressing CONTACT: Kelli Root, 360-867-2356, kelli.root@co.thurston.wa.us			
1) ROW	Comments	<ul style="list-style-type: none"> • 198th AVE SW has 45' of r/w (30' south of centerline- adjacent to project and 15' north of centerline) • Tamarack DR SW has 40' of r/w (21' on east of centerline & 19' west of centerline) • 200th AVE SW has 30' of r/w (15' on each side of centerline) 	
Thurston County Surveyor CONTACT: Darin Zenkner, 360-867-2377			
		No comments	
Thurston County Water Resources Engineer CONTACT: Torren Valdez, 360-489-4375, torren.valdez@co.thurston.wa.us			

	+ attachments	<p>March 8, 2022</p> <p>Samantha San Souci 1101 Kresky Avenue Centralia, WA 98532</p> <p>SUBJECT: Preliminary Plat Review – Public Works Utilities New Commercial Warehouse Building with loading docks Project # 2021106455– Parcel No. 51300100000, 6411 198th Ave SW, Rochester, WA 98579</p> <p>Dear Samantha San Souci,</p> <p>The following information is regarding water & sewer services being proposed for Thurston County Project # 2021106455 – Parcel No. 51300100000, 6411 198th Avenue SW, Rochester, WA 98579. The proposed project is to divide the current lot into 8 lots with seven new and one existing single-family residences. All new construction within the Grand Mound Utility Local Improvement District (ULID) is required to connect to the Grand Mound water and sewer system. The following provides a general overview of what will be required to receive water and sewer service based on the site plan submitted.</p> <ol style="list-style-type: none"> 1. This project is subject to general facilities charges (GFCs), plan review fees, and inspection fees. All applicable fees must be paid prior to receiving services. See attached fee estimate for itemized costs. Actual fees will be determined at the time the permit application is made. 2. The GFCs will be assessed based on the scheduled rate for eight single family residences. Each lot will be assessed one equivalent residential unit (ERU). 3. There is an 8-inch watermain along the northern boundary of the current parcel. There is also a vacuum sewer collection line along the northern boundary of the current parcel. Any existing infrastructure on the property must be brought up to current standards. 4. An 8-inch watermain extends south from 198th Avenue SW and down Tamarack Drive SW, before turning to the west along 200th Avenue SW. The proposal to loop this 8-inch watermain along the private road, before connecting to the watermain along 198th Avenue SW, seems acceptable. 5. Applicant must submit an Application for Utilities Service with the building permit application for each of the eight lots. A copy of the Application for Utilities Service is provided as an attachment. 	
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6. Applicant must submit an Application to Establish Utilities Account with their building Lacy Garner (lacy.garner@co.thurston.wa.us) is signed in _____ ences before service begins. A copy of the Application to Establish Utilities Account is provided as an attachment.
7. Applicant must submit an Engineered Water and Sewer Plan that includes all items listed in the Engineered Plan Standard Items Checklist. A copy of the Engineered Plan Standard Items Checklist is provided as an attachment.
8. All proposed plans, construction methods, and construction materials must conform to the Thurston County Water and Sewer Development Standards. A copy of the current Water and Sewer Development Standards can be found on the Public Works' Website (<https://www.co.thurston.wa.us/publicworks/delectus.html>). Please update all water and sewer details in the site plans to be consistent with the current Development Standards.
9. A cleanout shall be installed on all side sewers at the property line and near each of the residences.
10. The existing well must be decommissioned following the standards established by the Washington State Department of Ecology.
11. A Bill of Sale must be submitted and accepted by the Public Works Director for any improvements to be owned and maintained by Thurston County. These improvements include meter boxes, buffer tanks, water mains, and sewer mains.
12. Utility easements must be granted to Thurston County for the water and sewer mains extending along the proposed private road. Easements shall be granted to Thurston County in accordance with Section 2.130 of the Development Standards for Water and Sewer Systems.

If you have questions regarding water and sewer service as you work through the application process, please call 360.867.2088 or email at torren.valdez@co.thurston.wa.us.


Sincerely,

Torren Valdez
Water Resources Utility Planner
Technical Services Group
Water Resources Division

Attachments:

Utility Connection Fee Estimate
Application for Utility Service
Application to Establish a Utilities Account
Water and Sewer Plan Standard Items Checklist

	Comment	<p>The road will need to be a private lane based on our addressing policies. I am attaching a road petition guideline; can you please send it to the developer? They can send a few street name requests.</p> <ul style="list-style-type: none"> with attached Road Petition Guideline 	
Outside Agencies			
1) Nisqually tribe	Note: This would be a condition of the SEPA MDNS determination	<div data-bbox="592 354 793 435" data-label="Image"> </div> <p style="text-align: center;"> Nisqually Indian Tribe Tribal Historic Preservation Office 4820 She-Nah-Num Dr. S.E. Olympia, WA 98513 (360) 456-5221 </p> <p>December 16, 2021</p> <p>To: Sharon Lumbantobing, Senior Planner Thurston County Building Development Center 2000 Lakeridge Dr. SW Olympia, WA 98502</p> <p>Re: 2021106455 (Plat and SEPA)</p> <p>The Nisqually Indian Tribe's THPO has reviewed the master application and supplemental materials that you provided for the above named project and requests that a cultural resources survey be required as a condition of permitting. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.</p> <p>Sincerely,</p> <p>Brad Beach, THPO Nisqually Indian Tribe 360-456-5221 ext 1277 beach.brad@nisqually-nsn.gov</p> <p>cc: Annette Bullchild, Director, Nisqually Indian Tribe</p>	
2) Squaxin tribe	Note: This would be a condition of the SEPA MDNS determination	<p>From: Shaun Dinubilo <sdinubilo@squaxin.us> Sent: Friday, December 17, 2021 1:39 PM To: Sharon Lumbantobing <sharon.lumbantobing@co.thurston.wa.us> Subject: RE: Thurston County Project #2021106455 - 6411 198th Avenue SW, Rochester</p> <p>Hello Sharon,</p> <p>Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. The project area has a high potential for the location of cultural resources. We recommend a cultural resources survey</p>	

		<p>and report be completed for this project. We would prefer to receive an electronic copy by email once completed.</p>  <p>Shaun Dinubilo Archaeologist Cultural Resource Department Squaxin Island Tribe 200 S.E. Billy Frank Jr. Way Shelton, WA 98584 Office Phone: 360-432-3998 Cell Phone: 360-870-6324 Email: sdinubilo@squaxin.us Email is my perferred method of communication.</p>	
3) Department of Ecology			



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

March 8, 2022

Lacy Garner, SEPA Contact
Thurston County Development Services
Building #1, Administration
2000 Lakeridge Drive Southwest
Olympia, WA 98502-6045

Dear Lacy Garner:

Thank you for the opportunity to comment on the prethreshold consultation for the Deskins Plat Project (2021106455) located at 6411 198th Avenue Southwest as proposed by Fuller Designs for Ryan Deskins. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Thomas Middleton (360) 407-7263

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at (360) 407-7263.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 407-7320**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Lacy Garner
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Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

		<p>Lacy Garner March 8, 2022 Page 3</p> <p>If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.</p> <p>Department of Ecology Southwest Regional Office</p> <p>(GMP:202200711)</p> <p>cc: Derek Rockett, SWM Thomas Middleton, TCP Evan Wood, WQ</p>	
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PROJECT NAME: Deskin Grand Mound Preliminary Plat

PROJECT NUMBER: 2021106455

PUBLIC HEALTH CONTACT: Dawn Peebles, dawn.peebles@co.thurston.wa.us, 360-867-2650

ITEM	REVISION / NOTE / COMMENT	DETAILS Provide Code Reference – Item(s) that need to be corrected.	APPLICANT RESPONSE:
3) Wells	Revised Map	<p>A revised map must be submitted showing all existing wells located on the project site and within 200 feet of the project site with their associated 100-foot sanitary control radii. Records indicate, at minimum, adjacent parcels 51300400000, 51300400300 and 51301900200 are served by single-family wells. It is the applicant's responsibility to locate all existing off-site wells within 200' of the project site. Conducting field visits and communicating with neighboring property owners is recommended. All permit records can be viewed online through the Building Development Center by entering the tax parcel numbers at https://weblink.co.thurston.wa.us/dspublic/customsearch.aspx?searchname=search&cr=1</p> <p>[EH Policy #ONST.96.POL.602]</p>	
4) Existing Development	Revised Map	<p>A revised map must be submitted showing all existing development on the subject property, including the existing septic system components.</p> <p>[Division of Land Supplemental and Site Plan Checklist required item]</p>	
5) Integrated Pest Management Plan (IPMP)	Revised Plan	<p>A revised IMP Plan must be submitted addressing the following items:</p> <ul style="list-style-type: none"> ➤ The plan needs to specify how the developer is incorporating IPM into the development process. ➤ Will the landscape design include only native plants that are less likely to become diseased and require less water? ➤ What cultural controls will be put in place during installation of initial landscape (mulch, soil amending, fertilizing, soil sampling, etc.)? ➤ Will herbicides be allowed for use in stormwater ponds or retention areas. <p>[EH Policy #ONST.97.POL.805]</p>	