

**DETERMINATION OF NONSIGNIFICANCE**

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| <b>Proponent:</b>   | Ryan Deskins<br>19810 Old Hwy 99 SW #7<br>Rochester, WA 98579  |
| <b>Description of Proposal:</b>   | The applicant proposes to subdivide 1.62 acres into 7 single-family residential lots. One of the single-family homes is existing. The proposal is to retain that lot and develop 6 new single-family residential lots for a total of 7. A Variance Application was also submitted and must be approved (for reduction of the flanking ROW setback on the existing residence) for the current plan to move forward as proposed. A private lane would be constructed to provide access to all lots. Grand Mound sewer and water utilities are proposed to serve each lot. The property is located within the Grand Mound Urban Growth Area and is zoned Residential 3-6/1, three to six dwelling units per acre. |
| <b>Location of Proposal:</b>  | 6411 198 <sup>th</sup> Ave SW, Rochester, WA 98579<br>Section 11 Township 15 Range 3W Quarter NE SE Plat GRAND VALLEY FRUIT & GARDEN TRACTS SS-2043 LT 1 Document 008/100  |
| <b>Tax Parcel No.</b><br><b>Section/Township/Range:</b>   | 51300100000<br>Section 11 Township 15 Range 3W   |
| <b>Threshold Determination:</b>   | The lead agency for this proposal has determined that it does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement <u>is not</u> required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public on request.  |
| <b>Jurisdiction:</b><br><b>Lead Agency:</b><br><b>Department:</b><br><b>Responsible Official:</b> | Thurston County<br>Community Planning & Economic Development<br>Development Services<br>Brett Bures, Development Services Manager  |
| <b>Date of Issue:</b><br><b>Comment Deadline:</b><br><b>Appeal Deadline:</b>                      | March 24, 2023<br>April 7, 2023<br>April 14, 2023  |

*Lacy Garner*

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This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified DNS will be issued. Otherwise, this DNS will become final after the expiration of the comment deadline and appeal period, if applicable.

**APPEALS:** Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee is received by the Thurston County Development Services Department within fourteen calendar days of the date of issuance of the threshold determination or, if there is a comment period under WAC 197-11-340, within seven calendar days of the last day of the comment period; and (2) the person filing the appeal meets the requirements of TCC 17.09.160(B).

**NOTE:** The issuance of this Determination of Non-Significance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments and/or the Hearing Examiner prior to receiving permits.

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| cc: | Department of Ecology<br>Adjacent Property Owners (300 feet)<br>Nisqually Tribe<br>Thurston County Public Works<br>Squaxin Indian Tribe | Rochester School District<br>TRPC<br>ORCAA<br>Thurston County Fire District #01 |
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**Deskins Preliminary Plat  
Case No. 2021106455  
21 114884 XA and 21 114883 ZJ**

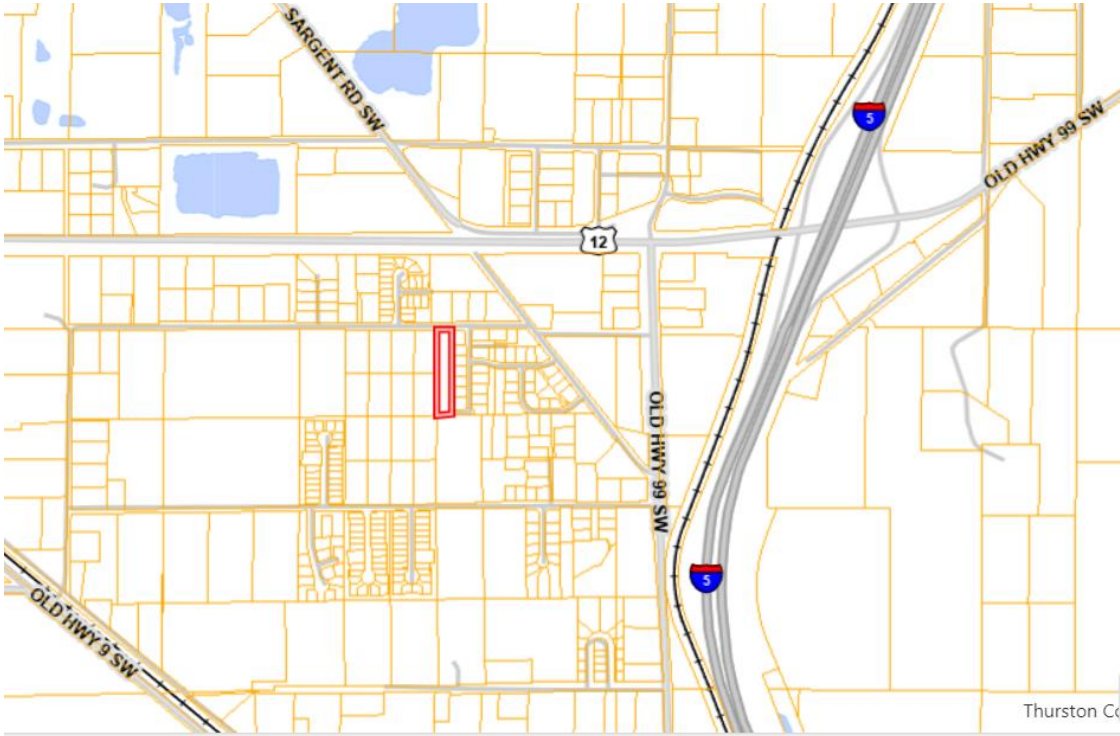
The environmental threshold determination is based on analysis of information contained in the following documents:

- Environmental Checklist, received December 1, 2021
- Revised Site Plan, received June 28, 2022
- Nisqually Indian Tribe comment letter, dated November 9, 2022
- Squaxin Island Tribe comment email, dated March 21, 2023
- Washington State Department of Ecology comment letter, dated March 9, 2022
- Archaeology/Cultural Resources Survey Report, dated April 10, 2022
- Mazama Pocket Gopher and Thurston County Regulated Prairie Absence Report prepared by Alexander Callender with Land Services Northwest, dated August 25, 2021
- Integrated Pest Management Plan, dated August 6, 2021
- Final Drainage and Erosion Control Report, dated June 23, 2021
- Limited Geotechnical Consultation prepared by Quality Geo NW, PLLC, dated June 23, 2022
- Soil Management Plan for BMP LID.02, submitted June 29, 2022
- Landscape Plan prepared by ARW Landscape Design, dated June 8, 2022

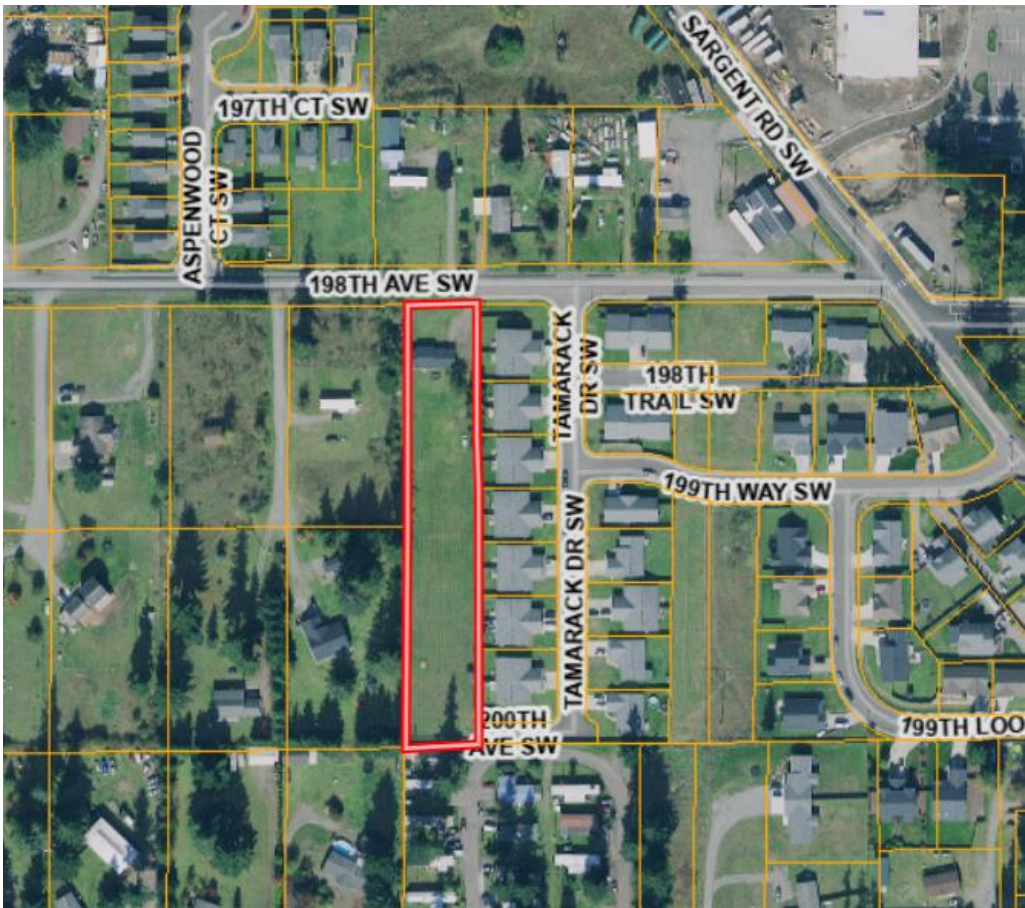
**Notes:**

1. This project will comply with the Stormwater Management Manual for Western Washington, developed by the Washington Department of Ecology.
2. 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.
3. 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 silt and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
4. 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, The Washington State Department of 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.
5. 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.
6. The Applicant and subsequent property owners must comply with all requirements of state and/or federal law to avoid disturbance and alteration of artifacts, remains, or other cultural resources on site during development. In the event of inadvertent disturbance or alteration, the Applicant must immediately stop work and contact the Tribes and the State Department of Archaeology and Historic Preservation.
7. A Construction Stormwater Permit from the Washington State Department of Ecology may be required. Information about the permit and the application can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. It is the applicant's responsibility to obtain this permit if required.
8. The proposed project is subject to compliance with the following policies and regulations, including any applicable mitigation requirements: Thurston County Comprehensive Plan, Zoning Ordinance (TCC 20), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09.).

Vicinity Map:



Vicinity Aerial Photo:





Site Plan:

