

COUNTY COMMISSIONERS

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PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

November 21, 2022

Ramiro Chavez, PE, PgMP
Interim DirectorDimyana Abdelmalek, MD, MPH
Health Officer

Sharon Lumbantobing, Senior Planner
Community Planning & Economic Development
2000 Lakeridge Drive SW
Olympia WA 98502

Subject: Project 2021106455, Folder Sequences 21-114883 ZJ, 21-114884 XA, 22-112339 ZQ,
Tax Parcel 51300100000, Deskens Preliminary Plat, Variance Request, and Environmental
Checklist (SEPA)

Ms. Lumbantobing,

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: Subdivide a 1.62-acre parcel into 7 single-family residential lots. The parcel is currently developed with an existing residence and garage that will be retained on Lot 1. Based on the location of the existing structures the project is requesting a variance to reduce required setbacks.
2. Soil Permeability, Type, and SCS Classifications: The soils on this property are mapped by the Soil Conservation Service as Spanaway gravelly sandy loam, 0 to 3% slopes. The existing residence is currently served by an on-site septic system. The project is proposing to connect to Grand Mound sanitary sewer, which is owned and operated by Thurston County Public Works. Therefore, no soil evaluations were conducted by this office.
3. Existing and Proposed Water Supply: The existing residence is served by a single-family well located on the site. The project is proposing to connect to Grand Mound public water, which is owned and operated by Thurston County Public Works.
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. Ground and surface water protection has been demonstrated through the following:
 - The existing well and septic system will be properly decommissioned and abandoned, and all development will be connected to public utilities.

- All neighboring water supplies have been identified within 200 feet of the project and are shown on the subdivision map with no wells encroaching on the site.
- An Integrated Pest Management Plan (IPMP) has been developed outlining landscape management practices to help reduce impacts to surface and ground water.

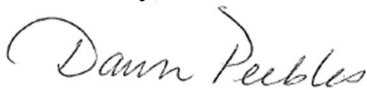
II. REQUIREMENTS FOR FINAL SUBDIVISION APPROVAL:

1. The existing well 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. A copy of the decommissioning report (well log) must be submitted to Environmental Health.
2. The existing on-site septic system must be properly abandoned per Article IV of the Thurston County Sanitary Code prior to final plat approval. An abandonment permit is required and copies of all abandonment documentation from a certified septic system pumper must be provided
3. A finalized version of the Integrated Pest Management Plan (IPMP) with the requested revisions and current project description and map must be submitted to Environmental Health with the method of distribution to future homeowners identified. 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.
4. Grand Mound water and sewer utilities must be extended through the subdivision prior to final plat approval.

III. RECOMMENDATION:

Subject to the requirements above, this project is recommended for approval in accordance with the Thurston County Sanitary Code.

Sincerely,



Dawn Peebles, R.S.
Senior Environmental Health Specialist
Thurston County Public Health & Social Services Department