

COUNTY COMMISSIONERS

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PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

October 20, 2023

David M. Bayne, MPH
Director

Dimiyana Abdelmalek, MD, MPH
Health Officer

Brett Bures, Development Services Manager
Community Planning & Economic Development
2000 Lakeridge Drive SW
Olympia WA 98502

Subject: Project 2022105125, Folder Sequences 22-113304 ZJ (22-113305 XA, 22-113306 XB), Tax Parcels 11823430100, 11826110000, 11826110300, The Enclave at Oak Tree Preliminary Plat Application, Environmental Checklist, and Forest Land Conversion

Dear Brett,

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 three parcels totaling 36.22 acres into 182 residential lots consisting of 131 single-family and 51 townhome lots with tracts for open space, stormwater, tree preservation, and recreation. The project will harvest approximately 28 acres of forest land. The parcels are currently undeveloped and located within City of Lacey's Urban Growth Area.
2. Soil Permeability and Classifications: The soils on the property are mapped by the Soil Conservation Service as Cagey loamy sand, Spana gravelly loam, Mukilteo muck, Indianola loamy sand, 3-30% slopes, and Alderwood gravelly sandy loam, 0-3% slopes. The project site is located within a mapped area of possible soil contamination with heavy metals from the former Tacoma Asarco Smelter Plume. No existing on-site septic systems were located on the project site. All lots within the subdivision are to be served by City of Lacey sanitary sewer. Confirmation of sewer availability has been submitted to Environmental Health.
3. Existing and Proposed Water Supply: There are four existing monitoring wells located on the project site. No additional wells were located on the project site. All lots within the subdivision are to be served by City of Lacey public water. Confirmation of water availability has been submitted to Environmental Health.

4. Protection of Ground & Surface Waters: The project site is located within a Category I, II and III Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance and within a Group A water system wellhead protection area. One existing off-site well has been identified within 200-feet of the project and is shown on the subdivision map. The well does not encroach on the site and all required setbacks will be met. 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, and the finalized version will be recorded with the subdivision CC&Rs.

II. REQUIREMENTS FOR FINAL SUBDIVISION APPROVAL:

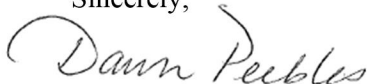
1. City of Lacey utilities must be extended through the subdivision prior to final approval. Confirmation of final water and sewer construction approval from the City of Lacey must be submitted to Environmental Health.
2. All existing wells located on the project site must be decommissioned by a licensed 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.
3. Prior to final approval, a finalized version of the Integrated Pest Management Plan (IPMP) must be submitted to Environmental with the recommended revisions and specifying what landscape installation is going to be performed during the development stage and what IPM practices will be implemented during that stage.
4. In the event an existing on-site septic system is located during site development, it must be properly abandoned per Article IV of the Thurston County Sanitary Code. An abandonment permit is required and copies of all abandonment documentation from a certified septic system pumper must be provided.

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