

**From:** [Bill Lindauer](#)  
**To:** [Brett Bures](#)  
**Subject:** Re: Enclave @ Oaktree  
**Date:** Friday, December 15, 2023 4:43:45 PM

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Mr. Bures

The following email is in regards to The Enclave at Oak Tree Project Number 2022105125 and the "mitigated determination of nonsignificance" letter dated November 30, 2023.

My name is Bill Lindauer and I live at 8348 Woodgrove Court SE.

I will apologize early for any typos, I am completing this email quickly and on my phone.

The following are my comments:

#### Site Access

The site access to Marvin Road is problematic. I beleive that due to the posted and travel speeds on Marvin that there is NOT adequate intersection sight distance or stopping sight distance especially for vehicles making a left out of the site. This could be mitigated by tree removal and grading along the project frontage but in my opinion this needs to be looked at.

#### Wildlife:

I have lived for about 30 years adjacent to this property. I just want to bring up that there is an abundance of wildlife some of which I beleive are protected and should be a consideration at least to mitigate impacts to them. I see eagles, hawks, and owls. A large number of them on a regular bases. I have personally seen many eagle and hawk nests in this area. I often find trout from long lake that they have dropped in my backyard so they are nesting and breeding in this area. Just want to make sure they are being taken care of as best we can.

#### Wells

There are properties with drinking wells in this area. Has any work been done to ensure the project will not affect the existing aquifer, I beleive this is also an aquifer from city of Lacey.

#### Buffer

The last time a project was planned for this site there were issues with providing a buffer along the adjacent properties. I see the current plans show a buffer that I think is 20 feet wide but the plans are unclear. I know that property owners are very clear that a buffer is needed and want to be sure it is included on the final plans. Will the planned buffer be planted or left native? What will stop home owners from using that area as part of their back yard? The triangle note 3 says this is a "modified incompatible use buffer" what does that mean?

#### Grades

Just a heads up there are some pretty steep slopes on this property. Not sure if landslide risk is an issue but it should be evaluated. Also many of the properties on Woodgrove on the west side of the site have pretty significant grade changes from their properties to the site.

#### Existing wetland (south of 22nd Avenue)

I do not think the wetland boundaries and buffers are correct here. Was the wetland flagged by a professional and did they take into account its expansion during we weather? It is essentially a lake for most of the year. The storm ponds are directly adjacent to the wetland

buffer in an area of high ground water. I question whether that will work and if these are infiltration ponds whether they will draw down correctly during winter months. That is a lot of impervious surface for the size of those ponds, I did not check the storm report but it looks odd. If the ponds overflow they will surcharge into the lowest point the wetland, is that the plan and is the county ok with that?

#### FORESTER PROPERTY

out of curiosity why is there no buffer on the west side of their property? Looks like the curb line of the road is right on their property line.

#### POCKET GOLPHER

I noticed the documents said no pocket golpers were noted on the site. Seems odd.

Thanks

On Fri, Dec 15, 2023, 11:39 AM Brett Bures <[brett.bures@co.thurston.wa.us](mailto:brett.bures@co.thurston.wa.us)> wrote:

Mr. Lindauer:

As discussed.

<https://weblink.co.thurston.wa.us/dspublic/customsearch.aspx?searchname=search>

#### **NOTICE**

Beginning February 21, 2023, the Planning Services Division will be providing assistance in the Building Development Center between 10 a.m. and 2 p.m. Monday through Friday. This temporary schedule is in place until further notice. Please visit [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com) for up to date information, hours of operation, and services provided remotely.

**Brett Bures** | **Development Services Manager**

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