



PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

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March 16, 2026

Jackson Ewing, Senior Planner
City of Olympia Community Planning & Development
PO Box 1967
Olympia, WA 98507-1967

Subject: City of Olympia 25-0980, Springwood Garden Preliminary Plat, Tax Parcel 09680073000,
Thurston County Project 2025100984

Mr. Ewing,

The above referenced application has been routed to this agency for review and comment. Environmental Health's preliminary review of the project is complete, and the following is a report of our analysis & findings, and conditions for subdivision approval:

I. ANALYSIS & FINDINGS:

1. Proposed Land Use: This project is proposing to subdivide a 7.2-acre parcel into 37 single-family residential lots with associated site improvements and tree preservation tracts. The property is currently developed with a residence served by a single-family well and sanitary sewer, and several outbuildings. All existing development will be removed from the site.
2. Soil Permeability and Classifications: The soils on the property are mapped by the Soil Conservation Service as Yelm fine sandy loam, 0 to 3% slopes. Soil evaluations were not conducted by this office as the subdivision will be served by City of Olympia sanitary sewer.
3. Existing and Proposed Water Supply: There is one existing well located on the project site which is shown on the site map. All lots within the subdivision are to be served by City of Olympia public water.
4. Protection of Ground & Surface Waters: The property is located within a Category II Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance. No existing off-site wells have been identified within 200 feet of the project site. The existing single-family well will be decommissioned, and the subdivision will be connected to public water. An Integrated Pest Management Plan (IPMP) has been prepared for this project outlining landscape management practices to help reduce impacts to surface and ground water. The IPMP has been reviewed and accepted by Environmental Health and will be included with the subdivision CC&Rs.

Environmental Health Division – Onsite, Drinking Water & Landuse Section

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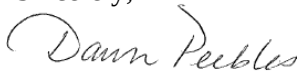
II. CONDITIONS FOR SUBDIVISION APPROVAL:

Environmental Health's review is complete, and the proposed subdivision appears to meet the requirements of the Thurston County Sanitary Code subject to the following conditions:

1. The existing well must be decommissioned by a licensed well driller per Washington State Department of Ecology standards. A copy of the decommissioning report must be submitted to Environmental Health.
2. The accepted Integrated Pest Management Plan (IPMP) must be included in the subdivision CC&Rs.

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