

**Paula Smith**

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**From:** Kenneth Haner  
**Sent:** Tuesday, January 08, 2019 11:28 AM  
**To:** Paula Smith  
**Subject:** FW: City of Olympia - Notice of Revised SEPA MDNS and Continuation of Public Hearing - 18-1315 Wellington Heights

FYI

Ken Haner  
Program Assistant  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
Phone: (360) 753-8735  
Email: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

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**From:** Rhonda Foster <[rfoster@squaxin.us](mailto:rfoster@squaxin.us)>  
**Sent:** Tuesday, January 08, 2019 9:49 AM  
**To:** Kenneth Haner <[khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)>  
**Cc:** Rhonda Foster <[rfoster@squaxin.us](mailto:rfoster@squaxin.us)>  
**Subject:** RE: City of Olympia - Notice of Revised SEPA MDNS and Continuation of Public Hearing - 18-1315 Wellington Heights

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. If any archaeological resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Cultural Resource Director, Rhonda Foster at [rfoster@squaxin.us](mailto:rfoster@squaxin.us).

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**From:** Kenneth Haner [<mailto:khaner@ci.olympia.wa.us>]  
**Sent:** Thursday, December 27, 2018 7:59 AM  
**Subject:** City of Olympia - Notice of Revised SEPA MDNS and Continuation of Public Hearing - 18-1315 Wellington Heights

The City of Olympia has issued the following **Notice of Revised State Environmental Policy Act Mitigated Determination of Nonsignificance (SEPA MDNS) and Continuation of Public Hearing** for the project known as **Wellington Heights at 2000 BLK 18th Avenue SW**.

PROJECT: **18-1315**

See the above attachments for further details.

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- **Paula Smith, Associate Planner, 360.753.8596, [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)**

Ken Haner  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 10, 2019

Paula Smith, Assistant Planner  
City of Olympia  
Community Planning and Development  
PO Box 1967  
Olympia, WA 98507-1967

Dear Paula Smith:

Thank you for the opportunity to comment on the revised mitigated determination of nonsignificance for the Wellington Heights Subdivision Project (18-1315) as proposed by Olympic Engineering for ABS Investments. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

Ecology's previous comments submitted November 9, 2018, still apply to the project described (see enclosure).

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(MLD:201807157)  
Enclsoure

cc: Mohsen Kourehdar, TCP  
Chris Montague-Breakwell, WQ  
Derek Rockett, SWM  
ABS Investments (Proponent)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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November 9, 2018

Paula Smith, Assistant Planner  
City of Olympia  
Community Planning and Development  
PO Box 1967  
Olympia, WA 98507-1967

Dear Paula Smith:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Wellington Heights Project (18-1315) located at 2000 Block 18<sup>th</sup> Avenue Southwest as proposed by Olympic Engineering for ABS Investments. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**TOXICS CLEANUP: Mohsen Kourehdar (360) 407-6256**

This property is within a quarter mile of [a/several] known or suspected contaminated site(s). The site(s) is Titus Will Chevrolet Sales Inc., FSID #83456365. To search and access information concerning these sites see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. 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, 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 Mohsen Kourehdar with the SWRO, Toxics Cleanup Program at the phone number provided above.

**WATER QUALITY: Chris Montague-Breakwell (360) 407-6364**

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 soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

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.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287**

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 your 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.

Paula Smith, Associate Planner

November 9, 2018

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Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(MLD:201805992)

cc: Mohsen Kourehdar, TCP  
Chris Montague-Breakwell, WQ  
Derek Rockett, SWM  
Alex Vo, ABS Investments (Proponent)