

**From:** [ECY RE SWRO SEPA COORDINATOR](#)  
**To:** [Paula Smith](#)  
**Cc:** [Meyer, Zachary \(ECY\)](#); [Rockett, Derek \(ECY\)](#); [Middleton, Thomas \(ECY\)](#); [kapaconstruction@gmail.com](mailto:kapaconstruction@gmail.com)  
**Subject:** ECY SEPA 202002919 - RE: ECY SEPA 201905607 - Boulevard Road Plat - Comments  
**Date:** Wednesday, June 17, 2020 10:56:50 AM  
**Attachments:** [image001.png](#)  
[201905607 ECY Comments.pdf](#)  
**Importance:** High

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Paula Smith, Assistant Planner:

Thank you for the opportunity to comment on the Boulevard Road Plat Project (Lead Agency File No(s). 19-3976). Ecology's previous comments submitted October 23, 2019 still apply to the project described (see attached).

[ [Statewide SEPA Register](#) No. 202002919 ]

Have a great day,

**Garret Peck**

**Backup SEPA Coordinator | Southwest Regional Office**

**Desk:** 360-407-6300 | **Cell:** 360-480-3300



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**From:** ECY RE SWRO SEPA COORDINATOR <swrosepacoordinator@ECY.WA.GOV>  
**Sent:** Wednesday, October 23, 2019 3:56 PM  
**To:** Paula Smith <psmith@ci.olympia.wa.us>  
**Cc:** Meyer, Zachary (ECY) <zmey461@ecy.wa.gov>; Rockett, Derek (ECY) <droc461@ecy.wa.gov>; Middleton, Thomas (ECY) <tmid461@ECY.WA.GOV>; Montague-Breakwell, Chris (ECY) <cmon461@ECY.WA.GOV>; [kapaconstruction@gmail.com](mailto:kapaconstruction@gmail.com)  
**Subject:** ECY SEPA 201905607 - Boulevard Road Plat - Comments  
**Importance:** High

Paula Smith:

Thank you for the opportunity to comment on the Boulevard Road Plat Project (Lead Agency File No(s). 19-3976). Ecology's comments are attached.

[ [Statewide SEPA Register](#) No. 201905607 ]

Have a great day,

**Morgan Dörner**  
**SEPA Coordinator | Southwest Regional Office**  
**P:** 360-407-6313 | **F:** 360-407-6305





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

October 23, 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 prethreshold consultation for the Boulevard Road Plat Project (19-3976) located at 2817 Boulevard Road Southeast as proposed by Kapa Construction LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SHORELANDS & ENVIRONMENTAL ASSISTANCE:**  
**Zachary Meyer, Wetlands/Shorelands Specialist (360) 407-6167**

While the on-site wetland is exempt from local critical area regulations due to size, it would remain jurisdictional for the WA Department of Ecology and any impacts to the wetland would likely require permitting from the Army Corp of Engineers and the WA Department of Ecology. Site plans appear to show the wetland being avoided. For questions or technical assistance, please contact Ecology Wetlands/Shorelands Specialist, Zachary Meyer, via [zachary.meyer@ecy.wa.gov](mailto:zachary.meyer@ecy.wa.gov) or (360) 407-6167.

**WATER QUALITY/WATERSHED RESOURCES UNIT:**  
**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.

Construction Stormwater General Permit:

The proposed construction activities of the Boulevard Road Plat Project may require coverage under the Construction Stormwater General Permit (CSGP). 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. The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application.

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.

**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 the 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.

**TOXICS CLEANUP: Thomas Middleton (360) 407-7263**

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 Thomas Middleton with the SWRO, Toxics Cleanup Program at (360) 407-7263.

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: 201905607)

cc: Zachary Meyer, SEA  
Derek Rockett, SWM  
Thomas Middleton, TCP  
Chris Montague-Breakwell, WQ  
Kapa Construction LLC (Proponent)



**Nisqually Indian Tribe  
4820 She-Nah-Num Dr. S.E.  
Olympia, WA 98513  
(360) 456-5221**

June 5, 2020

Paula Smith, Associate Planner  
City of Olympia  
601 4th Avenue  
Olympia, WA 98507

Dear Ms. Smith,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

**Re: Notice of SEPA DNS -19-3976 Blackberry Hill Plat**

The Nisqually Indian Tribe has reviewed the SEPA DNS that was provided for the above-named project and concurs with the final determination. The Nisqually Indian Tribe has no further information or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Brad Beach  
THPO Department  
360-456-5221 ext 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

Annette "Nettsie" Bullchild  
THPO Department  
360-456-5221 ext 1106  
[bullchild.annette@nisqually-nsn.gov](mailto:bullchild.annette@nisqually-nsn.gov)

Jeremy "Badoldman" Perkuhn  
THPO Department  
360-456-5221 ext 1274  
[badoldman.jp@nisqually-nsn.gov](mailto:badoldman.jp@nisqually-nsn.gov)

## Paula Smith

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**From:** Kenneth Haner  
**Sent:** Wednesday, October 2, 2019 2:06 PM  
**To:** Paula Smith  
**Subject:** FW: City of Olympia - Notice of Land Use Application and Public Meeting - 19-3976 Boulevard Road Plat

Paula,

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:** Shaun Dinubilo <[sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)>  
**Sent:** Wednesday, October 02, 2019 1:05 PM  
**To:** Kenneth Haner <[khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)>  
**Subject:** RE: City of Olympia - Notice of Land Use Application and Public Meeting - 19-3976 Boulevard Road Plat

**External Email Alert!**

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Hi Ken,

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. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us).



Shaun Dinubilo  
Archaeologist  
CR Department  
Squaxin Island Tribe  
200 S.E. Billy Frank Jr. Way  
Shelton, WA 98584  
Office Phone: 360-432-3998

Cell Phone: 360-870-6324  
Email: [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)

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**From:** Kenneth Haner [<mailto:khaner@ci.olympia.wa.us>]

**Sent:** Wednesday, October 2, 2019 8:20 AM

**Cc:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>

**Subject:** City of Olympia - Notice of Land Use Application and Public Meeting - 19-3976 Boulevard Road Plat

The City of Olympia has issued the following **Notice of Land Use Application and Public Meeting** for the project known as **Boulevard Road Plat** located at **2817 Boulevard Road SE**.

**PROJECT: 19-3976**

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  
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)



## COUNTY COMMISSIONERS

John Hutchings  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

## PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

June 3, 2020

Schelli Slaughter,  
Director

Paula Smith, Assistant Planner  
City of Olympia, Community Planning & Development  
PO Box 1967  
Olympia, WA 98501-1967

Subject: City of Olympia 19-3976, Blackberry Hill Preliminary Plat Application, Tax Parcel  
12825110600, Thurston County Project 2019105078

Ms. Smith,

The above-referenced application has been routed to this departments for review and comment. Environmental Health's review is complete and the following is a report of our analysis & findings, requirements, and recommendation:

### **I. ANALYSIS & FINDINGS:**

1. Proposed Land Use: Subdivide 4.77 acres into 37 lots, consisting of 35 townhome lots and 2 single-family lots. The property was previously developed with a residence that has since been demolished.
2. Soil Classifications: The soils are mapped by the Soil Conservation Service as Yelm fine sandy loam, 15 to 30% slopes and Giles silt loam, 3 to 15% slopes. There are on-site septic system records on file for the subject property. Soil evaluations were not conducted by this office as the project is proposing to connect to City of Olympia sanitary sewer.
3. Existing and Proposed Water Supply: Department of Ecology records document a 36" diameter, 40' brick-lined dug well was constructed in 1958 on the front lawn northeast of the residence. There are no records documenting the decommissioning of this well. This project is proposing to connect to City of Olympia pubic water.
4. Protection of Ground & Surface Waters: This project is located within a Category II Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance. 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. There were no existing off-site wells that encroach onto the project site.

### **II. REQUIREMENTS FOR FINAL SUBDIVISION APPROVAL:**

1. The applicant must work with Department of Ecology to ensure the dug well located on the site has been properly decommissioned or addressed. A copy of the decommissioning report or documentation from Department of Ecology confirming the well has been adequately addressed must be submitted to this office.

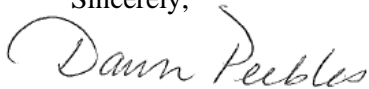


2. A finalized version of the Integrated Pest Management Plan (IPMP) must be submitted for review with the following information included:
  - The current plan notes that the developer is responsible for installing all landscape. Therefore, the plan must describe in detail what will be installed for the development and how it is to be managed. The plan should also include recommendations for the homeowner and the HOA for future management.
3. The method of distribution of the IPMP must be specified. This is typically done by incorporating a copy of the accepted plan 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. In the event an 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 application is required to be submitted with copies of abandonment documentation from a licensed septic system pumper.
5. City of Olympia water and sewer utilities must be extended through the subdivision prior to final approval. Confirmation of final water and sewer construction approval from the City of Olympia must be provided to this office.

### III. RECOMMENDATION:

Subject to the requirements outlined in Section II above, this subdivision is **recommended for preliminary 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