



THURSTON COUNTY  
WASHINGTON  
SINCE 1852

COUNTY COMMISSIONERS

John Hutchings  
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## PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

October 2, 2018

Schelli Slaughter,  
Director

Rachel C. Wood, MD, MPH  
Health Officer

Catherine McCoy, Associate Planner  
City of Olympia, Community Planning & Development  
PO Box 1967  
Olympia, WA 98501-1967

Subject: City of Olympia 18-3178, The Village at Cain Road Preliminary Plat Application,  
Tax Parcels 09940068005 and 09940069000, Thurston County Project 2018104429

Ms. McCoy,

The above-referenced application has been routed to this agency for review and comment. This application is proposing to subdivide two parcels totaling 5.01 acres into 24 single-family residential lots. Tax Parcel 09940069000 currently contains an existing single-family residence that will be removed. Tax Parcel 09940068005 is undeveloped, heavily forested and contains three existing monitoring wells. There are no records of existing single-family wells or on-site sewage systems located on either parcel, and no off-site water supplies identified within 200 feet of the project site. The subdivision is to be served by City of Olympia public water and sanitary sewer.

The project site is located within a Category II Aquifer Recharge Areas 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 that help reduce impacts to surface and ground water. The IPMP has been reviewed and accepted by Environmental Health and will be included in the Covenants, Conditions and Restrictions for this subdivision. The site is located within 600 feet of an identified contaminated site, Olympia School District Bus Barn, Department of Ecology Facility ID: 32728866.

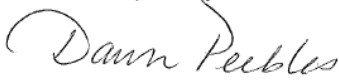
Environmental Health's review is complete and the proposed subdivision appears to meet the requirements of the Thurston County Sanitary Code. **Therefore, preliminary plat approval is hereby recommended with the following conditions:**

1. City of Olympia water and sewer utilities must be extended through the subdivision prior to final approval. Confirmation of water and sewer construction approval from the City of Olympia must be submitted to this office.
2. The three existing monitoring wells must be decommissioned by a licensed well driller per Washington State Department of Ecology standards. A copy of the decommissioning reports must be submitted to this office.

3. Any contamination discovered during site development must be immediately reported to the Hazardous Waste Section of Thurston County Environmental Health at 360-867-2664 and Washington State Department of Ecology at 360-407-6300.

If you have any questions regarding Environmental Health's review of this project, I can be reached at (360) 867-2650 or [peebled@co.thurston.wa.us](mailto:peebled@co.thurston.wa.us).

Sincerely,



Dawn Peebles, R.S.  
Senior Environmental Health Specialist  
Thurston County Public Health & Social Services Department

cc: Jeff Pantier, Hatton Godat Pantier



Fri 9/28/2018 9:50 AM

Dawn Peebles <peebled@co.thurston.wa.us>

The Village at Cain Road, 18-3178, TC 2018104429

To  Jeff Pantier

Cc  Catherine McCoy



Good Morning Jeff, I

During a site visit for the above-referenced subdivision I came across 3 monitoring wells located on the property. They appear to be located within proposed storm tract A. Do you know if these wells will be decommissioned or will remain for monitoring purposes? As they are existing, a revised map is required showing their locations. Please let me know if you have any questions or concerns.

Thank you,  
Dawn

Dawn Peebles, R.S.  
Senior Environmental Health Specialist  
Thurston County Public Health & Social Services  
2000 Lakeridge Drive SW | Olympia WA 98502-6045  
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Mission Statement:

*"Working together to achieve the highest level of health and well-being for everyone."*



Fri 9/7/2018 1:08 PM

Dawn Peebles <peeble@co.thurston.wa.us>

City of Olympia 18-3178, The Village at Cain Road Preliminary Plat

To  Jeff Pantier

Cc  Catherine McCoy

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Greetings,

An Integrated Pest Management Plan has been submitted for the above-referenced subdivision. Environmental Health has reviewed the plan and the following revisions are requested:

- <sup>I</sup> Background – Please update this section to reflect the proposed project as it currently notes the project is adjacent to Long Lake. Please also describe why the plan is needed (plat of 10 or more lots within a Category II Critical Aquifer Recharge Area).
- Page 12 - #9 Proper Watering – Please change "Infrequent watering promotes shallow root depths..." as this is incorrect to "Frequent watering promotes shallow root depths..."

Please let me know if you have any questions.

Thank you,

Dawn Peebles, R.S.  
Senior Environmental Health Specialist  
Thurston County Public Health & Social Services  
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