



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

March 21, 2019

Leah Davis, Associate Planner
Thurston County Development Services
Building #1, Administration
2000 Lakeridge Drive Southwest
Olympia, WA 98502-6045

Dear Leah Davis:

Thank you for the opportunity to comment on the prethreshold consultation for the Manke Additions Project (2019100758) located at 9020 Baird Road Northeast in Olympia as proposed by Kathy Hargrave for Scott Manke. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Thomas Middleton (360) 407-7263

This property is within a quarter mile of a known or suspected contaminated site. The site is Zittles Marina Inc., FSID # 13926362. To search and access information concerning this site 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 Thomas Middleton with the SWRO, Toxics Cleanup Program at (360) 407-7263.

**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 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.

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:201901267)

cc: Thomas Middleton, TCP
Chris Montague-Breakwell, WQ
Kathy Hargrave (Contact)
Scott Manke (Applicant/Owner)



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April 9, 2019

Leah Davis, Associate Planner
Thurston County Development Services
Building #1, Administration
2000 Lakeridge Drive Southwest
Olympia, WA 98502-6045

Dear Leah Davis:

Thank you for the opportunity to comment on the prethreshold consultation for the Manke Additions Project (2019100758) located at 9020 Baird Road Northeast in Olympia as proposed by Kathy Hargrave for Scott Manke. The Department of Ecology (Ecology) reviewed the environmental checklist and information provided by Thurston County.

Ecology's previous comments submitted March 21, 2019 on the initial prethreshold consultation still apply to the project described (see enclosure). After further review, Ecology has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE:

Zachary Meyer (360) 407-6167

From the attached site plans, it is difficult to determine what aspects of the project are currently being looked at for permitting. There appears to be structures that do not meet the required setbacks in the Thurston County Shoreline Master Program (SMP). The required shoreline conditional use permit for the proposal must be approved by local government and Ecology. For approval, it must satisfy the criteria for granting shoreline variances in WAC 173-27-170, comply with the Shoreline Management Act and the Thurston County SMP. In cases where shoreline variance or conditional use approvals are required, we encourage consultation with Ecology staff, as early as possible, so that agreements about what can be approved may be reached in advance of the local decision, expediting Ecology's review and subsequent decision.

For questions or technical assistance, please contact Ecology Wetlands/Shorelands Specialist, Zachary Meyer, via email at Zachary.Meyer@ecy.wa.gov or by phone at (360) 407-6167.

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.

Leah Davis, Associate Planner
April 9, 2019
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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:201901497)
Enclosure

cc: Chris Montague-Breakwell, WQ
Thomas Middleton, TCP
Zachary Meyer, SEA
Kathy Hargrave (Contact)
Scott Manke (Applicant/Owner)