

MITIGATED
DETERMINATION OF NONSIGNIFICANCE

Proponent: Scott Manke
9020 Baird Road NE
Olympia WA 98516

Description of Proposal: The proposal is for an addition to the residence, and after-the-fact permits for beach stairs, detached garage, and detached office. The subject property is zoned Rural Residential Resource One Dwelling per Five Acres (RRR 1/5) in rural Thurston County.


Location of Proposal: 8922 Fox Ridge Lane SE, Olympia
Section/Township/Range: 13/17N/1W
Tax Parcel Number: 48820006800

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030 (2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public on request.

Conditions/Mitigating Measures: **SEE ATTACHED**

Jurisdiction: Thurston County
Lead Agency: Community Planning and Economic Development Department
Responsible Official: Brett Bures, Planning Manager

Date of Issue: October 4, 2019
Comment Deadline: October 18, 2019
Appeal Deadline: October 25, 2019
By 4P.M.


Leah Davis, Associate Planner

This Determination of Non-Significance (MDNS) is issued under 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14 day review period, a modified MDNS will be issued. Otherwise, this MDNS will become final after the expiration of the comment deadline and appeal period, if applicable.

APPEALS: Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(4), and the appropriate appeal fee are received by the Thurston County Community Planning and Economic Development Department within seven calendar days of the last day of the comment period; and (2) the person filing the appeal is an aggrieved party and submitted written comments prior to the comment deadline, per the requirements of TCC 17.09.160(2).

NOTE: The issuance of this Mitigated Determination of Nonsignificance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments prior to receiving permits

Thurston County Community Planning and Economic Development Department, Leah Davis
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502 (360) 786-5582

cc: Department of Ecology

WDFW

ATTACHED CONDITIONS
CASE NO. 2019100758

The environment threshold determination and conditions are based on analysis of information contained in the following documents:

- Master Application, dated February 21, 2019
- Environmental Checklist, dated February 21, 2019
- Comment memo from TC Environmental Health, dated May 8, 2019
- Department of Ecology Comment Letters, dated March 21 and April 9, 2019
- Comments from Nisqually Tribe, dated March 7, 2019

Conditions:

1. Contact Ecology Wetlands/Shorelands Specialist, Zachary Meyer, to get approval for shoreline development.
2. This property is within a quarter mile of a known or suspected contaminated site. The site is Zittle's Marina. 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 (360) 407-7263.
3. 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 storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
4. 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.
5. If there are any inadvertent discoveries of archaeological resources or human burials, work shall stop, and the applicant shall contact Nisqually Tribe immediately (360)456-5221.
6. Project proponents shall contact Theresa Nation at Washing Department of Fish and Wildlife to determine which elements of the project require WDFW Hydraulic Project Approval (360)902-2562.