



March 4, 2022

Alex Baruch, SEPA Contact  
City of Tumwater  
Development Services Department  
555 Israel Road Southwest  
Tumwater, WA 98501

Dear Alex Baruch:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Kirsop Crossing Division 3 Project (TUM-21-1888) located at 6139 Kirsop Road Southwest as proposed by Evergreen Heights, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at: [Construction & Demolition Guidance](#). All removed debris resulting from this project must be disposed of at an approved site. 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. 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.

**WATER QUALITY/WATERSHED RESOURCES UNIT:**  
**Evan Wood (360) 407-7320**

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. For additional information on contaminated construction sites, please contact Carol Serdar at [Carol.Serdar@ecy.wa.gov](mailto:Carol.Serdar@ecy.wa.gov), or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high

pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at:

<https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](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

(GMP:202200747)

cc: Derek Rockett, SWM  
Thomas Middleton, TCP  
Evan Wood, WQ

## Tami Merriman

---

**From:** Lauren Whybrew <lauren.whybrew@orcaa.org>  
**Sent:** Friday, February 18, 2022 8:24 AM  
**To:** Alex Baruch  
**Cc:** Rob Wyland  
**Subject:** ORCAA Comment on TUM-21-1888 Kirsop Crossing 3  
**Attachments:** MDNS site plan checklistr.pdf

Greetings,

I recently reviewed a an environmental checklist for Evergreen Heights LLC Construction of a 41 lot residential subdivision, located at 6139 Kirsop Road SW in Tumwater. The project proposes the demolition of the existing manufactured home and several outbuildings. Olympic Region Clean Air Agency (ORCAA) has the following comments for the applicant:

ORCAA regulations require an asbestos survey for all demolition projects. Demolition projects by definition also include renovations performed to load-bearing structural members on the current building as part of a remodel.

Prior to any demolition project, the following must be completed:

- A good faith asbestos survey must be conducted on the structure by a certified Asbestos Hazardous Emergency Response Act (AHERA) building inspector;
- If asbestos is found during the survey, an ORCAA Asbestos Removal Notification must be completed and all asbestos containing material must be properly removed prior to the demolition; and,
- If the structure is 120 sq. ft. or greater, an ORCAA Demolition Notification must be submitted regardless of the results of the asbestos survey. There is a mandatory 14-day waiting period after ORCAA receives notification, so we recommend the applicant complete the Demolition Notification promptly after receiving the survey.

*\*These requirements are specific to ORCAA and are not synonymous with any city or county permitting jurisdiction requirements*

### Helpful Links:

A list of certified asbestos contractors is available at [https://www.orcaa.org/wp-content/uploads/2020/01/Asbestos\\_Contractors\\_Jan2020.pdf](https://www.orcaa.org/wp-content/uploads/2020/01/Asbestos_Contractors_Jan2020.pdf)

The Demolition Notification form is available at <https://www.orcaa.org/asbestos-demolition-programs/demolition-notification/>

If applicable, the Contractor Asbestos Removal Application is available at <https://www.orcaa.org/asbestos-demolition-programs/contractor-asbestos/>

If you have any questions or concerns regarding the process, please contact Rob Wyland by email (cc'd) or by calling our main office at 360-539-7610.

Thank you,

**Lauren Whybrew, Engineer I**

**Olympic Region Clean Air Agency - "Clean Air is Everyone's Business!"**

2940 Limited Lane NW · Olympia WA 98502 · [www.orcaa.org](http://www.orcaa.org)

**(360) 539-7610** ext. 107 · 1-800-422-5623

*Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.  
Please consider the environment before printing this email. Thank you.*

## Tami Merriman

---

**From:** Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>  
**Sent:** Thursday, May 5, 2022 3:55 PM  
**To:** Tami Merriman  
**Cc:** Beth Mathews; Shaun Dinubilo; Brad Beach; Dan Penn; Seth Russell; James, Justine  
**Subject:** DAHP Concur RE: Cultural Resources Assessment submitted for 2022-01-00319 Kirsop Crossing 3 Tumwater  
**Attachments:** 2022-01-00319\_DAHP\_Concur\_FollowIDP\_KirsopCrossing\_79900002400.pdf

Hello Tami,

The DAHP has been provided a copy of the survey report entitled "Cultural Resource Assessment for the Kirsop Crossing Division 3, Tumwater, Thurston County, WA." Please see the attached letter from the DAHP concurring with the results and recommendations in the survey report, and recommending that the project move forward follow an Inadvertent Discovery Plan.

Feel free to contact me if you have questions about these recommendations.

Best,  
Stephanie



*My hours are 8 am – 4:30 pm Monday - Friday. Staff no longer have land lines. For a directory of staff cell phone numbers please see the Meet the Staff page on our [website](#).*

**Stephanie Jolivette** | Local Government Archaeologist  
(pronouns: she / her / hers)  
Work Cell: 360-628-2755 | [stephanie.jolivette@dahp.wa.gov](mailto:stephanie.jolivette@dahp.wa.gov)

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

---

**From:** Beth Mathews <antiquityconsulting@gmail.com>  
**Sent:** Thursday, April 21, 2022 8:05 AM  
**To:** DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; Shaun Dinubilo <sdinubilo@squaxin.us>; Brad Beach <beach.brad@nisqually-nsn.gov>; Dan Penn <dpenn@chehalistrie.org>; Seth Russell <srussell@cowlitz.org>; James, Justine <jjames@quinault.org>; Chris Carlson <ChrisC@hattonpantier.com>  
**Subject:** Cultural Resources Assessment submitted for 2022-01-00319 Kirsop Crossing 3 Tumwater

---

External Email

---

I have submitted the assessment and APE for 2022-01-00319 the Kirsop Crossing 3, 6139 Kirsop Rd SW, Olympia, WA. We conducted a pedestrian and shovel probe survey on March 31 to April 1 but did not observe cultural resources in the project area. We recommend compliance with an IDP. The report is attached here.

Please let me know if I can do anything to assist during your review.

Thank you,

B

--

**Beth Mathews, MA, RPA**

Archaeologist & Principal

Antiquity Consulting, LLC

1107 West Bay Dr NW, Suite 101, Olympia, WA

360.819.4998 office M-F 0900am-500pm

360.463.2622 cell

[antiquityconsulting@gmail.com](mailto:antiquityconsulting@gmail.com)

[www.antiquityconsulting.com](http://www.antiquityconsulting.com)



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

May 5, 2022

Tami Merriman  
Planner  
City of Tumwater

In future correspondence please refer to:  
Project Tracking Code: 2022-01-00319  
Property: City of Tumwater Kirsop Crossing Division 3 TUM-21-1887 and TUM-21-1889  
Re: Archaeology - Concur with Survey; Follow Inadvertent Discovery Plan

Dear Tami Merriman:

The State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) has been provided with documentation regarding the above referenced project. In response, we concur with the results and recommendations made in the survey report. Specifically, as no cultural resources were found during the survey, we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette  
Local Governments Archaeologist  
(360) 586-3088  
Stephanie.Jolivette@dahp.wa.gov





## Tami Merriman

---

**From:** Alex Baruch  
**Sent:** Tuesday, February 22, 2022 1:25 PM  
**To:** Tami Merriman  
**Subject:** FW: Kirsop Crossing Division 3

Hi Tami,

I can handle this inquiry if you'd like me to send them the requested information. Let me know and I'll copy you on the response.

Sincerely,

**Alex Baruch | he/him**  
**Associate Planner**, Community Development  
City of Tumwater  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [ABaruch@ci.tumwater.wa.us](mailto:ABaruch@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

**From:** no-reply@enotify.visioninternet.com <no-reply@enotify.visioninternet.com>  
**Sent:** Tuesday, February 22, 2022 1:22 PM  
**To:** Alex Baruch <ABaruch@ci.tumwater.wa.us>  
**Subject:** Kirsop Crossing Division 3

Message submitted from the <City of Tumwater, WA> website.

**Site Visitor Name:** Cheryl Threatt  
**Site Visitor Email:** [threatt\\_cheryl@yahoo.com](mailto:threatt_cheryl@yahoo.com)

I would like to see (read) the completed environmental check list as well as other file information, regarding this planned 41 lot subdivision. I am particularly interested in information regarding roads. Thank You

## Tami Merriman

---

**From:** Alex Baruch  
**Sent:** Tuesday, February 22, 2022 4:10 PM  
**To:** threatt\_cheryl@yahoo.com  
**Cc:** Tami Merriman  
**Subject:** Kirsop Crossing Division 3  
**Attachments:** TUM-21-1888 MDNS site plan SEPA checklist.pdf; Concurrency Ruling 02-08-2022.pdf; Generation and Distribution 12-09-2021.pdf

Good afternoon Cheryl,

I hope you are doing well. I have attached the MDNS, preliminary plat and environmental checklist (TUM-21-1888 MDNS site plan SEPA checklist document) and traffic impact analysis with concurrency ruling (Generation and Distribution and Concurrency Ruling documents) per your request. Please let us know if you have any follow-up questions or any other documentation you would like us to send over.

Sincerely,

**Alex Baruch | he/him**  
**Associate Planner**, Community Development  
City of Tumwater  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [ABaruch@ci.tumwater.wa.us](mailto:ABaruch@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

## Tami Merriman

---

**From:** Matt Webb  
**Sent:** Tuesday, April 5, 2022 3:03 PM  
**To:** threatt\_cheryl@yahoo.com  
**Cc:** Jeff Query; Alex Baruch  
**Subject:** Kirsop Crossing 3  
**Attachments:** Preliminary Civils 12-09-2021.pdf; 2015 General Sewer Plan - FINAL a.pdf

Greetings Cheryl.

Our Transportation manager will respond to question #1. Her name is Mary Heather Ames. I sent her your email.

I have attached the preliminary civil drawings of the plat and a map showing existing sewer. They will be extending sanitary sewer from their plats to the south. All lots will be connected to the sewer system.

Regards,

Matt

**From:** Cheryl Threatt <[threatt\\_cheryl@yahoo.com](mailto:threatt_cheryl@yahoo.com)>  
**Sent:** Monday, March 7, 2022 12:56 PM  
**To:** Alex Baruch <[ABaruch@ci.tumwater.wa.us](mailto:ABaruch@ci.tumwater.wa.us)>  
**Subject:** Kirsop Crossing

Thank you for sending me documents I asked for. I have a few questions and I am hoping you will forward to the appropriate department/person.

1. Assuming around 100 more cars will travel Kirsop Rd. to Trosper (versus traveling Kirsop to 70th) on the road per day, will Mr. Rice or the city of Tumwater fix the road which now goes over/across the wetland'? This part of Kirsop continually buckles. Also, there is a 14,000 lb. restriction on Kirsop. How does this work with dump trucks and other heavy machinery?

2. The documents indicate that the homes will be connected to Tumwater's sewage system. Am I correct then in assuming Mr. Rice will be extending Tumwater's sewage system by laying a main sewage line and all the homes will be connected? The sewage map for Tumwater, seems to stop at Kirsop Rd.

I appreciate your time with this.

Cheryl Threatt  
[threatt\\_cheryl@yahoo.com](mailto:threatt_cheryl@yahoo.com)  
360 956 3358

•