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By K. Witherspoon at 11:31 am, Oct 26, 2022



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

October 26, 2022

Karen Witherspoon, Planner
Lewis County
Department of Community Development
2025 NE Kresky Avenue
Chehalis, WA 98532

Dear Karen Witherspoon:

Thank you for the opportunity to comment on the determination of nonsignificance for the Majestic Log Homes Project (SEP22-0027) located at 106 Gharet Road. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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 your 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 or Department of Ecology for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 706-4599**

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, 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.

WATER RESOURCES: Opal Smitherman (360) 407-6859

The ground water withdrawal from a new well is limited to 5,000 gallons per day for domestic use and up to one-half acre lawn or noncommercial garden irrigation. If any exceedance of 5,000 gallons per day or the irrigation of more than one-half acre occurs a water right permit is required.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report

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must be submitted to the Department of Ecology within thirty days after the completion of a well.

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:202205037)

cc: Derek Rockett, SWM
Evan Wood, WQ
Opal Smitherman, WR



SUP & SEPA Internal Reviewer Comment Memo

File Number: SUP22-0002 & SEP22-0027

Date Printed: October 31, 2022

Public Works:

- Stormwater: New impervious area is greater than 5000 SF. Therefore a Lewis County Stormwater permit will be required in accordance with LCC 17.45.
- Traffic: Anticipated traffic is well under the PM peak traffic levels requiring a TIA. No TIA will be required.
- Roads & Utilities: No Comments or conditions required.
- Survey: Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120. Survey monuments exist at this location per record of survey recorded under AFN 3141268, 864585 and 864586.
- Access: Requires commercial road approach permit from Lewis County Public Works. No direct access to State Route 12.

Building/Fire Marshal Comments:

- Fill and grade and building permits required.

Public Health & Social Services:

- Water: Please see Documents SEP22-0027 & SUP22-0002 Grady for comments and concerns and Table One for further information.
- On-site Septic Review: Soil evaluation applications must be completed to determine if the septic system is acceptable for this lot size given the plan for an individual well on the property. LCC 8.40.310 Table X. Confirmation of soil conditions by the county required prior to building permit issuance and prior to project operation.



MEMO

Date: November 14, 2022
To: Vickie Humphrey - Agent
From: Lewis County Environmental Health
Sue Kennedy RS
RE: SEP22-0027 & SUP22-0002
Majestic Log Homes

I have reviewed the above subject SEPA and SUP in reference to development of a potable water supply to serve a new business to be located on TPN031749008000 and have the following comments:

The SEPA response to Item 11 indicates that there will be no employees and all people who “work” at the site will be business owners. Item 3(b) indicates a well will be used for “workers” and Item 8(b)(1)(i) notes 3 people would reside or work in the completed project. The intent in the SEPA appears clear there will not be employees if and only if workers are defined as business owners but does not address familial context.

The Special Use Application confuses the site population in that it notes in the description there will be a small office for the employees/owners and goes on to reference total number of employees of three and office for three people. This document then appears to intend employees will be on site but again does not address familial ties.

The ambiguities between the two documents must be resolved before I can adequately review and comment on the project. In lieu of further clarification and in pursuit of an improved business model I suggest you consider application for a well site inspection and move forward on the project under LCC8.55.020(3)(a) & (b) Table 1 specifically the second row:

“ A facility with employees and/or public access with two or less connections and less than 25 people per day.”

For your convenience, I have attached LCC8.55.020 Table One

Wells that serve two connections or a “small business”

Type of Shared Well	Well site	Volume Test	Bacterial Test	IOC	SCA Covenants	Water User Agreement
Two structures on same property with water connections at least one a business; no nonfamily employees and no public access	No	Must have a well log or 1 hour pump test showing flows of at least 4 gpm, make up storage allowed.	Yes Within last year	Nitrate only and arsenic in certain areas.	No	No
A facility with employees and/or public access with two or less connections and less than 25 people per day. (Most small businesses)	Yes	Not required if well log shows 20 gpm. Otherwise must do 4 hr pump test and have flows of at least 4 gpm, make up storage allowed	Yes Within last year	Full IOC If primary MCL exceedence than must go through Group B approval. No trmnt req. for Secondary Contaminants.	Yes .	No
Two Party Well Two dwelling units separate properties.	Yes	Not required if well log shows 20 gpm. Otherwise must do 4 hr pump test and have flows of at least 4 gpm, make up storage allowed	Yes Within last year	Full IOC If primary MCL exceedence than must go through Group B approval. No trmnt req. for Secondary Contaminants.	Yes	Yes All MCL exceedences or treatment must be included.
Shared Well Two dwelling units on same property	Yes	Not required if well log shows 20 gpm. Otherwise must do 4 hr pump test and have flows of at least 4 gpm, make up storage allowed	Yes Within last year	Nitrate only and arsenic in certain areas. If primary MCL exceedence than must go through Group B approval. Point of use treatment is allowed	No Unless SCA is not contained within lot lines then Restrictive Covenant required	No Notice on Property title for MCL exceedence & treatment
Two connection Two dwelling units one of which is an ADU or Temp ADU that is not incorporated into the main structure of the home.	Yes	Not required if well well log shows 20 gpm. Otherwise must do 4 hr pump test and have flows of at least 4 gpm, make up storage allowed	Yes Within last year	Nitrate only and arsenic in certain areas. Point of use treatment is allowed for primary mcl exceedence.	No Unless SCA is not contained within lot lines then restrictive covenant required.	No Notice on Property title for MCL exceedence & treatment