

Commissioners

Jim Campbell – District 1  
Russell E. Olsen – District 2  
Chris Stearns – District 3



Providing safe, reliable, affordable, and sustainable service.

December 26, 2025

Derek Day  
Community Planning Manager  
Thurston County Planning and Economic Development  
3000 Pacific Avenue SE  
Olympia, WA 98501  
derek.day@co.thurston.wa.us  
360-968-0183

Subject: Local Government Planning Consistency Review for the Prairie Ridge 605 Water System, ID #02356W, Thurston County; Part B – Water System Plan

Dear Mr. Day,

We request your review and concurrence in regard to the required Local Government Consistency Review Checklist. Thurston PUD has completed an update to the Prairie Ridge 605 Part B Water System Plan. This plan consolidates two other water systems (Hawk Acres 607 and Tolmie Park 239) into the Prairie Ridge 605 water system to form a single water system. In addition, this Part B water system plan contains planning elements for a 20-year period.

The service area of the consolidated system is the same as that of the existing service areas of the constituent water systems, with the exception of an addition of four parcels on the east of the existing Prairie Ridge service area, which were previously not serviced (see figure 1-5). The consolidated system has significant capacity to provide for further development in its service area, which includes a large parcel (4301 MARVIN RD NE) owned by Thurston County School District #3.

Please find enclosed chapters 1 and 2 of the Part B Water System Plan; the full plan can be found on our website at <http://thurstonpud.org/projects.htm>. The Part B water system plan contains system specific information. Thurston PUD's Part A (umbrella) water system plan can be found on our website. A copy of the DOH's Local Government Consistency Review Checklist is enclosed. If you have any questions or need any other information, please don't hesitate to contact me.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 357-8783

[doug.piehl@thurstonpud.org](mailto:doug.piehl@thurstonpud.org)

Enclosures:

Prairie Ridge 605 Part B WSP, Chapters 1 and 2  
Local Government Consistency Determination Form

## Local Government Consistency Determination Form

Water System Name: Prairie Ridge 605 PWS ID: 02356W

Planning/Engineering Document Title: Part B Water System Plan Plan Date: December 15, 2025

Local Government with Jurisdiction Conducting Review: Thurston County Planning and Economic Development

Before the Department of Health (DOH) approves a planning or engineering submittal under Section 100 or Section 110, the local government must review the documentation the municipal water supplier provides to prove the submittal is consistent with **local comprehensive plans, land use plans and development regulations** (WAC 246-290-108). Submittals under Section 105 require a local consistency determination if the municipal water supplier requests a water right place-of-use expansion. The review must address the elements identified below as they relate to water service.

By signing this form, the local government reviewer confirms the document under review is consistent with applicable local plans and regulations. If the local government reviewer identifies an inconsistency, he or she should include the citation from the applicable comprehensive plan or development regulation and explain how to resolve the inconsistency, or confirm that the inconsistency is not applicable by marking N/A. See more instructions on reverse.

Local Government Consistency Statement	For use by water system	For use by local government
	Identify the page(s) in submittal	Yes or Not Applicable
a) The water system service area is consistent with the adopted <u>land use and zoning</u> within the service area.	Section 1.4.3	
b) The <u>growth projection</u> used to forecast water demand is consistent with the adopted city or county's population growth projections. If a different growth projection is used, provide an explanation of the alternative growth projection and methodology.	Section 2.1.1 & 2.6	
c) For <u>cities and towns that provide water service</u> : All water service area policies of the city or town described in the plan conform to all relevant <u>utility service extension ordinances</u> .	N/A	
d) <u>Service area policies</u> for new service connections conform to the adopted local plans and adopted development regulations of all cities and counties with jurisdiction over the service area.	Section 1.5 & 1.6	
e) <u>Other relevant elements</u> related to water supply are addressed in the water system plan, if applicable. This may include Coordinated Water System Plans, Regional Wastewater Plans, Reclaimed Water Plans, Groundwater Management Area Plans, and the Capital Facilities Element of local comprehensive plans.	Section 1.3	

I certify that the above statements are true to the best of my knowledge and that these specific elements are consistent with adopted local plans and development regulations.

Signature

Date

## Consistency Review Guidance

### ***For Use by Local Governments and Municipal Water Suppliers***

This checklist may be used to meet the requirements of WAC 246-290-108. When using an alternative format, it must describe all of the elements; 1a), b), c), d), and e), when they apply.

For **water system plans (WSP)**, a consistency review is required for the service area and any additional areas where a municipal water supplier wants to expand its water right's place of use.

For **small water system management programs**, a consistency review is only required for areas where a municipal water supplier wants to expand its water right's place-of-use. If no water right place-of-use expansion is requested, a consistency review is not required.

For **engineering documents**, a consistency review is required for areas where a municipal water supplier wants to expand its water right's place-of-use (water system plan amendment is required). For noncommunity water systems, a consistency review is required when requesting a place-of-use expansion. All engineering documents must be submitted with a service area map (WAC 246-290-110(4)(b)(ii)).

**A) Documenting Consistency:** The planning or engineering document must include the following when applicable.

- a) A copy of the adopted **land use/zoning** map corresponding to the service area. The uses provided in the WSP should be consistent with the adopted land use/zoning map. Include any other portions of comprehensive plans or development regulations that relate to water supply planning.
- b) A copy of the **growth projections** that correspond to the service area. If the local population growth projections are not used, explain in detail why the chosen projections more accurately describe the expected growth rate. Explain how it is consistent with the adopted land use.
- c) Include water service area policies and show that they are consistent with the **utility service extension ordinances** within the city or town boundaries. *This applies to cities and towns only.*
- d) All **service area policies** for how new water service will be provided to new customers.
- e) **Other relevant elements** the Department of Health determines are related to water supply planning. See Local Government Consistency – Other Relevant Elements, Policy B.07, September 2009.

**B) Documenting an Inconsistency:** Please document the inconsistency, include the citation from the comprehensive plan or development regulation, and explain how to resolve the inconsistency.

**C) Documenting a Lack of Local Review for Consistency:** Where the local government with jurisdiction did not provide a consistency review, document efforts made and the amount of time provided to the local government for review. Please include: name of contact, date, and efforts made (letters, phone calls, and emails). To self-certify, please contact the DOH Planner.

## Commissioners

Jim Campbell – District 1

Russell E. Olsen – District 2

Chris Stearns – District 3



Providing safe, reliable, affordable, and sustainable service.

**DATE:**

Re: Public Meeting for the Prairie Ridge 605 Part B Water System Plan

Dear Customer:

Thurston PUD has completed and submitted an updated Part B water system plan to the Washington State Department of Health Drinking Water (DOH) for the Prairie Ridge 605 water system. This Part B water system plan consolidates the Hawk Acres 607 and Tolmie Park 239 into the Prairie Ridge 605.

Additionally, the Part B water system plan includes:

- History of the Systems
- Service Area
- Capacity Analysis
- System Inventory
- Wellhead Protection
- 20 year Capital Improvements Plan
- Request for approval of additional connections

You can find the draft WSP on the PUD's website at [www.ThurstonPUD.org](http://www.ThurstonPUD.org).

The public is welcome to provide feedback on this Water System Plan. Listed below is information on how to attend a Public Meeting held via Zoom regarding the updated WSP.

<b>Date</b>	<b>TBD</b>
<b>Start Time</b>	<b>TBD</b>
<b>Phone Number</b>	<b>XXX</b>
<b>Webinar/Meeting ID</b>	<b>XXX</b>
<b>Meeting Link</b>	<b>XXX</b>

Members of the public are welcome to join this meeting from a personal computer or mobile device. If you wish to attend by telephone audio only, please use the information above to dial into the meeting. If you have comments and are not able to attend the meeting, please email us at [PUDCustomerService@thurstonpud.org](mailto:PUDCustomerService@thurstonpud.org) or mail to Thurston PUD, 1230 Ruddell Road SE, Lacey, WA 98503.

Best Regards,

A handwritten signature in blue ink that appears to read "Kim Gubbe".

Kim Gubbe

Director of Planning and Compliance



COUNTY COMMISSIONERS

John Hutchings

District One

Gary Edwards

District Two

Tye Menser

District Three

**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

*Creating Solutions for Our Future*

Joshua Cummings, Director

March 23, 2021



Kim Gubbe  
Director of Planning and Compliance  
Thurston PUD  
1230 Ruddell Rd SE  
Lacey, WA 98503

Subject: Prairie Ridge 605 ID #02356, located at 7176 44<sup>th</sup> Ave NE, Olympia WA 98516

Dear Ms. Gubbe:

This letter is in response to your inquiry on Thurston County Fire Flow requirements for the Prairie Ridge 605 water system which is located at 7176 44<sup>th</sup> Ave NE, Olympia WA 98516.

The existing water system is outside the urban growth area and is not required to provide fire flow per Buildings and Construction Code (Title 14), as amended by Ordinance No. 15648 on August 7, 2018.

Sincerely,

Bobby May  
Fire Code Specialist  
Thurston County Community Planning and Economic Development

Commissioners

Jim Campbell – District 1  
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Chris Stearns – District 3



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December 29, 2025

James Jensen  
Operations Manager, East Pierce District  
Washington Water Service  
PO Box 44168  
Tacoma, WA 98444  
(253) 851-3422

Subject: Prairie Ridge 605 Water System, ID #02356W, Thurston County; Part B – Water System Plan

Dear Mr. Jensen,

Thurston PUD is completing an update to the Prairie Ridge 605 Part B Water System Plan. This plan consolidates two other water systems (Hawk Acres 607 and Tolmie Park 239) into the Prairie Ridge 605 water system to form a single water system. The service area of the consolidated system is the same as that of the existing service areas of the constituent water systems, with the exception of an addition of four parcels on the east of the existing Prairie Ridge service area, which were previously not serviced. The consolidating water systems are located near the Forest Park and Fox Hall water systems.

As a clarification, due to the number of water systems operated by Thurston PUD the PUD utilizes a two-part approach to water system planning. The Part A plan (last updated in 2023) contains planning elements relevant to all PUD water systems, including rate setting and budgeting, which are uniform for all PUD owned Group A systems. Planning elements specific to an individual water system are included in individual Part B plans. You may download the Prairie Ridge 605 Part B water system plan from Thurston PUD's website at <http://thurstonpud.org/projects.htm>. Owing to timeline, I would ask that you please share any comments within 60 days, or if you need additional time that you let me know. If you have any questions or need any other information, please don't hesitate to contact me.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 357-8783  
[doug.piehl@thurstonpud.org](mailto:doug.piehl@thurstonpud.org)

Commissioners

Jim Campbell – District 1  
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December 29, 2025

Kevin Odegard  
General Manager  
Northwest Water Systems, Inc  
PO Box 123  
Port Orchard, WA 98366  
(360) 876-0958 x113  
kevin@nwwatersystems.com

Subject: Prairie Ridge 605 Water System, ID #02356W, Thurston County; Part B – Water System Plan

Dear Mr. Odegard,

Thurston PUD is completing an update to the Prairie Ridge 605 Part B Water System Plan. This plan consolidates two other water systems (Hawk Acres 607 and Tolmie Park 239) into the Prairie Ridge 605 water system to form a single water system. The service area of the consolidated system is the same as that of the existing service areas of the constituent water systems, with the exception of an addition of four parcels on the east of the existing Prairie Ridge service area, which were previously not serviced. The consolidating water systems are located near the Silver Hawk water system.

As a clarification, due to the number of water systems operated by Thurston PUD the PUD utilizes a two-part approach to water system planning. The Part A plan (last updated in 2023) contains planning elements relevant to all PUD water systems, including rate setting and budgeting, which are uniform for all PUD owned Group A systems. Planning elements specific to an individual water system are included in individual Part B plans. You may download the Prairie Ridge 605 Part B water system plan from Thurston PUD's website at <http://thurstonpud.org/projects.htm>. Owing to timeline, I would ask that you please share any comments within 60 days, or if you need additional time that you let me know. If you have any questions or need any other information, please don't hesitate to contact me.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 357-8783  
[doug.piehl@thurstonpud.org](mailto:doug.piehl@thurstonpud.org)



Commissioners

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December 29, 2025

Vince McGowan, P.E.  
Water Resources Manager  
City of Lacey  
420 College St SE Lacey, WA 98503  
(360) 438-2675  
[Vince.McGowan@cityoflacey.org](mailto:Vince.McGowan@cityoflacey.org)

Subject: Prairie Ridge 605 Water System, ID #02356W, Thurston County; Part B – Water System Plan

Dear Mr. McGowan,

Thurston PUD is completing an update to the Prairie Ridge 605 Part B Water System Plan. This plan consolidates two other water systems (Hawk Acres 607 and Tolmie Park 239) into the Prairie Ridge 605 water system to form a single water system. The service area of the consolidated system is the same as that of the existing service areas of the constituent water systems, with the exception of an addition of four parcels on the east of the existing Prairie Ridge service area, which were previously not serviced.

As a clarification, due to the number of water systems operated by Thurston PUD the PUD utilizes a two part approach to water system planning. The Part A plan (last updated in 2023) contains planning elements relevant to all PUD water systems, including rate setting and budgeting, which are uniform for all PUD owned Group A systems. Planning elements specific to an individual water system are included in individual Part B plans. You may download the Prairie Ridge 605 Part B water system plan from Thurston PUD's website at <http://thurstonpud.org/projects.htm>. Owing to timeline, I would ask that you please share any comments within 60 days, or if you need additional time that you let me know. If you have any questions or need any other information, please don't hesitate to contact me.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 357-8783  
[doug.piehl@thurstonpud.org](mailto:doug.piehl@thurstonpud.org)

## Commissioners

Jim Campbell – District 1  
Russell E. Olsen – District 2  
Chris Stearns – District 3



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December 29, 2025

Derek Day  
Community Planning Manager  
Thurston County Planning and Economic Development  
3000 Pacific Avenue SE  
Olympia, WA 98501  
derek.day@co.thurston.wa.us  
360-968-0183

**Subject: Prairie Ridge #605 Water System - Notification of Wellhead Protection Area**

Mr. Day,

As part of our wellhead protection program and in accordance with state regulations (WAC 246-290-135), the Thurston PUD hereby informs you of the findings of our wellhead protection area delineation for the Prairie Ridge #605 water system.

The enclosed map shows the 1, 5, and 10-year travel boundaries for our wellhead protection areas, located in the E ½ of Section 34 and W ½ of Section 35, Township 19N, Range 01W, and the NW ¼ of Section 2 and N ½ of Section 3, Township 18N, Range 01W, WM. Please review the map and correlate it with your land-use planning. Any groundwater contamination that occurs within this wellhead protection area has a potential to reach our wells. It is of importance to us that all reasonable steps are taken to ensure that land use activities within this area do not contaminate our drinking water supply. Please return notification if you are aware of an unidentified potential source of contamination located within the wellhead protection area.

In addition, please note the location of the wellhead in the event of an emergency. Thank you for your cooperation and assistance in helping us ensure safe, clean drinking water. If you have any questions please don't hesitate to contact Thurston PUD.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 890-6021  
doug.piehl@thurstonpud.org

1230 Ruddell Rd. SE, Lacey, WA 98503

(866) 357-8783 • Fax (360) 357-1172 • [www.thurstonpud.org](http://www.thurstonpud.org)

## Commissioners

Jim Campbell – District 1  
Russell E. Olsen – District 2  
Chris Stearns – District 3



Providing safe, reliable, affordable, and sustainable service.

December 29, 2025

Kyle Bustad  
Emergency Management Manager  
Thurston County Emergency Management  
9521 Tilley Road Southwest  
Olympia, WA 98512  
360-867-2800  
[kyle.bustad@co.thurston.wa.us](mailto:kyle.bustad@co.thurston.wa.us)

**Subject: Prairie Ridge #605 Water System - Notification of Wellhead Protection Area**

Mr. Bustad,

As part of our wellhead protection program and in accordance with state regulations (WAC 246-290-135), the Thurston PUD hereby informs you of the findings of our wellhead protection area delineation for the Prairie Ridge #605 water system.

The enclosed map shows the 1, 5, and 10-year travel boundaries for our wellhead protection areas, located in the E ½ of Section 34 and W ½ of Section 35, Township 19N, Range 01W, and the NW ¼ of Section 2 and N ½ of Section 3, Township 18N, Range 01W, WM. Any groundwater contamination that occurs within this wellhead protection area has a potential to reach our wells. It is of importance to us that all reasonable steps are taken to ensure that land use activities within this area do not contaminate our drinking water supply. Please return notification if you are aware of an unidentified potential source of contamination located within the wellhead protection area.

In addition, please note the location of the wellhead in the event of an emergency. Thank you for your cooperation and assistance in helping us ensure safe, clean drinking water. If you have any questions, please don't hesitate to contact Thurston PUD.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 890-6021  
[doug.piehl@thurstonpud.org](mailto:doug.piehl@thurstonpud.org)

1230 Ruddell Rd. SE, Lacey, WA 98503

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## Commissioners

Jim Campbell – District 1  
Russell E. Olsen – District 2  
Chris Stearns – District 3



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December 29, 2025

Thurston County Public Health and Social Services  
3000 Pacific Ave SE, Olympia, WA 98501  
360-867-2630  
C/O Stephanie Kenny, Environmental Health Specialist II  
[kennys@co.thurston.wa.us](mailto:kennys@co.thurston.wa.us)

**Subject: Prairie Ridge #605 Water System - Notification of Wellhead Protection Area**

Dear Stephanie,

As part of our wellhead protection program and in accordance with state regulations (WAC 246-290-135), the Thurston PUD hereby informs you of the findings of our wellhead protection area delineation for the Prairie Ridge #605 water system.

The enclosed map shows the 1, 5, and 10-year travel boundaries for our wellhead protection areas, located in the E ½ of Section 34 and W ½ of Section 35, Township 19N, Range 01W, and the NW ¼ of Section 2 and N ½ of Section 3, Township 18N, Range 01W, WM. Please review the map and correlate it with your land-use planning. Any groundwater contamination that occurs within this wellhead protection area has a potential to reach our wells. It is of importance to us that all reasonable steps are taken to ensure that land use activities within this area do not contaminate our drinking water supply. Please return notification if you are aware of an unidentified potential source of contamination located within the wellhead protection area.

In addition, please note the location of the wellhead in the event of an emergency. Thank you for your cooperation and assistance in helping us ensure safe, clean drinking water. If you have any questions please don't hesitate to contact Thurston PUD.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 890-6021  
[doug.piehl@thurstonpud.org](mailto:doug.piehl@thurstonpud.org)

1230 Ruddell Rd. SE, Lacey, WA 98503

(866) 357-8783 • Fax (360) 357-1172 • [www.thurstonpud.org](http://www.thurstonpud.org)

## Commissioners

Jim Campbell – District 1  
Russell E. Olsen – District 2  
Chris Stearns – District 3



Providing safe, reliable, affordable, and sustainable service.

December 29, 2025

Department of Ecology  
SW Regional Office  
300 Desmond Drive SE  
Lacey, WA 98503-1274

### **Subject: Prairie Ridge #605 Water System - Notification of Wellhead Protection Area**

To whom it may concern:

As part of our wellhead protection program and in accordance with state regulations (WAC 246-290-135), the Thurston PUD hereby informs you of the findings of our wellhead protection area delineation for the Prairie Ridge #605 water system.

The enclosed map shows the 1, 5, and 10-year travel boundaries for our wellhead protection areas, located in the E ½ of Section 34 and W ½ of Section 35, Township 19N, Range 01W, and the NW ¼ of Section 2 and N ½ of Section 3, Township 18N, Range 01W, WM. Please review the map and correlate it with your land-use planning. Any groundwater contamination that occurs within this wellhead protection area has a potential to reach our wells. It is of importance to us that all reasonable steps are taken to ensure that land use activities within this area do not contaminate our drinking water supply. Please return notification if you are aware of an unidentified potential source of contamination located within the wellhead protection area.

In addition, please note the location of the wellhead in the event of an emergency. Thank you for your cooperation and assistance in helping us ensure safe, clean drinking water. If you have any questions please don't hesitate to contact Thurston PUD.

Sincerely,

*Douglas Piehl*

Doug Piehl  
District Engineer  
(360) 890-6021  
doug.piehl@thurstonpud.org

1230 Ruddell Rd. SE, Lacey, WA 98503

(866) 357-8783 • Fax (360) 357-1172 • [www.thurstonpud.org](http://www.thurstonpud.org)





REVISIONS	DATE	DESIGNED:	SCALE:
- ORIGINAL	10/20/25	DOUG PIEHL, PE	1" = 300'
		DOUG PIEHL, PE	FILE NAME:
		DAN LOVELL	CONSOLIDATION MAPS
		DOUG PIEHL, PE	JOB NO:
			PRAIRIE RIDGE CONSOLIDATION
			DATE:
			MARCH 28, 2025

PROJECT NAME:
PRAIRIE RIDGE CONSOLIDATION THURSTON PUD NO.1
LOCATION: 71XX 44TH AVE NE , OLYMPIA, WA 98516 THURSTON PUD: 1230 RUDELL RD SE, LACEY, WA 98503

WELLHEAD PROTECTION AREA MAP
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SHEET NO:
1 OF 1
A1