

**Comprehensive Plan Amendments: 2020-2021 Docket (CP-19)  
Up Castle Land Use & Rezone Amendment**

**Date:** October 6, 2021  
**Prepared by:** Andrew Boughan, Associate Planner

**Proponent/Applicant:** Ray Schuler, UP Castle  
Ryan & Katheryn Hoover

**Action Requested:** Amend the Land Use Plan and change the land use (Comprehensive Plan Map L-1) from Rural Residential/Resource—One Dwelling Unit Per Five Acres (RRR 1/5) to Rural Resource Industrial District (RRI) and rezone appropriately

**Location:** 5641 & 5505 222<sup>ND</sup> Avenue SW, bordered by 222<sup>nd</sup> Avenue SW to the north and train tracks to the west

**APN:** 13524430400, 13524430500  
**Acres:** 33.11± acres total  
**Current Land Use and Zoning:** Single family structure and accessory structures, RRR 1/5

☒ Comprehensive Plan Changes: ☒ Map Changes ☐ Text Changes ☐ Both  
☒ Development Code Amendments (Titles, Chapters)  
☐ Affected Jurisdictions (\_\_\_\_\_)

**BACKGROUND**

**Application:**

The applicant requests approval of a site-specific Comprehensive Plan amendment and associated rezoning for two (2) contiguous parcels totaling 33.11± acres located at 5505 & 5641 222<sup>nd</sup> Avenue SW and due east to the intersection of 222<sup>nd</sup> Avenue SW and Old Highway 99 SW. Parcel 13524430400 is 4.25± acres and parcel 13524430500 is 28.86± acres. The request would change the land use and associated zoning from Rural Residential/Resource—One Dwelling Unit Per Five Acres (RRR 1/5) to Rural Resource Industrial District (RRI).

The amendment would amend Map L-1 Future Land Use in the Thurston County Comprehensive Plan. The “Official Zoning Map, Thurston County Washington” would also be amended to be consistent with the Comprehensive Plan future land use map.

A proposed code change is also included as part of this amendment, since the Rural Resource Industrial development standards (TCC 20.29.040 - Development standards) would need to be

amended in order to allow for the applicant's desired use, warehousing and manufacturing, at the properties.

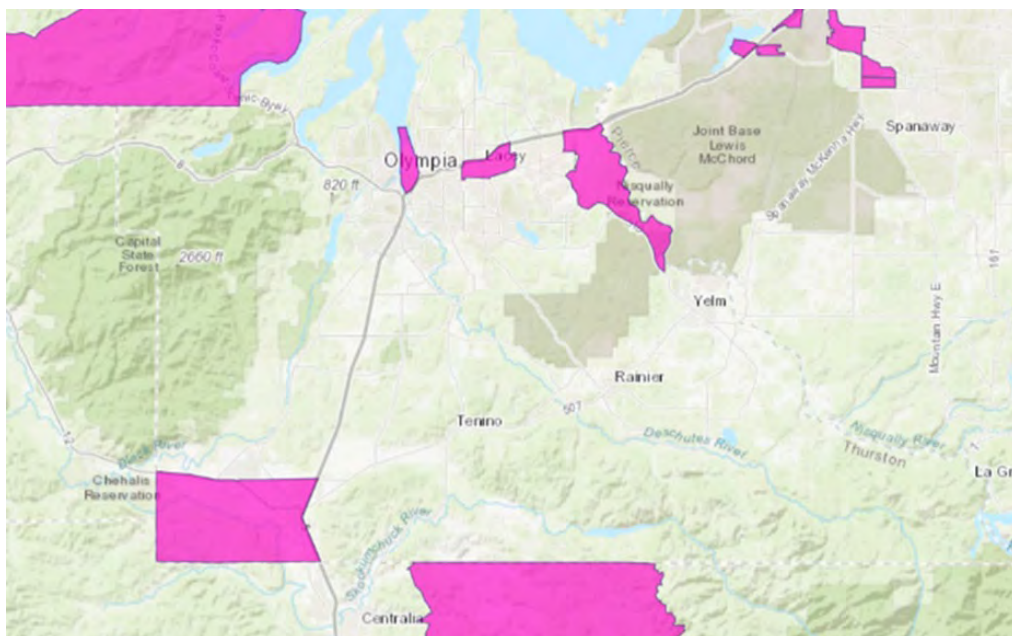
### **Property Details:**

The property addressed as 5505 222<sup>nd</sup> Avenue SW has one single family structure that was constructed in 1927 and is currently vacant. Also located on the property are 3± accessory structures. The site was used as a Christmas tree farm, however it stopped serving that purpose within the last ten years. The property addressed as 5641 222<sup>nd</sup> Avenue SW has one single family structure that was constructed in 1964 and one accessory structure.



*Figure 1. Aerial photo of 5505 & 5641 222<sup>nd</sup> Avenue SW*

Both properties are located within an Opportunity Zone, which is a federal designation enacted in 2017 for distressed communities in need of economic development and job creation. The Opportunity Zone offers a platform where new private investments, under certain conditions, maybe eligible for preferential tax treatment. The opportunity zone located in the southwest corner of Thurston County is one of five opportunity zones currently mapped in Thurston County, according to the U.S. Department of Housing and Urban Development's website.



*Figure 2. Map of Opportunity Zones in Thurston County*

## DEPARTMENT ANALYSIS

The applicant's request for an amendment to the Future Land Use map and associated zoning map change contends that the proposed change will improve the community and provide economic development in this portion of rural Thurston County. Because this is a comprehensive plan amendment (non-project application), no specific site plan is proposed as part of this Land Use Plan amendment request. Any future development will be required to go through the permitting process and is subject to county regulations.

### **Sewer and Water:**

- The property addressed at 5505 222<sup>ND</sup> Avenue SW has no permit records on file for any on-site septic system located on the property. The Assessor's Office notes the main residence was built in 1927. Records on file indicate a milk house was converted into a second dwelling unit on the site. A complaint filed in 2010 identified surfacing sewage on the site. Records indicate the property was vacated shortly after. The Assessor's Office notes the property sold in 2017. There are no records on file indicating a Time of Transfer application was completed. Article IV of the Thurston County Sanitary Code requires a Time of Transfer Evaluation before a property served by an on-site septic system is sold or transferred in order to identify the permit status and functionality of the system.
- The property addressed at 5641 222<sup>ND</sup> Avenue SW septic system was installed in 1987 to serve a 3-bedroom residence and the water supply was identified as a single-family well. Thurston County has an approved permit on file for this system but no record drawing. Systems installed after 1978 without an accepted record drawing on file are considered non-conforming.
- All future development must comply with the Thurston County Sanitary Code. Proposed changes in land use designation do not alter or eliminate any Environmental Health requirements, including approved drinking water supplies, sewage disposal, solid waste and hazardous materials, and food service permits. Any well that is abandoned, not intended for future use, is an environmental, safety or public health hazard, or would be adversely impacted by proposed development is required to be properly decommissioned by a licensed well driller.
- Minimum land area requirements for development served by a septic system are outlined in Article IV of the Thurston County Sanitary Code, and are dependent upon soil type and water supply type. Thurston County Environmental Health permits on-site septic systems treating sewage synonymous with domestic wastewater. Industrial wastewater is regulated by Washington State Department of Ecology under Chapter 173-240 WAC. The proposed industrial use and wastewater generated from the activities would determine the permitting agency.
- A hydrogeological report may be required when an on-site septic system is proposed based on the density or if the system has a design flow of 1000 gallons per day or more. Hydrogeological reports are also required if a project's size or scope represent a potential risk to water resources or if the project will result in the use, handling, storage or disposal of substantial amounts of hazardous materials.

**Environmental Concerns:**

- The first soil designation located on the parcels is mapped with Indianola Loamy Sand, 0 to 3% slopes soils, indicating a more preferred (high priority) habitat for the Mazama Pocket Gopher (MPG).
- The second soil designation located on the parcels is mapped with Nisqually loamy fine sand, indicating a more preferred (high priority) habitat for the Mazama Pocket Gopher (MPG).
- Both glacial outwash soils are known to support rare prairie plants protected in the Thurston County Critical Areas Ordinance (CAO), Tables 24.25-7 and 24.25-8, Appendix 24.25-1 in Chapter 24.25 Thurston County Code. According to the CAO, the presence of at least three of the listed prairie plant species indicates prairie habitat on a property. A site-specific analysis according to the most current prairie review process would be performed after a specific development application is submitted.
- A portion of both parcels contain the Rural Shoreline Environment Designation, as designated under the current Thurston County Shoreline Master Program. Areas within a Rural Shoreline Environment designation will be required at the time of development to comply with use and development regulations.
- No wetlands or floodplain designations are noted on the property.

**Access:**

- Sole access to properties is provided by 222<sup>nd</sup> Avenue SW. The western parcel is ±365 feet from the intersection of 222<sup>nd</sup> Avenue SW and Old Highway 99 SW.
- 222<sup>nd</sup> Avenue SW is classified as a Local road with 402 average daily trips as of 2010. Minimum access spacing is 130 feet.
- Old Highway 99 SW is classified as a Minor Arterial road, with 10,137 average daily trips as of 2010. Minimum access spacing is 500 feet. The parcels are not contiguous to Old Highway 99 SW and therefore access to the parcels directly from Old Highway 99 SW is not possible.

**Surrounding Land Use and Zoning:**

- **East:** The property to the east is Tacoma Rail railroad right-of-way and Interstate 5 right-of-way.

Land Use Designation and Zoning: (RRR 1/5) Rural Residential/Resource—One Dwelling Unit Per Five Acres (Title 20 Thurston County Zoning Ordinance)

- **West:** The adjacent property to the west is the Puget Sound & Pacific Railroad right-of-way.

Land Use Designation and Zoning: Residential LAMRID—One Dwelling Unit Per Acre RL 1/1 (Title 20 Thurston County Zoning Ordinance)

- **North:** There are five (5) parcels with approximately three (3) residential structures on varying sized lots.

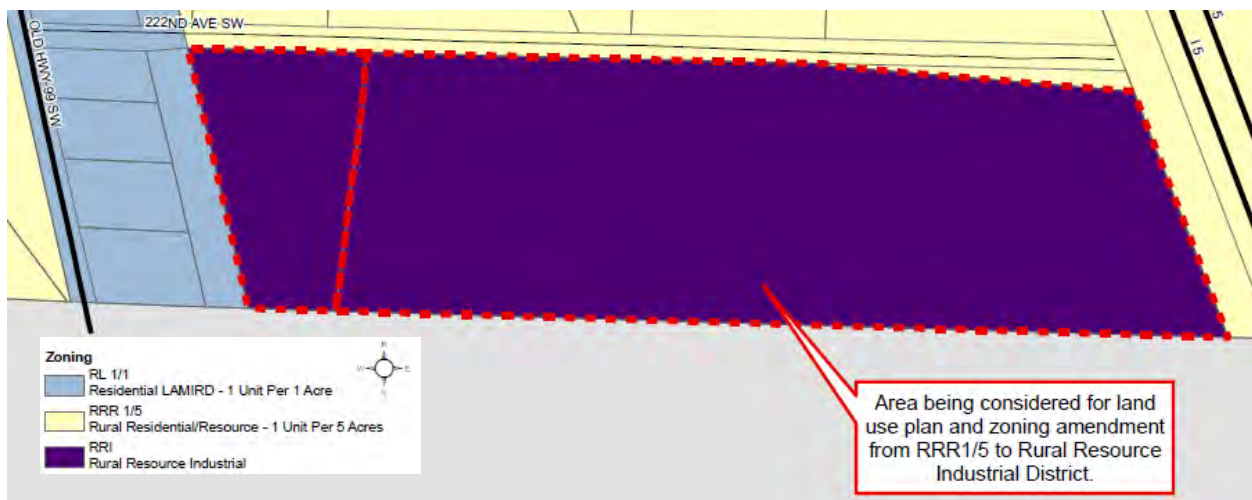
Land Use Designation and Zoning: Rural Residential/Resource—One Dwelling Unit Per Five Acres RRR 1/5 (Title 20 Thurston County Zoning Ordinance)

- **South:** To the south is a retail distribution center on a parcel of approximately 22 acres.

Land Use Designation and Zoning: Port Master Plan District PMP (Title 20 Lewis County Zoning Ordinance)



*Figure 3. Aerial of the current zoning of the parcel and surrounding areas*



*Figure 4. Map of the proposed zoning of the parcel and surrounding areas*

### **Proposed Amendments to Zoning Regulations (TCC 20.29) for Rural Resource Industrial District:**

This proposal includes proposed amendments to development standards for Rural Resource Industrial (TCC 20.29) to expand locational criteria for certain industrial uses and to allow more flexibility of vehicular access from certain road classifications.

Currently, permitted industrial uses like assembly and fabrication of sheet metal products, assembly and manufacturing of articles from previously prepared materials like electronic components or boat building, storage buildings, warehouses, wholesaling, distribution facilities,

and storage for building materials are only permitted in RRI when on sites that meet all locational criteria under 20.29.020 TCC(5)(a), which currently include:

- Located within one-half mile of an I-5 interchange;
- Vehicular access is from a county arterial or collector road or state highway;
- Proposed use will not require urban services or facilities; and
- Rail access is available to the site.

Under the proposed amendments, a parcel zoned RRI could be permitted to do additional industrial uses as listed above (wholesaling, warehouses, etc.), if it is adjacent to an existing industrial development as of the final date of the adopted amendments, and if it is within 500 feet of a collector or arterial roadway, as well as meeting the other criteria of not requiring urban services or facilities, and having rail access to the site.

To investigate the impact of this code change, staff evaluated how much current industrially zoned lands (specifically, RRI) exist in unincorporated Thurston County. Light Industrial and Planned Industrial District were not included in this estimate since they occur only within Urban Growth Areas, where additional types of industrial zoning are already permitted that may allow more intensive uses. This is not an all-inclusive estimation of impact, since there may be industrial developments in the rural county that occur on non-industrial zoned lands (for example, mineral extraction may be permitted on Rural Residential Resource, 1 unit per 5 acres and several other non-industrial zoning districts).

There is approximately 300-700 acres of parcels adjacent to existing RRI zoned parcels, which range in zoning from RRR 1/5, RL 1/1, R 1/20, and RCC. These areas could potentially utilize these standards that allow for more intensive industrial uses under the amended code, only after being rezoned to RRI. Only contiguous parcels to existing industrial zoning were included in the estimation. Under the proposed amendments, a new industrial development could begin contiguous to an existing industrial development and span out away from it – leading to an unquantifiable additional acreage that could be impacted where these more intensive uses could be permitted.

The following maps shows the Rural Resource Industrial District (RRI) clusters throughout rural Thurston County. The parcels shown in purple are zoned RRI, while the parcels outlined in orange are parcels contiguous to existing RRI.



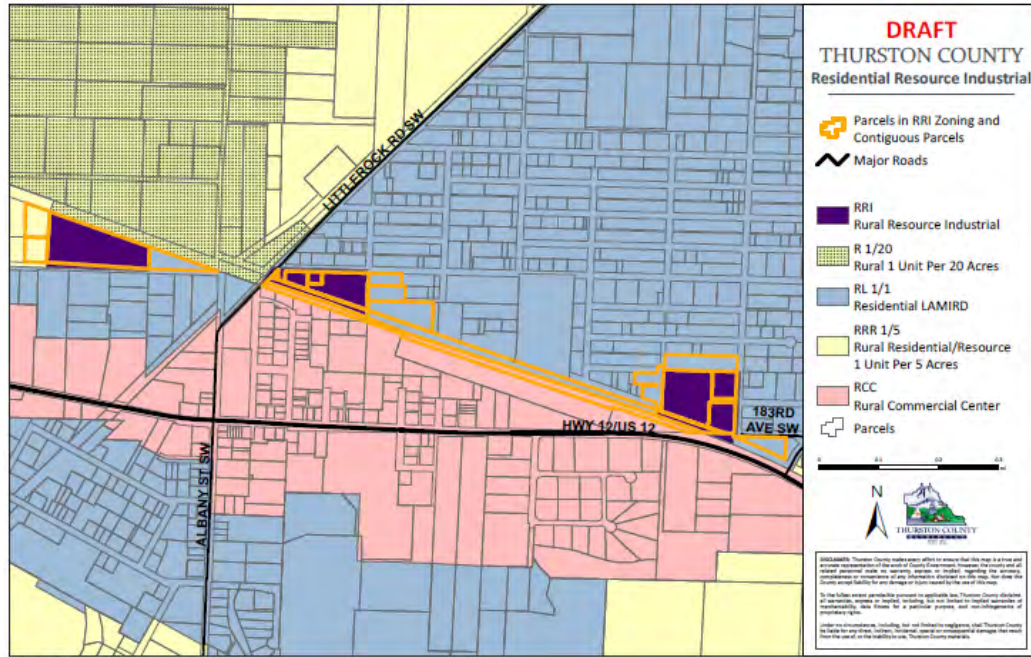


Figure 5. Rural Resource Industrial District cluster adjacent to Highway 12

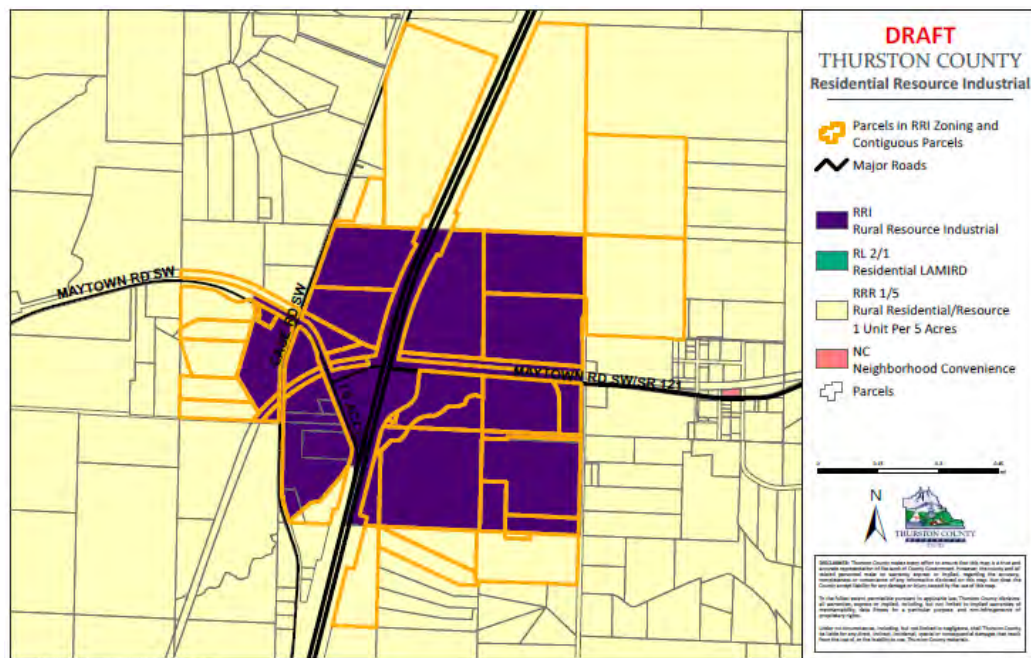


Figure 6. Rural Resource Industrial District cluster adjacent to the intersection of Maytown Road SW and Interstate 5

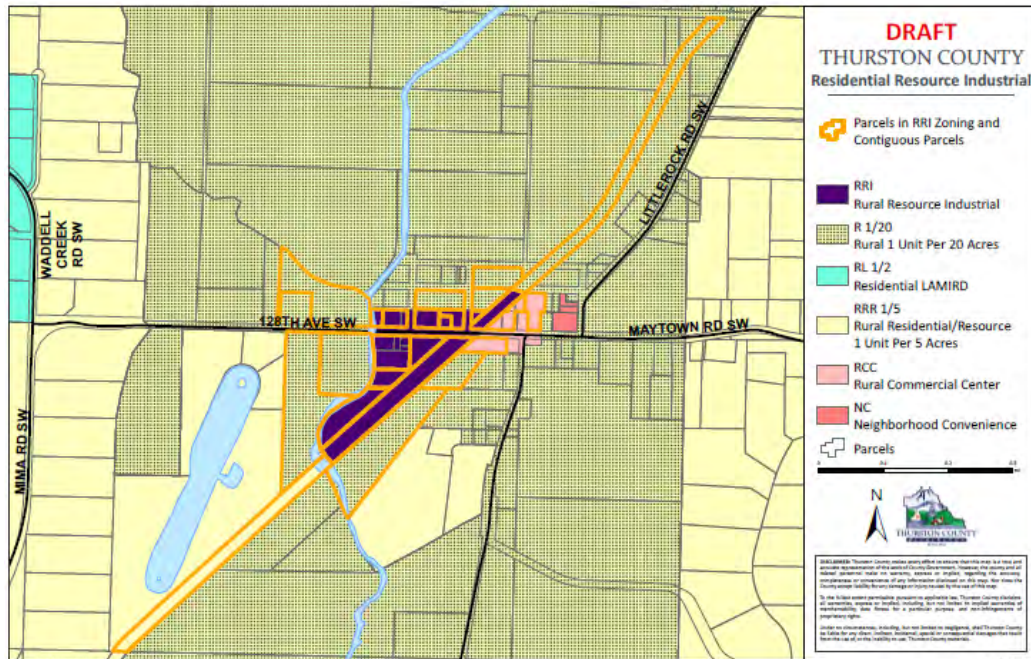


Figure 7. Rural Resource Industrial District cluster adjacent to the intersection of 128<sup>th</sup> Avenue SW and Little Rock Rd SW

## **Relevant Comprehensive Plan Policies**

An amendment to the land use could potentially impact the surrounding residential uses and rural character (traffic increases, noise, sound, lights). However, there is already an existing industrial use (warehouse) on the properties to the south of the subject property, located in Lewis' County Urban Growth Area. Expansion of industrial uses adjacent to existing industrial uses could provide for a diversification of these uses in southern Thurston County.

### **Chapter 2—Land Use**

- **Goal 1, Objective A, Policy 8:** New industrial uses in rural areas (other than small scale home-based industries) should generally be those appropriate to the lower densities and land uses of rural areas, such as:
  - b. Industries that are functionally and visually compatible with the character of the rural area and dependent upon a rural setting
- **Goal 1, Objective B, Policy 10:** Rezoning of any parcel with a rural designation to a different designation should only occur when:
  - a. Circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply;
  - b. The rezone would promote the general welfare of the affected community;



- c. The rezone would maintain or enhance environmental quality; or
- d. Thurston County pursues a legislative rezone.

### **Chapter 8—Economic Development**

- **Goal 1, Objective A, Policy 11:** The county should support efforts to diversify Thurston County's economy through the encouragement of more manufacturing-based industries and enhancement of other target industry clusters including: information-technology, healthcare, tourism, food production, manufacturing and wood products-forestry.
- **Goal 1, Objective D, Policy 3:** The county should designate industrial areas in sufficient quantity and quality to meet current and future needs.

### **Additional Information Considered**

The Planning Commission has considered additional information prior to this public hearing that is included as an attachment to this staff report, including Open Space Tax Program Exemption status of the parcels, Nationally Significant Farmland, Prime Farmland Soils and relation to a currently docketed item (CPA-16, Community Driven Review of Agriculture), existing No Net Loss Policy within the Comprehensive Plan, and Growth Management Standards and sewer and water and the extension of urban governmental services to rural areas. This information is all included within the packet as Attachment D: Staff Response Memo (08182021).

### **PLANNING COMMISSION REVIEW:**

The Planning Commission has held multiple work sessions August through September to discuss the Up Castle Land Use & Rezone Amendment. The following work sessions have been held:

- August 4, 2021 – Introduction to the project, public hearing set for October 6, 2021.
- August 18, 2021 – Follow up presentation to answer unresolved questions on the Assessor's Open Space tax exemption status, Growth Management Standards on sewer & water, and several farmland related aspects including Nationally Significant farmlands, prime farmland soils, and existing No Net Loss policy in the Comprehensive Plan. The Planning Commission requested further clarification on the projects impacts to the Habitat Conservation Plan (HCP).
- September 15, 2021 – Clarification provided on potential impacts to the HCP. The Planning Commission requested additional research on the potential impact of the code change to RRI.

Attachments and other supporting materials for these meetings can be viewed at: <https://www.thurstoncountywa.gov/planning/Pages/pc-meetings.aspx>

## OPTIONS FOR CONSIDERATION

### **Option 1:**

No change: maintain the current future land use and zoning. Maintain the existing code language and do not amend locational criteria.

#### **Considerations:**

- Maintains the RRR 1/5 zone on the two properties.
- Limits the introduction of new industrial uses in the southern portion of Thurston County.
- Limits industrial uses on the property to those that are currently allowed under RRR 1/5 or by special use permit in that zoning district.
- Limits more intensive industrial uses within the RRI zone to the existing locational criteria within the code.
- Does not meet the applicant's request.

### **Option 2:**

Amend the Comprehensive Plan Future Land Use Map to change the designation and associated zoning of two parcels to create a 33± acre of RRI zone, as requested by the applicant. Also amend the Thurston County Code, Chapter 20.29, to amend locational criteria for industrial uses.

#### **Considerations:**

- Location is surrounded by primarily residential land uses, except for to the south in Lewis County's Urban Growth Area which has industrial uses.
- May impact rural character through introduction of new industrial uses that could cause additional light, noise, and traffic in the area.
- Provides for economic development in this portion of Thurston County.
- Creates additional future taxable business and revenue for the County.
- Residential will no longer be permitted on the parcel.
- Potential impact to identified critical areas and habitat, which would be reviewed at the time of a development application.

## FINANCIAL IMPACT

County work on this project is funded by the application fee collected for the comprehensive plan amendment application. No quantifiable impacts of the proposal have been identified at this time.

## SEPA

An environmental determination for the proposed code amendment in unincorporated Thurston

County is required pursuant to WAC 197-11-704; and, will be completed following the Planning Commission recommendation on the proposed amendments and prior to a public hearing on the amendments before the Board of County Commissioners. The applicant-submitted environmental checklist is included as Attachment G to this staff report.

## **NOTIFICATION & ADDITIONAL PUBLIC OUTREACH**

Notification for this public hearing was posted online and published in the Olympian on September 1, 2021 and a webmail was sent to subscribers on September 1, 2021. Property owners within 500 feet of the proposal were notified by mail prior to the public hearing, consistent with requirements under TCC 2.05.030(E).

In addition to the notification requirements for a public hearing, staff routed the environmental checklist to external partners for early agency comment and presented to the Thurston County Agriculture Committee and South Thurston Economic Development Initiative (STEDI) on the proposed project and invited them to submit comment to the Planning Commission.

## **AFFECTED AGENCY, JURISDICTION AND DEPARTMENT COMMENTS**

The application and SEPA environmental checklist were sent to the agencies and jurisdictions shown Attachment E. Staff received comment from the following:

<b>Agency, Jurisdiction or Department</b>	<b>Summary of Comments</b>
<b>Christina Chaput Senior Planner, Thurston County Habitat Conservation Plan</b>	<p>Thank you for the opportunity to review the proposed subject rezoning application. After reviewing the SEPA Checklist and completing a cursory review of the subject parcels via GIS, the proposed rezoning of 13524430400 and 13524430500 do contain more preferred soils for the federally listed Mazama pocket gopher.</p> <p>The County is currently requesting an Incidental Take Permits (ITP) from U.S. Fish and Wildlife to streamline permitting. As part of the application the County has developed a habitat-based County wide Habitat Conservation Plan (HCP) to cover most private development and county capital projects. The HCP identifies the amount of Take, as well as mitigation to offset the take proposed. The rezoning of the property may affect the County's take authorization.</p> <p>Currently, the County has modeled take for the Mazama pocket gopher based on several factors, including 70% build-out of the current zoning. As this area is currently zoned for RRR(1/5), the Take model used information for the single-family build-out of rural lots for this area, which only accounted for an acre of taking per lot. However, where the consultant modeled commercial development, the total parcel acreage was accounted for as taking. In this case, the proposed rezoning could propose</p>

	<p>significantly more take required to offset than initially modeled. As a result, reduce the total take allowed for the Yelm pocket gopher quicker than anticipated.</p> <p>Faster reduction of the total allowed take for the Yelm pocket gopher could require the County to limit the amount of taking for any one project, cease issuing permits sooner, or revise to the Habitat Conservation Plan well in advance of the current 30-year permit term.</p>
<b>Pat Anderson</b> <b>Lewis County</b>	<ul style="list-style-type: none"><li>• Access - No Comment</li><li>• Water Program - The proposed change in the SEPA appears to be a change that would require infrastructure such as an approved public water supply. The SEPA indicates water is available, however the current Centralia Water service area, adjacent to the property, does not include the proposed rezone property. If the well that is noted on the site diagram is the source of water to which the SEPA application refers, the source and system would need to be approved as a Group A Public Water Supply by WSDOH.</li><li>• Survey - No Comment</li><li>• Traffic - Additional impacts to traffic that would have to be addressed for any improvements could include capacity improvements at the Harrison/I5 interchange. It is reaching capacity and will have to be improved before any major development could occur.</li></ul>

## **PUBLIC COMMENT**

Public comment has been collected and compiled and also summarized in Attachment C: Public Comment Matrix.

## **ATTACHMENTS**

Attachment A: Map of Proposed Land Use and Zoning Amendment

Attachment B: Proposed Code Amendments to Chapter 20.29

Attachment C: Public Comment Matrix

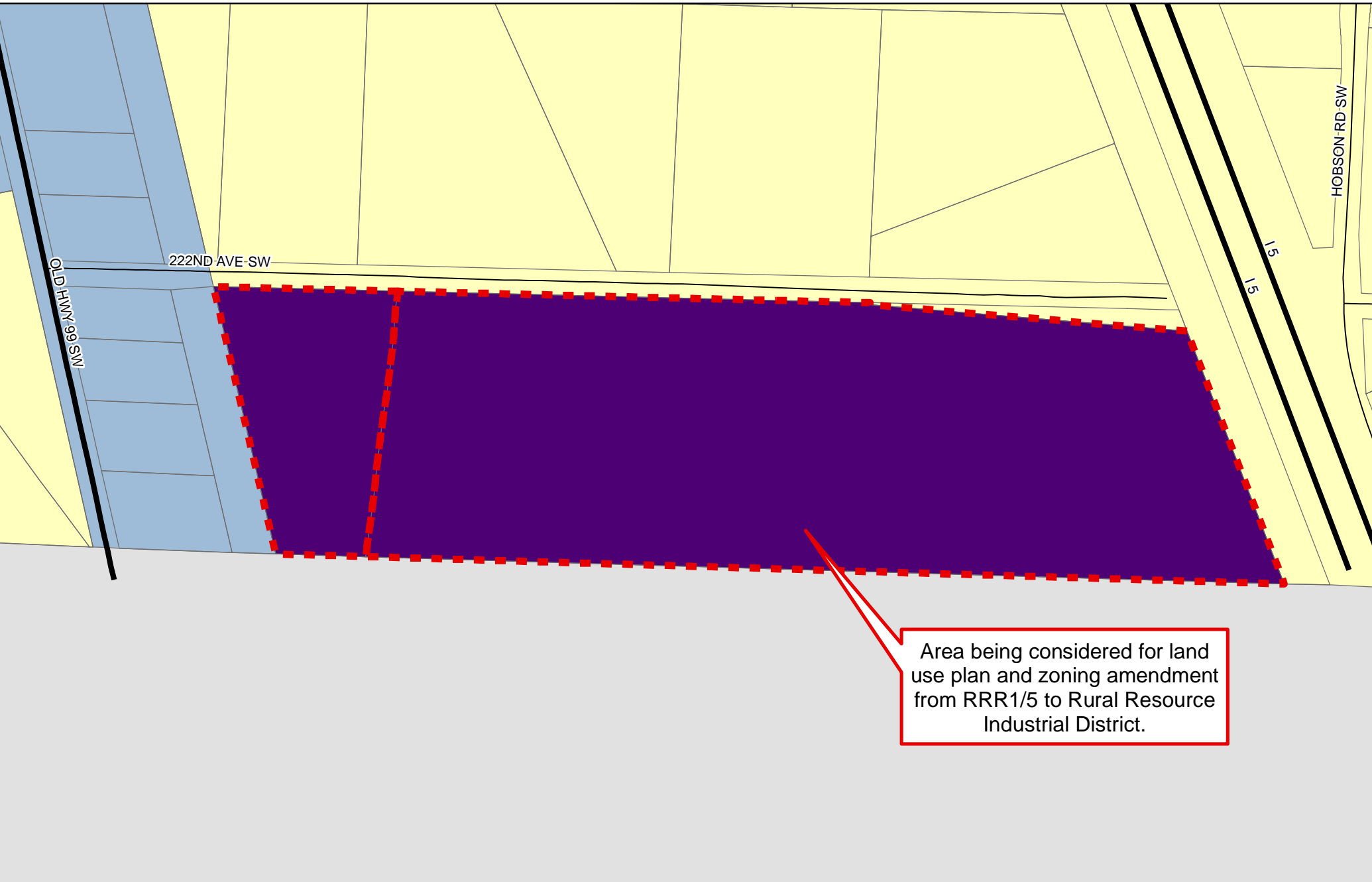
Attachment D: Staff Response Memo (08182021)

Attachment E: Agency Comment on SEPA Environmental Checklist

Attachment F: Application Materials

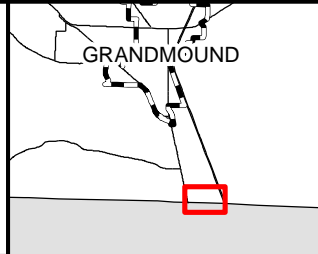
Attachment G: Environmental Checklist





**5505 and 5641 222nd Avenue SW**

**Applicant:** UP Castle and Ryan and Katie Hoover  
**Project:** UP Castle Comprehensive Plan Amendment  
**Amendment:** From RRR1/5 to Rural Resource Industrial District  
**Project Info:** +/- 33 acres



**Zoning**

- RL 1/1  
Residential LAMIRD - 1 Unit Per 1 Acre
- RRR 1/5  
Rural Residential/Resource - 1 Unit Per 5 Acres
- RRI  
Rural Resource Industrial

0 0.045 Miles



Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

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**Thurston County Community Planning and Economic Development  
Department  
Community Planning Division**

**THURSTON COUNTY PLANNING  
COMMISSION**

**PUBLIC DRAFT**

**Chapters: 20.29 TCC**

October 6, 2021

**Up Castle Code Amendment**

**Chapter: Title 20, Chapter 20.29 (Attachment B)**

Deleted Text:	<del>Strikethrough</del>	Proposed Changes:	<u>Underlined</u>
Staff Comments:	<i>Italics</i>	Unaffected Omitted Text	...

*The proposed amendments contained herein are included on the 2020/2021 Official Comprehensive Code Docket Item CP-19. Comprehensive Code Docket # CP-19 - Up Castle Land Use & Rezone Amendment is a citizen request to amend the land use plan and associated zoning from Rural Residential/Resource—One Dwelling Unit Per Five Acres (RRR 1/5) to Rural Resource Industrial (RRI) at 5505 & 5641 222nd Avenue SW. The applicant wishes to ultimately use the property for a warehousing and distribution facility. However, the property is located outside the minimum distance requirements outline in TTC 20.29. This code change would provide further flexibility to review staff when reviewing development proposals.*

## **ATTACHMENT B: Thurston County Zoning Ordinance (Title 20)**

*Proposed amendments to Chapter 20.29 would increase the distance requirement to interstate interchanges and allow for more flexibility of vehicular access from certain road classifications.*

### **Chapter 20.29 – RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)**

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#### **20.29.020 Permitted uses.**

Subject to the provisions of this title, the following uses are permitted in the rural resource industrial district:

1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
  - a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
  - b. Automobile, truck and heavy equipment service, repair, storage and sales.
2. The following uses related to agriculture:
  - a. Feed stores;
  - b. Farm management services;
  - c. Fertilizer sales, storage and manufacturing;
  - d. Irrigation systems sales, repair and storage;
  - e. Veterinary clinics and hospitals;
  - f. Wholesale distribution of animal feeds, fertilizers, pesticides and seed.
3. The following uses related to forestry:
  - a. Mills for producing wood products;
  - b. Manufacturing wood containers and products;
  - c. Prefabricated wood buildings and components.
4. The following uses related to minerals:
  - a. Stone, marble and granite monument works;
  - b. Manufacture of brick, tile or terra cotta;
  - c. Manufacture of clay products;
  - d. Manufacture of concrete products.
5. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted:
  - a. Locational and performance criteria:

- i. Located within one-half mile of an Interstate 5 interchange or adjacent to industrial development as of date;
  - ii. Vehicular access is from a county arterial or collector road or state highway or adjacent to an existing industrial development utilizing existing county roads and within 500 feet of county arterial or collector road or state highway;
  - iii. Proposed use will not require urban services or facilities; and
  - iv. Rail access is available to the site.
- b. Permitted industrial uses:
  - i. Assembly and fabrication of sheet metal products;
  - ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;
  - iii. Storage buildings, warehouses, wholesaling and distribution facilities;
  - iv. Storage for building materials, contractors' equipment, house moving, delivery vehicles and used equipment in operable condition.

6. Other:

- a. Dwelling unit for caretaker or watchman working on the property;
- b. Administrative, educational and other related activities and facilities in conjunction with a permitted use;
- c. Public facilities and utilities, except sanitary landfills which shall be a special use;
- d. Research service establishments for resource uses:
  - i. Research and development laboratories,
  - ii. Commercial testing laboratories;
- e. Unclassified uses (see Section 20.07.060);
- f. Railroad rights-of-way.

(Ord. 11867 § 11 (part), 1998)

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## Andrew Boughan

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**From:** Andrew Boughan  
**Sent:** Friday, August 13, 2021 11:07 AM  
**To:** Brianna.Uy@lewiscountywa.gov; TeamMontesano@dfw.wa.gov; bramwell@wsu.edu; aloudermilk@chehalistrike.org; dpenn@chehalistrike.org; gsharp@thurstonedc.com  
**Cc:** Jennifer Davis; Maya Teeple  
**Subject:** CP-19 - Up Castle Land Use & Rezone Amendment SEPA Environmental Checklist Comment Request  
**Attachments:** CP-19 - Sign SEPA Checklist - Up Castle.pdf; CP-19 - Rezoning Map - Up Castle.pdf

Good morning,

Please find attached a SEPA environmental checklist with the zoning map for a citizen-requested comprehensive plan amendment for a land use and rezone in south Thurston County. The application is currently under review and the Planning Commission has scheduled a public hearing on October 6. We are distributing this for early interagency and tribal input, and ask that if you wish to submit comments on the checklist and draft proposal or any technical information that may help inform potential impacts, to please submit to the contact below by 5 PM on August 27, 2021.

**Project:** CP-19 - Up Castle Land Use & Rezone Amendment  
**Located at:** 5641 & 5505 222<sup>ND</sup> Avenue SW; Parcel # 13524430400,13524430500  
**Description:** Site-specific Comprehensive Plan amendment and associated rezoning.  
[Application Submittals and Project Webpage](#)

**Direct Comments to:**  
Andrew Boughan, Associate Planner  
[Andrew.Boughan@co.thurston.wa.us](mailto:Andrew.Boughan@co.thurston.wa.us)

Comments due by 5:00 pm on August 27, 2021.

Please let me know if you have any questions.

Thank you,

**Andrew Boughan** | Associate Planner  
Thurston County Community Planning & Economic Development  
Community Planning Division  
2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502  
[Andrew.Boughan@co.thurston.wa.us](mailto:Andrew.Boughan@co.thurston.wa.us) | [www.thurstonplanning.org](http://www.thurstonplanning.org)  
Cell Phone: (360) 522-0553

**From:** [Christina Chaput](#)  
**To:** [Andrew Boughan](#)  
**Subject:** Re: CP-19 - Up Castle Land Use & Rezone Amendment SEPA Environmental Checklist Comment Request  
**Date:** Tuesday, August 17, 2021 2:21:43 PM

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Thank you, you as well!

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**From:** Andrew Boughan <[andrew.boughan@co.thurston.wa.us](mailto:andrew.boughan@co.thurston.wa.us)>  
**Sent:** Tuesday, August 17, 2021 2:20:58 PM  
**To:** Christina Chaput <[christina.chaput@co.thurston.wa.us](mailto:christina.chaput@co.thurston.wa.us)>  
**Subject:** RE: CP-19 - Up Castle Land Use & Rezone Amendment SEPA Environmental Checklist Comment Request

Thanks Chris for sending this over! I hope you have a nice week.

Thank you,

**Andrew Boughan** | [Associate Planner](#)  
**Thurston County Community Planning & Economic Development**  
**Community Planning Division**  
2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502  
[Andrew.Boughan@co.thurston.wa.us](mailto:Andrew.Boughan@co.thurston.wa.us) | [www.thurstonplanning.org](http://www.thurstonplanning.org)  
**Cell Phone:** (360) 522-0553

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**From:** Christina Chaput <[christina.chaput@co.thurston.wa.us](mailto:christina.chaput@co.thurston.wa.us)>  
**Sent:** Tuesday, August 17, 2021 10:49 AM  
**To:** Andrew Boughan <[andrew.boughan@co.thurston.wa.us](mailto:andrew.boughan@co.thurston.wa.us)>  
**Cc:** Jennifer Davis <[jennifer.davis@co.thurston.wa.us](mailto:jennifer.davis@co.thurston.wa.us)>; Maya Teeple <[maya.teeple@co.thurston.wa.us](mailto:maya.teeple@co.thurston.wa.us)>  
**Subject:** RE: CP-19 - Up Castle Land Use & Rezone Amendment SEPA Environmental Checklist Comment Request

[Andrew:](#)

Thank you for the opportunity to review. Please find the comment memo attached.

Best,  
Chris

---

**From:** Andrew Boughan <[andrew.boughan@co.thurston.wa.us](mailto:andrew.boughan@co.thurston.wa.us)>  
**Sent:** Wednesday, August 4, 2021 9:38 AM  
**To:** Christina Chaput <[christina.chaput@co.thurston.wa.us](mailto:christina.chaput@co.thurston.wa.us)>

**Cc:** Jennifer Davis <[jennifer.davis@co.thurston.wa.us](mailto:jennifer.davis@co.thurston.wa.us)>; Maya Teeple <[maya.teeple@co.thurston.wa.us](mailto:maya.teeple@co.thurston.wa.us)>

**Subject:** CP-19 - Up Castle Land Use & Rezone Amendment SEPA Environmental Checklist Comment Request

Good morning Chris,

I've attached a SEPA environmental checklist with the zoning map for a citizen-requested comprehensive plan amendment for a land use and rezone in south Thurston County. I am distributing the checklist early for interagency and ask that if you wish to submit comments on the checklist and draft proposal or any technical information that may help inform potential impacts, to please submit to me by 5 PM on August 20, 2021.

**Project:** CP-19 - Up Castle Land Use & Rezone Amendment

**Located at:** 5641 & 5505 222<sup>ND</sup> Avenue SW; Parcel # 13524430400,13524430500

**Description:** Site-specific Comprehensive Plan amendment and associated rezoning.

[Application Submittals and Project Webpage](#)

Please let me know if you have any questions.

Thank you,

**Andrew Boughan** | Associate Planner

**Thurston County Community Planning & Economic Development**

**Community Planning Division**

2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502

[Andrew.Boughan@co.thurston.wa.us](mailto:Andrew.Boughan@co.thurston.wa.us) | [www.thurstonplanning.org](http://www.thurstonplanning.org)

**Cell Phone:** (360) 522-0553



COUNTY COMMISSIONERS

Carolina Mejia-Barahona  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

*Creating Solutions for Our Future*

Joshua Cummings, Director

**MEMORANDUM**

**TO:** Andrew Boughan, Associate Planner

**FROM:** Christina Chaput, Sr. Planner

**DATE:** August 17, 2021

**SUBJECT:** CP-19 - Up Castle Land Use & Rezone Amendment

Thank you for the opportunity to review the proposed subject rezoning application. After reviewing the SEPA Checklist and completing a cursory review of the subject parcels via GIS, the proposed rezoning of 13524430400 and 13524430500 do contain more preferred soils for the federally listed Mazama pocket gopher.

The County is currently requesting an Incidental Take Permits (ITP) from U.S. Fish and Wildlife to streamline permitting. As part of the application the County has developed a habitat-based County wide Habitat Conservation Plan (HCP) to cover most private development and county capital projects. The HCP identifies the amount of Take, as well as mitigation to offset the take proposed. The rezoning of the property may affect the County's take authorization.

Currently, the County has modeled take for the Mazama pocket gopher based on several factors, including 70% build-out of the current zoning. As this area is currently zoned for RRR(1/5), the Take model used information for the single-family build-out of rural lots for this area, which only accounted for an acre of taking per lot. However, where the consultant modeled commercial development, the total parcel acreage was accounted for as taking. In this case, the proposed rezoning could propose significantly more take required to offset than initially modeled. As a result, reduce the total take allowed for the Yelm pocket gopher quicker than anticipated.

Faster reduction of the total allowed take for the Yelm pocket gopher could require the County to limit the amount of taking for any one project, cease issuing permits sooner, or revise to the Habitat Conservation Plan well in advance of the current 30-year permit term.





## Community Development

2025 NE Kresky Avenue  
Chehalis WA 98532

August 27, 2021

To: SEPA Administrator

RE: Up Castle Land Use & Rezone Amendment - 222nd Ave SW Industrial Park. / MSC21-0054

Date Received: August 16, 2021

Comments Due: August 27, 2021

Thank you for the opportunity to review and comment on the above project. Lewis County Community Development circulated your documents to the Environmental Health and Public Works departments for their comments. Following are the County comments:

- Access - No Comment
- Water Program - The proposed change in the SEPA appears to be a change that would require infrastructure such as an approved public water supply. The SEPA indicates water is available, however the current Centralia Water service area, adjacent to the property, does not include the proposed rezone property. If the well that is noted on the site diagram is the source of water to which the SEPA application refers, the source and system would need to be approved as a Group A Public Water Supply by WSDOH.
- Survey - No Comment
- Traffic - Additional impacts to traffic that would have to be addressed for any improvements could include capacity improvements at the Harrison/15 interchange. It is reaching capacity and will have to be improved before any major development could occur.
- Stormwater - No Comments

Respectfully,

*Pat Anderson*

Pat Anderson

Lewis County Community Development  
[Pat.anderson@lewiscountywa.gov](mailto:Pat.anderson@lewiscountywa.gov)





## Building Development Center

2000 Lakeridge Dr. SW, Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TDD Line (360) 754-2933

Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)

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

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# MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
<b>2019105986 19-114847 VC Area:</b> <b>Site: 5505 222ND AVE SW CENTRALIA</b> <b>13524430500</b> <b>Sub Type: Legislative County</b>	<b>THURSTON COUNTY RECEIVED</b>  <b>NOV 15 2019</b>  <b>BUILDING DEVELOPMENT CENTER</b>
<b>Gopher Soils</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Prairie Soils</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<b>Intake By:</b> <u>MM</u>

**PROJECT DESCRIPTION** Amend comprehensive plan and zoning to allow general industrial development

## PROPERTY INFORMATION

- Tax Parcel Number(s)** 13524430500 ; 13524430400 ; \_\_\_\_\_
- Subdivision Name** N/A **Lot #** \_\_\_\_\_
- Property Address** 5505 SW 222nd Avenue **City** Centralia **Zip Code** 98531
- Directions to Property** (from Thurston County Courthouse)  
 South on I-5 to US 12, turn right, left on Old Hwy 99, left on 222nd Avenue SW, cross railroad tracks, property on the right.

## PROPERTY ACCESS

- Property Access** ☒ Existing ☐ Proposed
- Access Type** ☐ Private Driveway ☐ Shared Driveway ☐ Private Road ☒ Public Road
- Property Access Issues** (locked gate, gate code, dogs or other animals) ☒ No ☐ Yes \_\_\_\_\_  
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

## WATER/SEPTIC

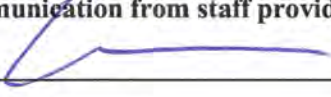
- Water Supply** ☒ Existing ☐ Proposed
- Water Supply Type** ☒ Single Family ☐ Two Party Well ☐ Group A ☐ Group B  
**WATER SYSTEM NAME** N/A
- Waste Water Sewage Disposal** ☐ Existing ☒ Proposed
- Sewage Disposal System Type** ☒ Individual Septic System ☐ Community System ☐ Sewer  
**NAME OF PUBLIC SYSTEM** \_\_\_\_\_



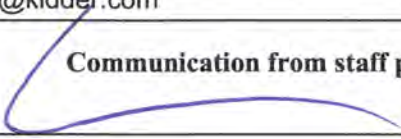
## BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☒ Owner ☒ Applicant ☐ Point of Contact


## PROPERTY OWNER (additional property owner sheet can be obtained online at [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com))

Property Owner Name <u>UP Castle, LLC</u>			
Mailing Address <u>P.O. Box 1881</u>	City <u>Tacoma</u>	State <u>WA</u>	Zip Code <u>98407</u>
Phone ( <u>253</u> ) <u>383-6000</u>	Cell ( <u>253</u> ) <u>691-6900</u>	Fax (     )	
EMAIL <u>ray.schuler@kidder.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Property Owner Signature* 		Date <u>11/14/19</u>	

## APPLICANT

Applicant Name <u>UP Castle, LLC</u>			
Mailing Address <u>P.O. Box 1881</u>	City <u>Tacoma</u>	State <u>WA</u>	Zip Code <u>98407</u>
Phone ( <u>253</u> ) <u>383-6000</u>	Cell ( <u>253</u> ) <u>691-6900</u>	Fax (     )	
EMAIL <u>ray.schuler@kidder.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* 		Date <u>11/14/19</u>	

## POINT OF CONTACT (Person receiving all County correspondence)

Name <u>UP Castle, LLC</u>			
Mailing Address <u>P.O. Box 1881</u>	City <u>Tacoma</u>	State <u>WA</u>	Zip Code <u>98407</u>
Phone ( <u>253</u> ) <u>383-6000</u>	Cell ( <u>253</u> ) <u>691-6900</u>	Fax (     )	
EMAIL <u>ray.schuler@kidder.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* 		Date <u>11/14/19</u>	

## \*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.





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## MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u>	<b>THURSTON COUNTY RECEIVED</b>  <b>NOV 15 2019</b>  <b>BUILDING DEVELOPMENT CENTER</b>
<b>Gopher Soils</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Prairie Soils</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Intake By: <u>[Signature]</u>

**PROJECT DESCRIPTION** Amend comprehensive plan and zoning to allow general industrial development

### PROPERTY INFORMATION

1. **Tax Parcel Number(s)** 13524430500 ; 13524430400 ; \_\_\_\_\_

2. **Subdivision Name** N/A **Lot #** \_\_\_\_\_

3. **Property Address** 5505 SW 222nd Avenue **City** Centralia **Zip Code** 98531

4. **Directions to Property** (from Thurston County Courthouse)  
South on I-5 to US 12, turn right, left on Old Hwy 99, left on 222nd Avenue SW, cross railroad tracks, property on the right.

### PROPERTY ACCESS

5. **Property Access** ☒ Existing ☐ Proposed

6. **Access Type** ☐ Private Driveway ☐ Shared Driveway ☐ Private Road ☒ Public Road

7. **Property Access Issues** (locked gate, gate code, dogs or other animals) ☒ No ☐ Yes \_\_\_\_\_  
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

### WATER/SEPTIC

8. **Water Supply** ☒ Existing ☐ Proposed

9. **Water Supply Type** ☒ Single Family ☐ Two Party Well ☐ Group A ☐ Group B  
**WATER SYSTEM NAME** N/A

10. **Waste Water Sewage Disposal** ☐ Existing ☒ Proposed

11. **Sewage Disposal System Type** ☒ Individual Septic System ☐ Community System ☐ Sewer  
**NAME OF PUBLIC SYSTEM** \_\_\_\_\_

**BILLING OF INVOICES**

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**PROPERTY OWNER** (additional property owner sheet can be obtained online at [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com))Property Owner Name Ryan and Katy HooverMailing Address 5641 SW 222nd Ave City Centralia State WA Zip Code 98531

Phone ( ) Cell ( ) Fax ( )

EMAIL ray.schuler@kidder.comCommunication from staff provided by Email? ☒ YES ☐ NOProperty Owner Signature\*  Date 11/14/19**APPLICANT**Applicant Name Ryan and Katy HooverMailing Address 5641 SW 222nd Ave City Centralia State WA Zip Code 98531

Phone ( ) Cell ( ) Fax ( )

EMAIL ray.schuler@kidder.comCommunication from staff provided by Email? ☒ YES ☐ NOSignature\*  Date 11/14/19**POINT OF CONTACT** (Person receiving all County correspondence)Name Ryan and Katy HooverMailing Address 5641 SW 222nd Ave City Centralia State WA Zip Code 98531

Phone ( ) Cell ( ) Fax ( )

EMAIL ray.schuler@kidder.comCommunication from staff provided by Email? ☒ YES ☐ NOSignature\*  Date 11/14/19**\*DISCLAIMER**

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.





## PERMIT ASSISTANCE CENTER

2000 Lakeridge Dr. S.W. Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TTY/TDD Line 7-1-1 or 1-800-833-6388

Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)

[www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)

### Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
<p>2019105986 19-114847 VC Area: Site: 5505 222ND AVE SW CENTRALIA 13524430500 Sub Type: Legislative County</p>	<p>THURSTON COUNTY RECEIVED  NOV 15 2019  BUILDING DEVELOPMENT CENTER</p>
	Intake by:

**This application cannot be submitted alone. In addition to this form, a complete package includes:**

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Supplemental requirement checklist (attached)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	SEPA Checklist	<input type="checkbox"/>

- What type of amendment are you requesting: ☒ Map ☐ Policy
- Are you the property owner or under contract to purchase the property? ☒ Yes ☐ No

#### Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

- Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

South - Lewis County - Industrial Park. Abutting property improved with 750,000 square foot "Michaels" distribution Center.

East - Railroad tracks and Interstate 5

West - Railroad tracks and highway commercial mixed with residential

North - Small wrecking yards and sparse residential

- B. Explain why the existing land use designation is not appropriate.

This is flat, gopher-free land abutting an existing industrial park and bordered by main rail lines. The Census tract was recently designated an opportunity zone. Site is located just off a state highway between two I-5 exits.

- C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.

Infill development is moving south from SR 12 (Great Wolf Lodge, etc.) and is abutting on the South.

- D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.

Thurston County could use additional industry in its southern sections. The adjacent rail lines and easy I-5 access make for easy transportation.

- E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.

Please see page attached.

### **Text Amendments**

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan:

Chapter:

Page:

Section/Other:

### **All Amendments**

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

The area is no longer rural, and the subject properties are no longer farmable due to economics. There is a distinct lack of industrial land in South Thurston County.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

The change will provide an opportunity for jobs and economic development in South Thurston County. Benefits are additional sites to be developed per the area's designation as "Opportunity Zone".

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

Fulfills goals #1,3,5 & 11.

1. Has adequate urban infrastructure (roads and railroads)
3. Efficient multi-mobile transportation roads and railroads.
5. Job Creation for Thurston County.
11. Coordinates with adjacent industrial development in Lewis County.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

According to the plan, less than .02% of the rural reserve area in Thurston County is available for industrial development, requiring rural residents to commute many miles to their employment.

**Applicant Signature(s)**

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

UP CASTLE, LLC  
Raymond Schlor, Manager

Printed Name



Signed

11/14/19  
Date

RYAN HOOVER

Printed Name



Signed

11-14-19  
Date

Katheryne M. Hoover

Printed Name



Signed

11-14-19  
Date

**Planning Goals**  
**Washington State Growth Management Act**  
**RCW 36.70A.020**

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.



### SUPPLEMENTAL REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	USE BLACK or BLUE INK ONLY	Staff Use Only
<input checked="" type="checkbox"/>	1. One 8.5" x 11" or 11" x 17" map, drawn to scale, using a standard interval of engineer scale, which shall include the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. A north arrow, map scale, date and directions to the site.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing easements. <u>NONE</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drain field and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. Vicinity map, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>





WELL HOUSE

Driveway Driveway

Driveway

222ND AVE SW

2,297 FT

UP CASTLE

House Sheds

House

HOOVER

645 FT

2,379 FT

DITCH

637 FT

100 YR FLOOD ZONE

MICHAEL'S DISTRIBUTION CENTER

OLD HWY 99 SW

HOUSTON COUNTY RECEIVED NOV 15 2013

BUILDING DEVELOPMENT CENTER

RAILROAD

LINEAGE LOGISTICS

LOWE'S DISTRIBUTION CENTER

RAILROAD



1" = 400'



NOVEMBER 13, 2019

## DIRECTIONS

South on I-5 to US 12, turn right, left on Old Highway 99, left on 222nd Ave SW, cross railroad tracks, property lies on the right

## EXISTING STRUCTURES

**UP Castle:** 4 structures, homes, located in the middle of the property behind the tree line

Ingress and egress via 222nd Ave SW near homes on the site

**Hoover:** Single family residence located at northwest corner of property

## RELATIONSHIP TO ROAD & HIGHWAYS

Property sits to the west of Interstate 5 and east of Old Highway 99 southwest

## RAIL & TRANSPORT

Property sits in between two rail lines with the ability to be rail served on the western border of the property

## DITCHES

There is a ditch along the south property line, into which runs another ditch which separates the Up Castle and Hoover properties

## TOPOGRAPHY

There is a low area, 100 year flood zone, near the intersection of the two ditches, as outlined in the drawing

## ITEM F

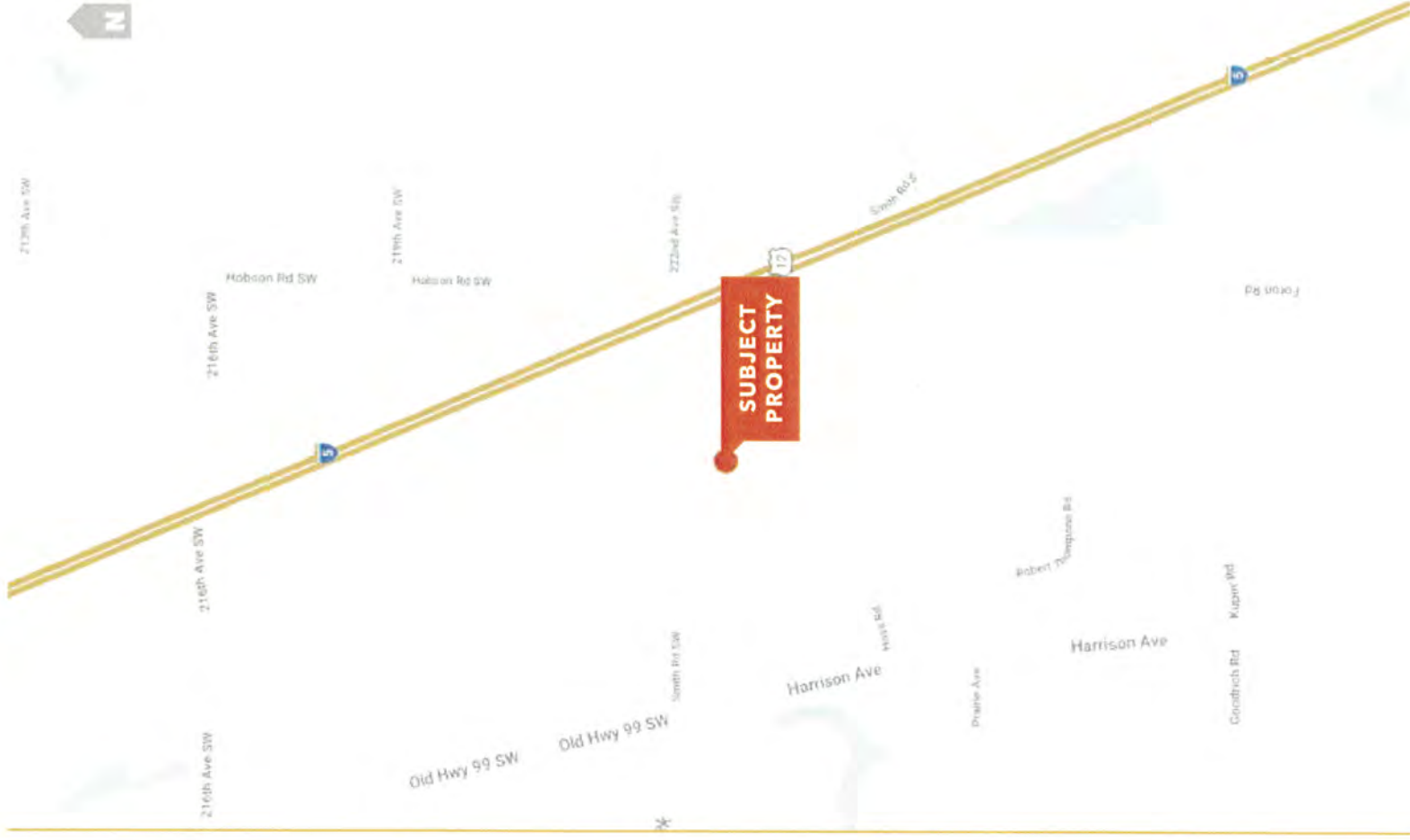
The property, to the best of our knowledge, is free of easements

## ITEM G

At this point in time we are unaware of the location of the septic tanks and or water tanks

## ITEM 1

Currently unknown, unaware any part of the site is hindered by wetlands



# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable: **222<sup>nd</sup> Ave SW Industrial Park**
2. Name of applicant: **UP Castle , Ryan & Katie Hoover**



3. Address and phone number of applicant and contact person: **Box 1881 Tacoma Washginton 98401, 253.691.6900**

4. Date checklist prepared: **11.13.2019**

5. Agency requesting checklist: **Thurston County**

6. Proposed timing or schedule (including phasing, if applicable): **Per Comp Plan Schedule**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Industrial Development If Approved**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **SEPA Checklist**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No**

10. List any government approvals or permits that will be needed for your proposal, if known. **Comprehensive Plan Amendment,**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**32 Acres of land to be changed from Rural Reserve to Industrial**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**South Side Of 222<sup>nd</sup> Ave SW, Lying East Of Highway 99 And RailRoad Tracks And West Of I-5**

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

**1%**



- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Prairie Soil

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Unknown

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Unlikely, site is very flat and well-drained

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No construction is associated with this checklist

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Unknown

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Unknown

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

AS REQUIRED OR RECOMMENDED BY THURSTON COUNTY

## 3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

L

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

About 5% of site, see site plan

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water – to adjacent and on site ditches

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Per the county's detention/ retention requirements

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

Unknown

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Per County Requirements

e. List all noxious weeds and invasive species known to be on or near the site.

Unknown

#### 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.

Unknown

c. Is the site part of a migration route? If so, explain.

Unknown

d. Proposed measures to preserve or enhance wildlife, if any: Unknown





e. List any invasive animal species known to be on or near the site.

Unknown

## **6. Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

Per County Codes

## **7. Environmental Health** [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

Unknown

1) Describe any known or possible contamination at the site from present or past uses.

N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Unknown

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Unknown

4) Describe special emergency services that might be required.

Unknown

5) Proposed measures to reduce or control environmental health hazards, if any:

Unknown

### **b. Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **I-5 Traffic and Trains**



2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term, None

Long term, Construction and Trucks. Business Hours For Construction, All Hours For Industrial Operations.

3) Proposed measures to reduce or control noise impacts, if any:

Short term, None, long term, per Coun

## **8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Vacant Former Farm And One Residential

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not Lately.

None.

32 Acres

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

One Dilapidated Residence And An Occupied Residence

d. Will any structures be demolished? If so, what?

Short term, no. Long term, The Dilapidated Residence And Maybe The Residence

e. What is the current zoning classification of the site?

Rural Reserve 5

f. What is the current comprehensive plan designation of the site?

Rural Reserve

g. If applicable, what is the current shoreline master program designation of the site?

None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No



i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This Checklist Is Attached To Comprehensive Plan Amendment

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

1 - Middle

c. Proposed measures to reduce or control housing impacts, if any:

None

## 10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Likely 40 Feet, Concrete

b. What views in the immediate vicinity would be altered or obstructed?

Views From 222<sup>nd</sup> SW

b. Proposed measures to reduce or control aesthetic impacts, if any:

Landscaping, Tree Retention

## 11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking Lot Lights – At Night



b. Could light or glare from the finished project be a safety hazard or interfere with views?

Unlikely

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

Downward Facing Fixtures

## **12. Recreation** [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Unknown

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

## **13. Historic and cultural preservation** [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Visual

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Per County Requirements

## **14. Transportation** [\[help\]](#)



- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See Attached

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Nearest Public bus Station Is 1232 Mellen St, Centralia, WA 98531. The Approximate Driving Distance Is 5.52 Miles

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

n/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Rail Is On Two Sides Of Project.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Unknown

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Unknown

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,



other \_\_\_\_\_

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

See Above

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

*Raymond Schuler*  
*UP Castle LLC - Mgr.*  
*7/15/2021*

### D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

If approved, the land use change could result in increases to all of the above. The applicant would expect County development regulations to mitigate these impacts..

Proposed measures to avoid or reduce such increases are:

See Above

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*✓*

Grass and trees, most of which were planted for a Christmas tree farm 40 years ago and never harvested, would be removed, and some plants replaced with landscaping.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:  
Adding To And Leaving Some Existing Perimeter Vegetation As Part Of Future Development. No Known Marine Life.

3. How would the proposal be likely to deplete energy or natural resources?

Unknown

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proponent Is Unaware Of Any Of them On Or Adjacent To Project

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A- Shoreline

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Future development under the current zoning would be 5-10 dwelling units, and associated traffic. As proposed, future development could be as much as 500,000 square feet of warehouse space, with the train, truck and auto traffic required to operate a distribution warehouse.



Proposed measures to reduce or respond to such demand(s) are:

Upgrades to the intersection of 222<sup>nd</sup> Highway 99 and the Rail Crossing 300 feet East of it.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Unlikely

7





1" = 400'

WELL HOUSE

DITCH

Driveway

Driveway

Driveway

222ND AVE SW

2,297 FT

House

House

Sheds

UP CASTLE

637 FT

2,379 FT

645 FT

HOOVER

100 YR  
FLOOD ZONE

DITCH

RAILROAD

OLD HWY 99 SW

HOUSTON COUNTY  
RECEIVED  
NOV 15 2013

BUILDING DEVELOPMENT CENTER

MICHAEL'S  
DISTRIBUTION  
CENTER

RAILROAD

LINEAGE  
LOGISTICS

LOWE'S  
DISTRIBUTION  
CENTER