

## COUNTY COMMISSIONERS

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## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

*Creating Solutions for Our Future*

Joshua Cummings, Director

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

State Environmental Policy Act (SEPA)  
PROJECT NUMBER NO. 2023102411

**December 6, 2023**

**Point of Contact:** **SCA Group & KPFF**  
Attn: Steve Chamberlain and Mark Steepy  
4570 Avery Lane SE  
Olympia, WA 98503  
Phone – (360) 888-6002  
Email – [sca@slcemail.com](mailto:sca@slcemail.com)

**Description of Proposal:** The applicant proposes to subdivide 30.59 acres into 171 single-family residential lots, although the project is reviewing the potential of up to 180 lots. The final lot count will be determined prior to a public hearing although density cannot exceed 6 dwelling units per acre. A PRD process was chosen by the applicant to have flexibility in lot size. There will be 9.72 acres of open space broken into three (3) tracts with the largest located at the project entrance on the north side. Critical areas include Oregon white oaks which will be protected. Water and sewer utilities are provided by the City of Lacey. Up to 20k MBF of timber may be removed. Most trees except Oregon white oaks will be removed. Earthwork is approximately 44,263 CY cut and 24,383 CY fill. The property is located within the Lacey Urban Growth Area and is zoned McAllister Geologically Sensitive Area (MGSA) which has a standard density of between 3-6 dwelling units per acre.

**Location of Proposal:** Near the southeast corner of Sleater-Kinney Rd NE and 26<sup>th</sup> Ave NE, WA

**Section/Township/Range:** Section 1, Township 17, Range 1W NW W675.5F OF E990F LESS N30F HENSLIN

**Tax Parcel Number(s):** 11701220100, 11701220300 and 11701230700.

**Threshold Determination:** The lead agency for this proposal has determined that the attached mitigating conditions, along with required compliance with applicable County, State and Federal codes will mitigate all probable significant adverse impacts upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public on request.

3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501-2043  
(360) 786-5490 FAX (360) 754-2939 TTY/TDD call 711 or 1-800-833-6388

Website: <https://www.thurstoncountywa.gov/departments/community-planning-and-economic-development>

**Mitigating Conditions:** See Attached  
**Jurisdiction:** Thurston County  
**Lead Agency:** Community Planning & Economic Development Department  
**Responsible Official:** Kraig Chalem, Senior Planner  
**Date of Issuance:** December 6, 2023  
**Comment Deadline:** December 20, 2023  
**Appeal Deadline:** December 27, 2023



12.06.2023  
12/6/23

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Kraig Chalem, Senior Planner

Date

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

**Appeals:** Threshold determinations may be appealed pursuant to TCC 17.09.160 if a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee are received by the Thurston County Community Planning & Economic Development Department prior to 4:00 p.m. on the appeal deadline date shown above. Per TCC 17.09.160(B), only aggrieved parties who submit written comments during the comment period may appeal.

**Note:** The issuance of this Mitigated Determination of Non-Significance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments and/or the Hearing Examiner prior to receiving permits.

Thurston County Community Planning & Economic Development Department  
3000 Pacific Ave. SE  
Olympia, WA 98501  
(360) 786-5472

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

cc: Department of Ecology – SEPA Section  
Department of Natural Resources  
Adjacent Property Owners (300 feet)  
North Thurston Public Schools  
Nisqually Tribe  
Squaxin Tribe  
Intercity Transit  
City of Lacey  
TRPC  
Proponent

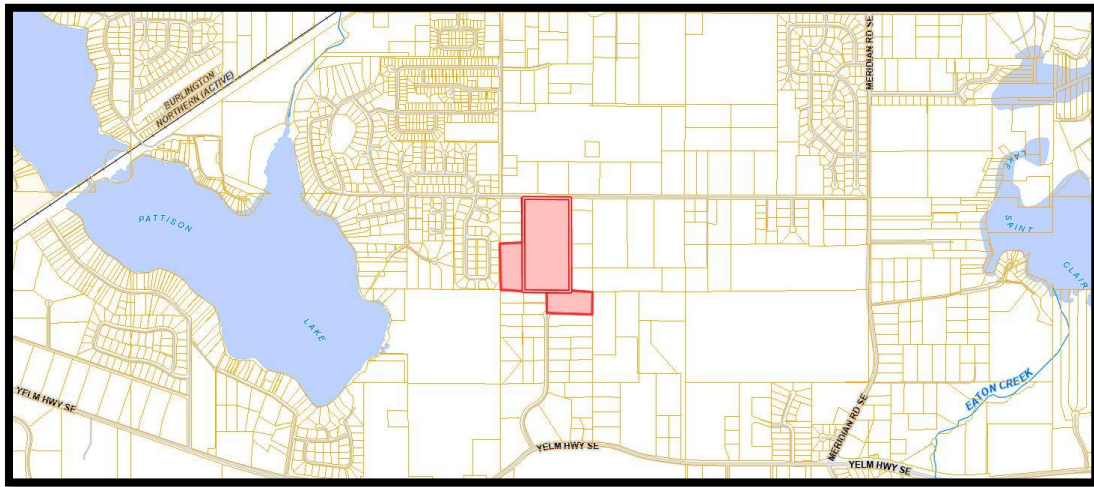
The environmental threshold determination is based on analysis of information contained in the following documents available online for Project #2023102411:

1. Aurora Oaks Cultural Resources Assessment, dated: 01.03.2023
2. Aurora Oaks PRD Water and Sewer Availability Letter, dated: 04.19.2023
3. Aurora Oaks PRD IPMP EH Comments Included, dated: 05.12.2023
4. Aurora Oaks Civil and Landscape Plans, dated: 05.12.2023
5. Preliminary Site Plan, dated 05.12.2023
6. Aurora Oaks - Traffic Impact Analysis, dated: 05.16.2023
7. Forest Land Conversion App, dated: 05.30.2023
8. FPA Site Plan, dated: 05.30.2023
9. Master Application & Supplemental Application for Division of Land, dated: 05.30.2023
10. SEPA Checklist, dated: 05.30.2023
11. Aurora Oaks PRD Matrix-1, dated: 09.13.2023
12. Aurora Oaks Preliminary Landscape Plans, dated: 09.21.2023
13. Aurora Oaks Preliminary Plat Resubmittal Letter of Transmittal, dated: 09.26.2023
14. Aurora Oaks Revised IPMP, dated: 09.26.2023
15. Aurora Oaks PRD Matrix-1 (Responses), dated: 09.26.2023
16. Aurora Oaks PRD Preliminary Plat Resubmittal Cover Letter, dated: 09.26.2023
17. Aurora Oaks Critical Areas Evaluation, dated: 10.18.2022
18. Aurora Oaks Critical Area Determination Letter, dated: 11.03.2023
19. Final Updated water availability letter (WAL) for Aurora Oaks, dated: 12.20.2022
20. Aurora Oaks Civil and Landscape Plans, dated: 05.12.2023

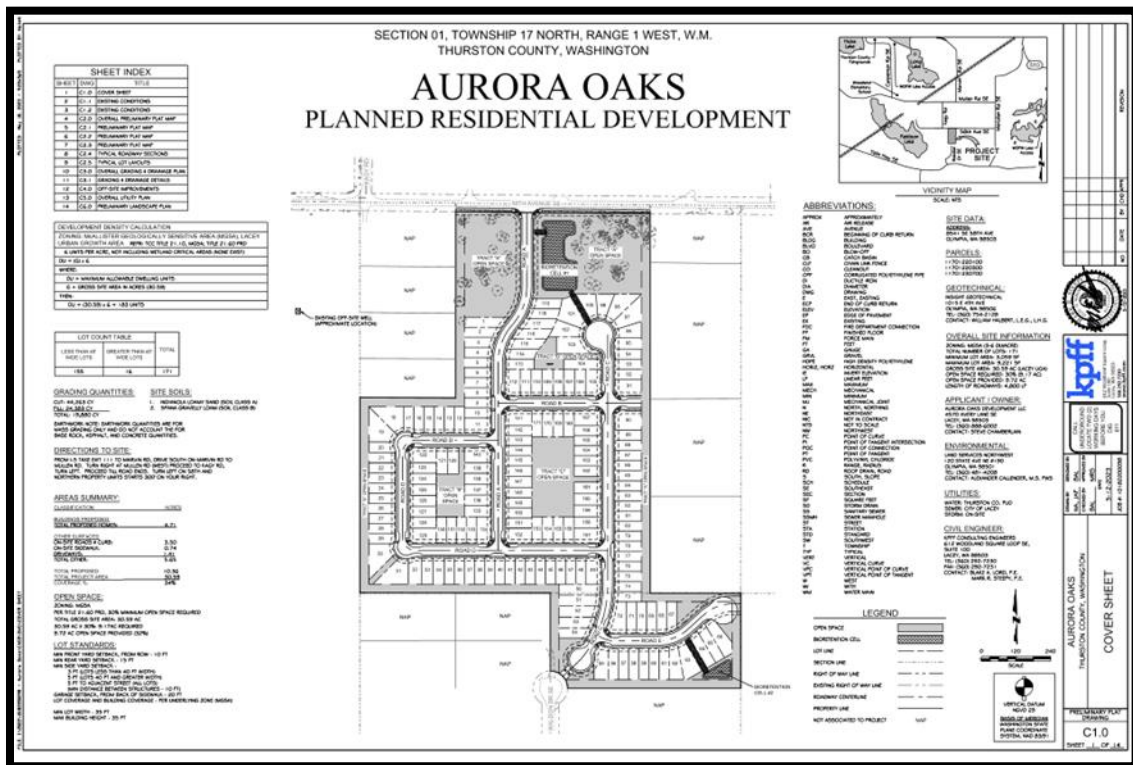
**Mitigating Conditions:**

1. To mitigate traffic impacts within the City of Lacey, the proponent will need to contribute \$248,298.40 to the City of Lacey per Lacey Ordinance 14.21, and paid prior to final project approval, pursuant to County Road Standards. See attached worksheet prepared by the City of Lacey for a breakdown of this mitigation amount. Timing of the contributions may be altered if approved by both the City of Lacey and Thurston County
2. According to the Thurston Regional Planning Council's 1999 Household Travel Survey, 5.6% of all trips are made by bicycling or walking. This project is expected to generate a similar number of pedestrians and cyclists. The Transportation Comprehensive Plan identifies the need for sidewalk, bike lanes and other facilities to accommodate multi-modal transportation. The multi-modal impacts from this project shall be mitigated by constructing frontage improvements according to Lacey's standards.
3. The traffic study indicates that the intersection of Kagy Street and Mullen Road will be below acceptable level of service with trips from this project impacting it. The Developer shall provide a refuge lane for northbound left -turning vehicles which would result in acceptable LOS prior to final plat if it has not been provided by another project.

## Vicinity Plat Map

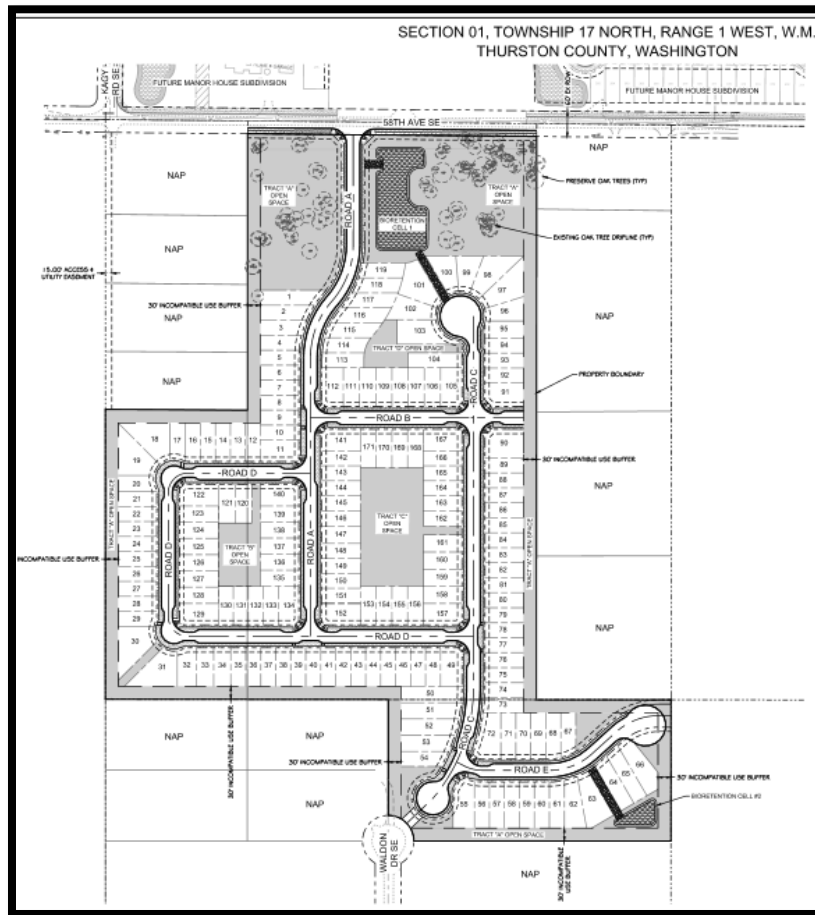


## Preliminary Plat Map

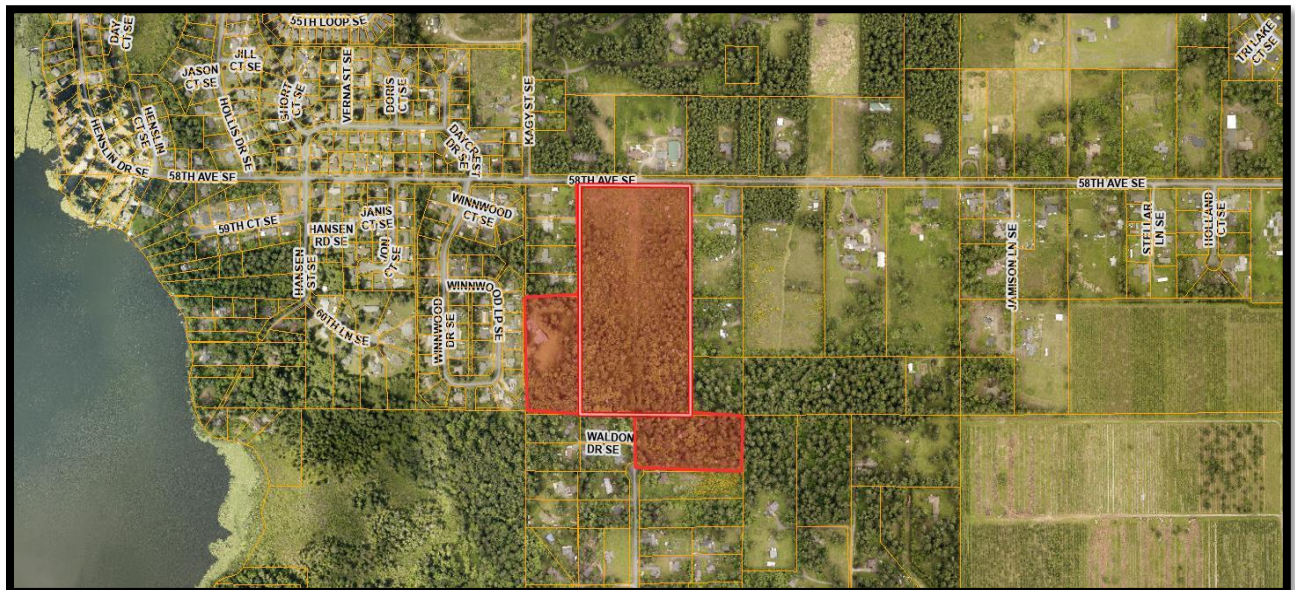




## Preliminary Plat Map



## 2022 Aerial Photo



## Forrest Practice Application - Site Map

