

I am an adjacent landowner at 8328 Woodgrove Ct SE to the proposed project #2022105125 Enclave at Oaktree Preliminary Plot with my backyard backing up to the proposed development.

I oppose the density and scope of this development because of the impact to an existing wetland and habitat for protected species under Federal and State laws. The plan also exceeds the density requirements for the Urban Growth Area for low to medium density developments.

Washington State Growth Management Act requires counties and cities to protect five types of critical areas:

1. Aquifer recharge areas.
2. Frequently flooded areas.
3. Geologically hazardous areas.
4. Wetlands.
5. Fish and wildlife habitat conservation areas, such as prairies and salmon habitat.

First, this development would directly impact an existing wetland and habitat for a pair of Great Horned Owls. The thirteen acres of open space includes a mature second growth forest, which is a nesting site for Great Horned Owls. The Owls are Federally Protected under the Migratory Bird Act. I have documented the existence of Great Horned Owls in the adjacent mature forest behind my property over the past three years on E-bird. While I have not documented all my sighting/call identifications, I have heard them calling year-round and they are permanent residents in that forested area.

Second, I oppose the proposed density on the 23 acres that are available for actual development. Properties in residential zoning districts in the unincorporated urban growth area containing wetlands, as this property does, shall always be maintained and the planned density cannot include this wetland acreage and buffer, so the 13 acres proposed for Open Space and wetland protection should not be included in the formula for the proposed density.

If 131 single family houses are proposed for the 23 acres, the maximum density is 6 houses per acre for low density zoning in Thurston County which would cover 21.8 acres of land. This would leave 1.2 acres for 51 cluster attached style townhouses for medium density with the maximum units for medium density housing at 12 per acre, so the maximum should be 24 units NOT 51 units. This doesn't include streets, sidewalks, and setbacks. Zoning regulations include the requirement for sewers to be either existing before the development or easily extended into the development. Are sewer hookups planned for this development? Septic systems would impact the wetland.

Because the proposed development includes a nesting site for a pair of Great Horned Owls, soil type for Mazama Pocket Gopher, and an existing wetland, will an Environmental Assessment be completed for the project? How much undisturbed, natural area is

proposed for this development? Has U.S. Fish and Wildlife Service been given notice of this development since it includes Federally Protected species?

I request that I be on the Decisions List to receive the decision and to be a Party of Record. I also request a written reply to these issues.

Sincerely,

/s/ Cathy Cook

Cathy Cook