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**ORDER DETAILS****Order Number:**

IPL0048660

**Order Status:**

Submitted

**Classification:**

Legals &amp; Public Notices

**Package:**

OLY - Legal Ads

**Final Cost:**

881.92

**Payment Type:**

Account Billed

**User ID:**

IPL0026211

**ACCOUNT INFORMATION**

THURSTON COUNTY CPED IP

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OLYMPIA, WA 98502-6001

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THURSTON COUNTY COMMUNITY PLANNING &  
ECONOMIC DEVE**TRANSACTION REPORT****Date**

November 8, 2021 4:30:32 PM EST

**Amount:**

881.92

**SCHEDULE FOR AD NUMBER IPL00486600**

November 10, 2021

The Olympian (Olympia)

**PREVIEW FOR AD NUMBER IPL00486600****DETERMINATION OF SIGNIFICANCE (DS)  
AND REQUEST FOR COMMENTS ON SCOPE OF NON-PROJECT  
ENVIRONMENTAL IMPACT STATEMENT (EIS)**

**Description of Proposal:** The Up Castle Land Use & Rezone Amendment proposal is a site-specific Comprehensive Plan amendment and associated rezoning for two (2) contiguous parcels totaling 33.11± acres located at 5505 & 5641 222nd Avenue SW, Centralia, WA 98531. 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). A proposed code change is also included as part of this amendment that would amend the Rural Resource Industrial development standards (TCC 20.29.040 - Development standards) locational and performance criteria to allow for warehousing and manufacturing in additional locations within the rural County. The proposed land use and rezone amendment would apply to two (2) parcels while the amendment to the RRI zoning district would apply county wide in the rural unincorporated areas.

**Proponent / Applicant:** Ray Schuler, UP Castle LLC; Ryan & Katherine Hoover  
**Location of Proposal:** 5641 & 5505 222ND Avenue SW, Centralia, WA 98531;  
**Lead Agency:** Development Code Amendment: Unincorporated Thurston County  
Thurston County Community Planning and Economic Development will be the lead agency under the State Environmental Policy Act (SEPA)

**Threshold Determination:** EIS Required. The lead agency has determined that the proposal is likely to result in significant adverse impact to the environment and, pursuant to Revised Code of Washington (RCW) 43.21C (SEPA), an environmental impact statement (EIS) is required. The EIS will address probable significant adverse environmental impacts of the Up Castle Land Use & Rezone Amendment proposal. This Determination of Significance (DS) is issued under WAC 197-11-360.

**EIS to be Prepared by:** Ray Schuler, Up Castle LLC (Proponent / Applicant) will be responsible for the preparation of the draft environmental impact statement (EIS).

**The lead agency has preliminarily identified the following for discussion in the EIS:** Under SEPA, the EIS will examine the environmental impacts of the Up Castle Land Use & Rezone Amendment proposal. Elements of the environment (WAC 197-11-444) that have been identified for discussion are listed below:

- Earth (Geology and Soils)
- Air (Air Quality and Climate)
- Water (Movement, Quality, Quantity, Runoff/Absorption, Groundwater, Public Water Supplies)
- Plants and Animals (habitat and unique species)
- Land Use (relationship to existing land use plans, shoreline and floodplain)
- Agriculture Lands
- Energy and Natural Resources
- Transportation
- Public Service and Utilities (water and septic)
- Historical and Cultural Preservation
- Noise
- Light, Glare
- Economic impacts
- Aesthetics

**Alternatives:** Alternatives to the Up Castle Land Use Amendment and Rezone proposal will be determined through the scoping process according to WAC 197-11-440(5)(b). Reasonable alternatives shall include actions that could feasibly attain or approximate the proposal's objectives. The No Action Alternative will also be evaluated.

**Scoping and Notice of Comment Period:** Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS within a 21-day scoping comment period per WAC 197-11-408 beginning on November 10, 2021 and closing on December 1, 2021. You may comment on alternatives, mitigation, probable significant adverse impacts, and licenses or other approvals that may be required. Methods for presenting your comments are described below. All comments are due **no later than 5:00 PM, December 1, 2021**, and may be submitted:

- **Up Castle Land Use & Rezone Amendment Comment Form:**  
<https://www.thurstoncountywa.gov/planning/Pages/comp-plan-upcastle-rezone.aspx>
- **By email to Andrew Boughan:** Andrew.Boughan@co.thurston.wa.us
- **Written Comment:** Thurston County Community Planning and Economic Development  
Attention: Andrew Boughan, Associate Planner  
Thurston County Courthouse, Building One  
2000 Lakeridge Drive SW Olympia, WA 98502

**Documents Available:** Background documents and other materials can be reviewed at our offices and on our website at: <https://www.thurstoncountywa.gov/planning/Pages/comp-plan-upcastle-rezone.aspx>

**Project No.** 2019105986

**Date:** 11/10/2021 **Responsible Official:** (for) Joshua Cummings, Director

**Appeals**  
Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee is received by the Thurston County Community Planning and Economic Development Department within seven (7) calendar days of the last day of the comment period on the threshold determination and; (2) the person filing the appeal is an aggrieved party and submitted written comments prior to the comment deadline, per the requirements of TCC 17.09.160(B).

**SEPA Information**  
More information regarding a Determination of Significance (DS), Environmental Impact Statement (EIS), and the State Environmental Policy Act (SEPA) is found at the Washington State Department of Ecology webpage or at the following link: <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance>  
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Publication Dates

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