

Andrew Boughan

From: Andrew Boughan
Sent: Friday, August 13, 2021 11:07 AM
To: Brianna.Uy@lewiscountywa.gov; TeamMontesano@dfw.wa.gov; bramwell@wsu.edu; aloudermilk@chehalistribe.org; dpenn@chehalistribe.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 222ND 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

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 | 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

Thank you, you as well!

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From: Andrew Boughan <andrew.boughan@co.thurston.wa.us>
Sent: Tuesday, August 17, 2021 2:20:58 PM
To: Christina Chaput <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 | www.thurstonplanning.org
Cell Phone: (360) 522-0553

From: Christina Chaput <christina.chaput@co.thurston.wa.us>
Sent: Tuesday, August 17, 2021 10:49 AM
To: Andrew Boughan <andrew.boughan@co.thurston.wa.us>
Cc: Jennifer Davis <jennifer.davis@co.thurston.wa.us>; Maya Teeple <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>
Sent: Wednesday, August 4, 2021 9:38 AM
To: Christina Chaput <christina.chaput@co.thurston.wa.us>

Cc: Jennifer Davis <jennifer.davis@co.thurston.wa.us>; Maya Teeple
<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 222ND 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

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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/I5 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

