



COUNTY COMMISSIONERS

Carolina Mejia-Barahona
District One

Gary Edwards
District Two

Tye Menser
District Three

**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

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.