## MASTER APPLICATION

### STAFF USE ONLY

<table>
<thead>
<tr>
<th>Permit Type:</th>
<th>Comprehensive Plan Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub Type:</td>
<td>Quasi-judicial</td>
</tr>
<tr>
<td>Work Type:</td>
<td>Rezone</td>
</tr>
<tr>
<td>Site:</td>
<td>UNKNOWN UNKNOWN WA</td>
</tr>
<tr>
<td>Assessor Property ID:</td>
<td>2261111000</td>
</tr>
<tr>
<td>Applicant:</td>
<td>WEYERHAEUSER REAL ESTATE DEV CO</td>
</tr>
<tr>
<td>Owner:</td>
<td>WEYERHAEUSER REAL ESTATE DEV CO</td>
</tr>
</tbody>
</table>

### DATE STAMP

**THURSTON COUNTY RECEIVED**

**NOV 13 2009**

**PERMIT ASSISTANCE CENTER**

Intake by: [Signature]

The Master Application is required for all projects and shall accompany a project-specific supplemental application(s). The Master Application may not be submitted alone. Check the appropriate box for each supplemental application being submitted with this Master Application.

**Type of Project** (check all that apply):

### Building:
- Residential (form S4001)
- Non-Residential (form S4002)
- Non-Residential Hood & Duct (form S4003)
- Non-Residential Sign (form S4004)
- Manufactured Home Placement (form S4005)
- Minor Permit (form S4006)
  - (Mechanical/Plumbing/Fire/Re-roof/Re-siding/Demo)
- Adult Family Home Inspection (form S4007)
- Fire Code Permit (form S4008 – S4012)

### Planning:
- Administrative Variance (form S4021)
- Binding Site Plan (form S4022)
- Boundary Line Adjustment / Lot Consolidation (form S4023)
- Critical Area Review (form S4024)
- Design Review (form S4025)
- Division of Land (form S4026)
- Division of Land Final Map (form S4026a)
- Environmental Checklist (SEPA) (form S4027)
- Forest Practice Activities (form S4028)
- Innocent Purchaser (form S4029)
- Joint Aquatic Resources Permit Application (JARPA) (form S4030)
- Legal Lot Determination (form S4031)
- Other Administrative Actions (form S4032)
- Preshubmission Conference (form S4033)
- Reasonable Use Exception (form S4034)
- Release of Moratorium (form S4035)
- Rezone, Comp Plan Amendment, Open Space (form S4036)
- Shoreline Administrative Variance (form S4037)
- Site Plan Review (form S4038)
- Special Use Permit (form S4039)
- Variance – Hearing Examiner (form S4040)

### Roads:
- Encroachment Permit (form S4013)
- Construction Permit (form S4014)
- Variance (form S4015)

### Environmental Health:
- On-Site Sewage System (form S4016)
- On-Site Sewage System Abandonment (form S4017)
- On-Site Sewage Evaluation (form S4018)
- Water System Design (Group B or 2 Party) (form S4019)
- Well Site (form S4020)

### PROJECT DESCRIPTION:

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Revised 4-09

Form No. MA001
Property Tax Parcel Number(s): 22611106001
Lot # and Subdivision Name (if applicable): Lot 6 Thimbleberry Lane
Total Acreage: 40
Property Address: Lot 6 Thimbleberry Lane  City: Yelm  State: WA  Zip Code:
Directions to the Property:
See attached
Nearest Cross Street: Brenda Drive/Lane
Property Access Issues (locked gate, code required, dogs or other animals): ☒No ☐Yes
Describe: ____________________________________________________________

OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.

Property Owner(s):
Weyerhaeuser Real Estate Development Company
Mailing Address: P.O. Box 9777 PH2  City: Federal Way  State: WA  Zip Code: 98063
Phone #: (253) 924-2675  Ext.  Fax #: (253) 924-3007
Cell #: (253) 670-5541  E-mail: marlene.voss@weyerhaeuser.com
Signature: ____________________________  *  Date: 10/31/09

Required for Planning Applications Only

Applicant (if different than owner): ____________________________  (Type or Print)
Mailing Address: ____________________________  City:  State: Zip Code: ______
Phone #: ____________________________  Ext.  Fax #: ____________________________
Cell #: ____________________________  E-mail: ____________________________
Signature: ____________________________  *  Date: ____________________________

Point of Contact: ☒Owner ☐Applicant ☐Other (If “Other” complete this section)
Name: Marlene Voss
Mailing Address: P.O. Box 9777 PH2  City: Federal Way  State: WA  Zip Code: 98063
Phone #: (253) 924-2675  Ext.  Fax #: (253) 924-3007
Cell #: (253) 670-5541  E-mail: marlene.voss@weyerhaeuser.com
Signature: ____________________________  Date: 10/31/09

*(Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.)

NOTE: The point of contact will be the person receiving all County correspondence and invoices regarding this application.
Driving Directions to
Yelm Meadows

From Tacoma:
1. Take I-5 south & exit to the right on to Exit 127. Left at the traffic light & head east on SR 512.
2. Follow SR 512 to second exit (Pacific Ave/SR 7) & turn right at traffic light (south on Pacific Ave/SR 7).
3. Follow SR 7 south through Parkland & Spanaway for approximately 5 miles to the junction of SR 7 and SR 507.
4. Turn right on SR 507 and follow south for 13.1 miles through Roy/McKenna and cross the Nisqually River.
5. Turn left on Vail Loop Road SE and follow south for approximately 1 mile to 4 way stop with Bald Hills Road SE.
6. Turn left onto Bald Hills Road SE & follow south for 5 miles.
7. Turn left on Mountain Vista Drive SE and follow for 1/2 mile.
8. Turn right on 146th Street SE, follow for 1/4 mile and turn left on the first paved road to your left. Follow paved road 1/4 mile to Yelm Meadows entrance.

From Olympia
1. From I-5 take Exit #111 (SR 510/Marvin Road) and follow to SR 510.
2. Follow SR 510 southeast approximately 11 miles through Yelm to traffic light at Bald Hills Road SE.
3. Follow SR 510 (Yelm Avenue) through Yelm to traffic light at Bald Hills Road SE.
4. Turn right on Bald Hills Road SE and follow southeast for approximately 6 miles.
5. Turn left on Mountain Vista Drive SE and follow for 1/2 mile.
6. Turn right on 146th Street SE, follow for 1/4 mile and turn left on the first paved road to your left. Follow paved road 1/4 mile to Yelm Meadows entrance.
Supplemental Application

COMPREHENSIVE PLAN AMENDMENT

<table>
<thead>
<tr>
<th>STAFF USE ONLY</th>
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This application cannot be submitted alone. In addition to this form, a complete package includes:

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>SUBMITTAL CHECKLIST</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Master application</td>
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<td></td>
<td>Applicable processing fees. Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</td>
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<td></td>
<td>Supplemental requirement checklist (attached)</td>
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<td></td>
<td>SEPA Checklist</td>
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<tr>
<td></td>
<td>Rezone Application with required materials (if applicable)</td>
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</table>

1. What type of amendment are you requesting: [X] Map [ ] Policy
2. Are you the property owner or under contract to purchase the property? [X] Yes [ ] No

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

Current land uses around the property include agriculture and single family homes. Adjacent properties are zoned RR5. These properties prior to the comprehensive plan amendment were zoned RR5. The change back to RR5 would not affect surrounding areas, but make this property compatible with exiting land use.
B. Explain why the existing land use designation is not appropriate.

The current land use is not appropriate for 3 reasons: 1) soils do not support agriculture (see attached report), 2) wetlands on the property and 3) existing zoning surrounding the property is RR5.

C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.

Conditions have not changed. The property was zoned RR5 and this request is to put the property back into RR5 which is more appropriate and compatible with the current use of the area. The soils on-site do not support the change recently made to put the properties into long term agriculture, see attached report for more detail.

D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.

The property was zoned RR5 and was changed by Thurston County. This property by being rezoned will allow the property to be put back into its original zoning, which is more compatible with the current land use of the area. It is important that the county does not designate areas based on soils for agriculture that it cannot support.

E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.

The property was recently rezoned into long term agriculture. The Board of Commissioners requested a protocol be developed to allow land owners to request removal from LTA after further studies.

The property was studied and after being studied it was determined that it met the guidelines under the protocol for removal from LTA.

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: 

Chapter: Page: Section/Other

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

The change is needed because the property will not support agriculture based on soils, which is why it was originally added into the LTA designation. Further new on-site studies, based on soils, shows that this property will not support agriculture. By removing the property the land owner will have the right to develop the property if they want to, which is the zoning when the property when purchased.
2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?
   The proposed change would put the property back into its original designation. This change is not about serving the public interests, but about putting the property back into a zoning that it was removed from based on soils, which after further studies shows that the property does not meet the requirements.

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.
   These properties were put into LTA because of the growth management act, but after further review and studies based on the adopted protocol by Thurston County, it has been determined that the properties do not meet LTA. This process meets goal No. 10 because the properties will be able to protect the wetlands and also No. 11, citizen participation and coordination.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)
   The proposed amendment is consistent with the protocol set up by the County giving property owners the criteria needed in order to remove properties from long term agriculture.

**Applicant Signature(s)**

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

Weyerhaeuser Real Estate Development Company

Signed: [Signature]

Date: [Date]

(Printed Name)

(Date)

(Printed Name)

(Date)

(Printed Name)

(Date)
Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.

6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

10. **Environment.** Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.

11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.

13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
SUPPLEMENTAL REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>USE BLACK or BLUE INK ONLY</th>
<th>Staff Use Only</th>
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<tbody>
<tr>
<td></td>
<td>1. One 8.5” x 11” or 11” x 17” map, drawn to scale, using a standard interval of engineer scale, which shall include the following:</td>
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<tr>
<td></td>
<td>a. All information drawn to scale (standard engineer scale).</td>
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<tr>
<td></td>
<td>b. A north arrow, map scale, date and directions to the site.</td>
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<tr>
<td></td>
<td>c. Property line boundaries and dimensions for all property lines.</td>
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<td></td>
<td>d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.</td>
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<td></td>
<td>e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.</td>
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<td>f. The location of all existing easements.</td>
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<tr>
<td></td>
<td>g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drainfield and reserve areas, water lines, wells and springs.</td>
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<td>h. Vicinity map, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.</td>
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<td>i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.</td>
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<td>2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).</td>
<td></td>
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</tbody>
</table>
"USE BLACK INK ONLY"

   Address: P.O. Box 9777 PH 2
             Federal Way, WA 98063
   Phone: 253-924-2675
   Cell: 253-670-5541
   E-Mail Address: marlene.voss@weyerhaeuser.com

2. Point of Contact: Marlene Voss
   Address: P.O. Box 9777 PH 2
             Federal Way, WA 98063
   Phone: 253-924-2675
   Cell: 253-670-5541
   E-Mail Address: marlene.voss@weyerhaeuser.com

   Address: P.O. Box 9777 PH2
             Federal Way, WA 98063
   Phone: 253-924-2675
   Cell: 253-670-5541
   E-Mail Address: marlene.voss@weyerhaeuser.com

4. Property Address or location:
   Lot 6 Thimbleberry Lane - Yelm

5. Quarter/Quarter Section/Township/Range: NE 1/4 Section 11 Township 16N, Range 2E

6. Tax Parcel #: 22611110600

7. Total Acres: 40

8. Permit Type: NA

9. Zoning: RR5

10. Shoreline Environment: NA

11. Water Body: NA

12. Brief Description of the Proposal and Project Name:
    Lot 6 Yelm Meadows - Comprehensive Plan Amendment to remove property from Long Term Agriculture Designation
13. Did you attend a presubmission conference for this project? Yes ☐ No ☒
   If yes, when? NA

14. Estimated Project Completion Date: NA

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local—including rezones):

Comprehensive Plan Amendment

16. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain:

No

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

No

18. Proposed timing or schedule (including phasing, if applicable):

NA

19. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Long-Term Agricultural Designation Verification Report based on Site Evaluation Protocol for LTA Lands - Pacific Rim Soils & Water Inc. dated February 12, 2009
To be Completed by Applicant

1. Earth
   a. General description of the site (check one):
      - [x] Flat
      - [ ] Rolling
      - [ ] Hilly
      - [ ] Steep Slopes
      - [ ] Mountainous
      - [ ] Other:

   b. What is the steepest slope on the site (approximate percent slope)?
      NA

   c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
      Everson #36; Norma #76; Kapowsin #50

   d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
      No

   e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
      None

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
      NA
Thurston County
Development Services
Environmental Elements

To be Completed by Applicant

<table>
<thead>
<tr>
<th>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
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</table>

<table>
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<tr>
<th>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</th>
</tr>
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<tbody>
<tr>
<td>NA</td>
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</tbody>
</table>

2. Air

<table>
<thead>
<tr>
<th>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
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<th>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</th>
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<tbody>
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<th>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</th>
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3. Water

<table>
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<th>a. Surface</th>
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<td>(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</td>
</tr>
<tr>
<td>Wetlands</td>
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To be Completed by Applicant

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NA

(5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

No
Thurston County
Development Services
Environmental Elements

To be Completed by Applicant

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

Evaluation for Agency Use Only

c. Water Run-off (including stormwater)

(1) Describe the source of run off (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NA

(2) Could waste materials enter ground or surface waters? If so, generally describe

NA

(3) Proposed measures to reduce or control surface, ground, and run off water impacts, if any:

NA

4. Plants

a. Check the types of vegetation found on the site:

☑ Deciduous tree: ☑ alder ☑ maple ☐ aspen ☑ other Oak

☑ Evergreen tree: ☑ fir ☑ cedar ☐ pine ☐ other

☑ Shrubs

☑ Grass

☐ Pasture

☐ Crop or grain

☑ Wet soil plants: ☐ cattail ☑ buttercup ☑ bulrush ☑ skunk cabbage

☐ Water plants: ☐ water lily ☐ eelgrass ☐ milfoil ☐ other

Other types of vegetation
Thurston County
Development Services
Environmental Elements

To be Completed by Applicant

b. What kind and amount of vegetation will be removed or altered?

None


c. List threatened or endangered species known to be on or near the site.

Unknown


d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NA

5. Animals

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

[ ] Birds: [ ] hawk, [ ] heron, [ ] eagle, [ ] songbirds, [ ] other:

[ ] Mammals [ ] deer, [ ] bear, [ ] elk, [ ] beaver, [ ] other:

[ ] Fish: [ ] bass, [ ] salmon, [ ] trout, [ ] herring, [ ] shellfish, [ ] other:

b. List any threatened or endangered species known to be on or near the site.

Unknown

c. Is the site part of a migration route? If so, explain.

Unknown

d. Proposed measures to preserve or enhance wildlife, if any:

NA
6. **Energy and Natural Resources**
   
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
   
   None
   
   b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
   
   NA
   
   c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
   
   NA

7. **Environmental Health**
   
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
   
   None

   (1) Describe special emergency services that might be required.
   
   NA

   (2) Proposed measures to reduce or control environmental health hazards, if any:
   
   NA
Thurston County
Development Services
Environmental Elements

To be Completed by Applicant

b. Noise

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None

(3) Proposed measures to reduce or control noise impacts, if any:

NA

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Residential

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

NA

e. What is the current zoning classification of the site?

Rural Residential 5 (RR5)
To be Completed by Applicant

f. What is the current comprehensive plan designation of the site?
   Long Term Agriculture

h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.
   No

i. Approximately how many people would reside or work in the completed project?
   NA

j. Approximately how many people would the completed project displace?
   NA

k. Proposed measures to avoid or reduce displacement impacts, if any?
   NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   NA

9. Housing
   a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.
      None
To be Completed by Applicant

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle, or low-income housing.
   None

c. Proposed measures to reduce or control housing impacts, if any:
   NA

10. Aesthetics

   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
      NA

   b. What views in the immediate vicinity would be altered or obstructed?
      NA

   c. Proposed measures to reduce or control aesthetic impacts, if any:
      NA

11. Light and Glare

   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
      NA

   b. Could light or glare from the finished project be a safety hazard or interfere with views?
      NA
To be Completed by Applicant

c. What existing off-site sources of light or glare may affect your proposal?
   NA

d. Proposed measures to reduce or control light and glare impacts, if any:
   NA

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
   Hiking, bird watching, horseback riding

b. Would the proposed project displace any existing recreational uses? If so, describe.
   No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
   NA

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
   No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
   NA
To be Completed by Applicant

c. Proposed measures to reduce or control impacts, if any

NA

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Brenda Drive (public) access to Thimbleberry Lane (private)

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, unknown

c. How many parking spaces would the completed project have? How many would the project eliminate?

NA

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NA

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA
Trurston County
Development Services
Environmental Elements

To be Completed by Applicant

g. Proposed measures to reduce or control transportation impacts, if any:

NA

15. Public Services

a. Would the project result in an increased need for public services (for example: fire
   protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

NA

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse
   service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the
   service, and the general construction activities on the site or in the immediate
   vicinity which might be needed.

None

17. Signature

a. The above answers are true and complete to the best of my knowledge. I understand that the lead
   agency is relying on them to make its decision.

Print Name: Mariene Voss

Date Submitted: 11.6.09

Signature: 

- 14 -
THURSTON COUNTY
SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies, or ordinances.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

To be Completed by Applicant

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
   None
   Proposed measures to avoid or reduce such increases are:
   NA

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   None
   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   NA

3. How would the proposal be likely to deplete energy or natural resources?
   None
   Proposed measures to protect or conserve energy and natural resources are:
   NA

- 15 -
Thurston County
Development Services
Supplemental Sheet for Nonproject Action

To be Completed by Applicant

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

None

Proposed measures to protect such resources or to avoid or reduce impacts are:

NA

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

None

Proposed measures to avoid or reduce shoreline and land use impacts are

NA

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

None

Proposed measures to reduce or respond to such demand(s) are:

NA

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment

None
subject parcel

wetlands
Weyerhaeuser Company
Marlene Voss
P.O. Box 9777-PH2
Federal Way, WA 98063-9777

February 12, 2009

Report File Number: S08-0085.let
Report Subject: Long-Term Agriculture Designation Verification
Location: The study site is Lot 6 of the Yelm Meadows development. Yelm Meadows is located south of Yelm, approximately ¼ mile north of the intersection with 146th Ave SE—1/2 mile north of Bald Hill Rd SE. It is located in Section 11, Township 16N, Range 2E. Tax Parcel Number: 22611110600.

Ms. Voss,

The following letter report describes results from a recent site visit conducted on February 3rd, 2009, by Daniel Ufnar, Certified Professional Soil Scientist, at the study site described above. Site work on the 40 acre Lot 6 of the Yelm Meadows development was initiated to determine if Thurston County’s designation and inclusion of the property in the County’s new Long Term Agriculture (LTA) zoning district was accurate. Surface soil conditions were evaluated at various locations on the site to determine if it fell within the range of characteristics required by the County to be considered LTA.

Based on a review of the Thurston County staff report from March 19th, 2008, (see below) the client has argued that Lot 6 does not meet the proximity to other LTA zoned areas requirement outlined in the document, based on the lot being geographically isolated and not physically touching an area of 200 acres or greater that is zoned as LTA. The lot is surrounded by areas zoned as 1 lot per 5 acres. The County, however, has asked for onsite verification of soil conditions, using their adopted field based protocol rather than making a determination based on the “isolation” standard.

Background
In response to a Growth Management Hearings Board decision, Thurston County has developed an expansion of an earlier map (and regulatory classification) of what they define as
“Agricultural Lands of Long Term Commercial Significance” (LTA – as defined in Thurston County Comprehensive Plan, Chapter 3). Classification as LTA has resulted in rezoning the study site parcel to a lower density – converting from a density of 1 unit per 5' acres to 1 unit per 20-40 acres. The recent rezoning includes other agricultural and non-agricultural parcels that contain similar soils as in the original LTA map (which documented those areas that were already in agricultural use), and therefore could be successfully converted to commercial agriculture at some point. A list of NRCS prime farmland soil map units from Thurston County used in the LTA designation process is provided in Appendix I.

Detailed information about how the new LTA maps were created is described in a March 19th, 2008, Thurston County staff report titled: Response to Western Washington Growth Management Hearings Board Order to Designate Long-Term Agricultural Lands of Commercial Significance, Thurston County Planning Commission Public Hearing Draft. In general, the maps were created by first using Thurston County NRCS soil map units in the GeoData coverage that were classified as “prime farmland” (PFL) by NRCS. Then additional criteria was used to further refine and define LTA parcels. So we note that being classified as PFL is not the same as LTA. Please refer to the Thurston County description for more information.

Thurston County has adopted a field based protocol to determine if these areas newly designated as LTA actually meet the above mentioned criteria. In general, the protocol describes those areas:

- identified as wetland, or
- with slopes > 8%, or
- with an impermeable layer (bedrock, dense glacial till, restrictive clay rich lens, etc.) or
- with a water table within 20 inches of the surface (during the growing season)

are to be excluded from the LTA mapping.

In order to prove that a study site parcel should be removed from the County’s list, over 50% of the parcel must fall outside the bounds of the LTA criteria. The field-based protocol can be carried out with a simple surface soil evaluation, but on more complex sites, may also require detailed soil pit descriptions across the LTA area. Because this classification system is map-unit based, the protocol only requires evaluation of those areas that are designated as LTA map units. In the absence of the characteristics listed above, a qualified soil scientist can make a best professional judgment as to the LTA designation, but the conclusions should be based on NRCS and National Cooperative Soil Survey guidelines outlined in the National Soil Survey Handbook (NSSH).

---

1 The study site was previously zoned Rural Residential Resource 1 to 5, or RRR 1/5
2 Natural Resources Conservation Service, formerly called Soil Conservation Service or SCS
3 GeoData is a hand-digitized version of the actual Thurston County Soil Survey. That soil survey is now available online at http://websoilsurvey.nrcs.usda.gov/, and should be consulted in concert the GeoData for best information.
4 Based on the NRCS Prime Farmland criteria—Exhibit 622-1 of the National Soil Survey Handbook: http://soils.usda.gov/technical/handbook/contents/part622.html#ex1
Results & Conclusions
The study site was designated as LTA because over 50% of the site is mapped as the Everson Clay Loam (Map Unit 36) and Kapowsin silt loam (SIL), 0-3% slopes (Map Unit 50)—both of which are found on the PFL list. Each of these map units have a specific range of characteristics that are outlined in the Thurston County Soil Survey—such as soil texture, structure, available water capacity, pH, etc.—that make them suitable as PFL according to the NRCS. But to meet Thurston County LTA criteria, at a minimum, the Everson map unit area must also be drained (i.e., is not currently wetland), and the Kapowsin map unit area must also have more than 20 inches of soil depth above either glacial till, or a long-duration seasonal water table. Some other considerations—such as coarse-fragment content—may also be taken into account, as long as they meet the background intent and definitions of the PFL and LTA classification standards.

The site is 40 acres, and it is estimated that between 23 and 26 acres of the property (slightly greater than 50%) are in LTA map units (~13 acres of Map Unit 50 and ~11 acres of Map Unit 36). The remaining acreage (~13.5 acres) is mapped as the Baldhill very stony sandy loam, 0-3% slopes (~11 acres) or the poorly drained, McKenna gravelly silt loam, 0-5% slopes (~2.5 acres)—both of which are non-LTA mapping units, and therefore were not evaluated as part of this study.

Everson #36 Map Unit Area Evaluation
The Everson CL is a hydric soil—meaning that under normal, typical conditions, these soils would have a long-duration seasonal water table within 12 inches of the soil surface, and as such, often supports wetland conditions. To be classified as PFL (i.e., to allow for effective farming) this wetland soil must first be artificially drained. Therefore, if the Everson CL map unit area is field-confirmed to either support wetland conditions (having a long-duration water table of less than 12 inches from the surface during the growing season) and/or if the map unit area shows no evidence of artificial drainage (such as ditches, tile drains, etc.) the area does not meet LTA standards, so is removed from the map.

Based on wetland delineation work completed by Habitat Technologies (HT), and documented in their report dated February 8th, 2007, there is wetland associated with Map Unit 36, in two different areas. One is located along the northern property line, and the other close to the southeastern property corner of Lot 6. It is estimated that at least 4.25 acres of the onsite Map Unit 36 area was identified and flagged as wetland by HT, based on their wetland coverage map and measurements made using the TCGD measurement tools. During the PRSW onsite assessment on February 3rd, 2009, it was confirmed that these areas delineated by HT were wetlands—having a dominance of wetland vegetation, hydric soils (low chroma colors and common distinct redoximorphic features within 10 inches of the surface), and a water table within 12 inches of the surface.

We also confirmed that there were no existing drainage structures or systems onsite within the Map Unit 36 area that would effectively drain these areas. In fact, there were drainage structures in place to ensure hydrologic connections were maintained across roads. There are gravel roads that parallel the eastern and western sides of Lot 6, and there are existing corrugated culverts below the roadway in the northwest and southeast corners of the site that maintain flows between
onsite and offsite wetlands identified in the HT report. These culverts actually conduct water to the onsite wetlands from offsite areas at both locations. In accordance with the protocol, we confirmed that 40% of the onsite area mapped as Everson CL was wetland, and the remaining 60% of that map unit area has not been effectively drained. For those reasons, the area mapped as Everson (Map unit 36) should be removed from LTA classification.

In addition to that justification, we note that in the non-wetland portion of the map unit, there were large stones and cobbles across the entire surface. An Everson soil would not have this characteristic, and more important, neither would any soil that meets criteria to be classified as PFL. PFL standards (as described in the National Soil Survey handbook [NSSH]) say that soils with >10% coarse fragments (by volume) with diameters of \( \geq 3 \) inches (equivalent to cobbles, stones, or boulders) in the top 6 inches of a soil would be excluded from PFL designation. So that provides additional justification for removal of the entire area mapped as Everson from the LTA classification.

To document this condition in the top 6 inches of the soil, PRSW laid out a 300 ft. transect (Transect A) in the northeast corner of the site within an area mapped as the Everson CL, but outside of the flagged wetlands area. A surface soil evaluation (process described below) was conducted every 25 to 50 feet along the transect. (Please refer to aerial photograph of Lot 6 in the appendices for a depiction of the transect location).

![Fig. 1 Surface boulder along Map Unit 36 transect.](image1)

![Fig. 2 Surface boulder in Map Unit 50 transect.](image2)

A heavy-duty, steel handled sharpshooter shovel (shown in Figure 1) was used to probe the soil surface along the transect to detect abundance of surface and near-surface stones or cobbles. If stones were observed at the surface at a majority of the points examined, it is reasonable to assume that the soils would not meet the above mentioned NSSH standard to be classified as PFL. Surface cobbles, stones, or in some cases boulders (see Figure 1) were observed or felt with the probe at every point examined along the transect. Therefore, the area (totaling
approximately 2.25 acres) which had already been removed from LTA status based on there being no drains, was also removed from LTA status based on an unacceptable level of surface and near-surface coarse fragments.

We note that surface cobbles were also observed in wetland areas in both the southeastern and northwestern corners of Lot 6. Soil textures in the surface 6 inches would be described as cobbly or stony loams or silt loams. Therefore, the wetlands areas, already removed due to having a shallow groundwater table, would also be removed based on surface coarse fragments.

*Kapowsin #50 Map Unit Area Evaluation*

A second transect (*labeled Transect B on the attached site map*) using a similar sampling protocol was used along a ridgeline area mapped as Kapowsin SiL, 0-3% slopes. Surface boulders were evident along the road in this mapping unit near the southwestern property corner. The ridge mapped as Unit 50 extends from the southwestern corner of the parcel about 800 feet to the northeast, adjacent to the area described and identified as wetland by HT. The ridge top (approximately 3.5 acres) had been clear cut for the most part, along with the majority of the site, but had a distinctly different aerial photo signature relative to the other areas mapped as Unit 50 onsite to the north. Again, the steel sharpshooter was used to probe the soil surface every 50 feet along the transect, and the vast majority of sample points had surface cobbles or stones. As shown in Figure 2, boulders were common across the surface. Indeed, some of the larger surface boulders can be even seen on the project area aerial photos. (*Please refer to the appendices.*)

If we sum up the acreage of onsite wetland areas (~4.25 acres), and the two areas with cobbly or stony surface soils in areas of Map Unit 36 and Map Unit 50 (~5.75 acres) and the areas already mapped as non-LTA onsite (~13.5 acres), it is apparent that more than 50% of the study site (at least 23.5 acres) does not meet LTA standards. This is actually a conservative calculation, considering that we expect that most of the study site has > 10% surface cobbles or stones, based on a brief evaluation of those other areas.

**Therefore, we recommend the County remove Lot 6 from the LTA zoning map.**

We hope this report provides enough information to proceed with project planning. Please call if you have any questions or require additional detail or clarification on any of these issues.

Respectfully,

Daniel Ufnar
Pacific Rim Soil & Water, Inc.
Daniel Ufnar, Associate
SSSA Certified Professional Soil Scientist
APPENDIX I
PRIME FARMLAND MAP UNITS
APPENDIX I

Thurston County Soil Survey-based Prime Farmland Map Units

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Soil Series Name and Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Bellingham silty clay loam (where drained)*</td>
</tr>
<tr>
<td>26</td>
<td>Chehalis silt loam</td>
</tr>
<tr>
<td>29</td>
<td>Dupont muck (where drained)*</td>
</tr>
<tr>
<td>31</td>
<td>Eld loam</td>
</tr>
<tr>
<td>36</td>
<td>Everson clay loam (where drained)*</td>
</tr>
<tr>
<td>37</td>
<td>Galvin silt loam, 0 to 5 percent slope</td>
</tr>
<tr>
<td>38</td>
<td>Giles silt loam, 0 to 3 percent slope</td>
</tr>
<tr>
<td>41</td>
<td>Godfrey silty clay loam (where drained)*</td>
</tr>
<tr>
<td>50</td>
<td>Kapowsin silt loam, 0 to 3 percent slope</td>
</tr>
<tr>
<td>64</td>
<td>Maytown silt loam</td>
</tr>
<tr>
<td>69</td>
<td>Mukilteo muck (where drained)*</td>
</tr>
<tr>
<td>70</td>
<td>Mukilteo muck (drained)*</td>
</tr>
<tr>
<td>71</td>
<td>Newberg fine sandy loam</td>
</tr>
<tr>
<td>72</td>
<td>Newberg loam</td>
</tr>
<tr>
<td>73</td>
<td>Nisqually loamy fine sand 0-3 percent slope**</td>
</tr>
<tr>
<td>75</td>
<td>Norma fine sandy loam (where drained)*</td>
</tr>
<tr>
<td>76</td>
<td>Norma silt loam (where drained)*</td>
</tr>
<tr>
<td>86</td>
<td>Prather silty clay loam, 3 to 8 percent slope</td>
</tr>
<tr>
<td>88</td>
<td>Puget silt loam (where drained)*</td>
</tr>
<tr>
<td>89</td>
<td>Puyallup silt loam</td>
</tr>
<tr>
<td>97</td>
<td>Salkum silty clay loam, 3 to 8 percent slope</td>
</tr>
<tr>
<td>100</td>
<td>Scamman silty clay loam, 0-5 percent slope (where drained)*</td>
</tr>
<tr>
<td>104</td>
<td>Semiahmoo muck (where drained)*</td>
</tr>
<tr>
<td>105</td>
<td>Shalcar muck (where drained)*</td>
</tr>
<tr>
<td>106</td>
<td>Shalcar Variant muck (where drained)*</td>
</tr>
<tr>
<td>107</td>
<td>Skipapa silt loam, 0-3 percent slope</td>
</tr>
<tr>
<td>115</td>
<td>Sultan silt loam</td>
</tr>
<tr>
<td>120</td>
<td>Tisch silt loam (where drained)*</td>
</tr>
<tr>
<td>126</td>
<td>Yelm fine sandy loam, 0 to 3 percent slope</td>
</tr>
</tbody>
</table>

* Hydric or wetland soil (only prime if drained — meaning that the wetland (hydric) soil has ditches or drain tiles that lower the water table during the growing season, so makes agriculture possible).

** Only prime where irrigated
APPENDIX II
PROJECT MAPS
Section of the Habitat Technologies Wetland Delineation To Scale (not from survey) Map of wetland coverage in the vicinity of Lot 6—PRSW has outlined the approximate Lot 6 boundary in red for reference.
Site evaluation map generated from Thurston County GeoData system, with 2006 aerial photograph and 2-foot contour lines. Approximate locations of transects A and B are shown in yellow. Surface boulders along the ridge in the vicinity of Transect B have been pointed out—notice the aerial signature of the ridge compared to the sideslope position to the north that is also mapped as Kapowsin SiL, 0-3% slopes (Unit 50). Orange X's designate areas where soil pits were excavated within the Everson CL map unit.
MAP LEGEND

Area of Interest (AOI)

Soils

Special Point Features

Gully
Short Steep Slope
Other

Political Features

Cities

Water Features

Oceans
Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

MAP INFORMATION

Map Scale: 1:3,140 if printed on A size (8.5" x 11") sheet.
The soil surveys that comprise your AOI were mapped at 1:24,000.
Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Thurston County, Washington
Survey Area Date: Version 4, Dec 12, 2008

Date(s) aerial images were photographed: 7/24/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
# Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Baldhill very stony sandy loam, 0 to 3 percent slopes</td>
<td>11.1</td>
<td>29.4%</td>
</tr>
<tr>
<td>36</td>
<td>Everson clay loam</td>
<td>10.9</td>
<td>28.9%</td>
</tr>
<tr>
<td>50</td>
<td>Kapowsin silt loam, 0 to 3 percent slopes</td>
<td>13.0</td>
<td>34.6%</td>
</tr>
<tr>
<td>65</td>
<td>McKenna gravelly silt loam, 0 to 5 percent slopes</td>
<td>2.7</td>
<td>7.2%</td>
</tr>
<tr>
<td></td>
<td>Totals for Area of Interest</td>
<td>37.7</td>
<td>100.0%</td>
</tr>
</tbody>
</table>