



## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

3000 Pacific Ave SE, Olympia, WA 98501

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Website: [ThurstonCPED.org](http://ThurstonCPED.org)

Creating Solutions for Our Future

Ashley Arai, Director

### MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

**Project Name:** Black Lake Quarry (Littlerock) Rezone and Land Use Amendment

**Project Address:** 4741 88<sup>th</sup> Ave SW, Olympia, WA 98512

**Tax Parcel Nos.:** 12718310000, 13713440000, 13724110000, 13724140000

**Project Number:** 2021106029, SEPA: 2025104078

**Project Description:** This SEPA review is for the Black Lake Quarry (Littlerock) Rezone, an applicant-initiated land use amendment to the Comprehensive Plan to rezone approximately 270 acres at 4741 88th Ave SW from one home per 20 acres (Rural 1/20) to industrial (Rural Resource Industrial) in unincorporated Thurston County. This proposal alters the types of development allowed on the property, and would facilitate different kinds of development than is currently allowed. This is a nonproject action and no development of the site is currently proposed. Development impacts would be evaluated through a future project-level SEPA analysis and mitigated by requirements set forth in the Thurston County Code.

**Point of Contact:** Thurston County, Attn. Claire Swearingen, 3000 Pacific Ave SE, Olympia, WA 98501

**Owner:** Black Lake Quarry, LLC, 4741 88<sup>th</sup> Ave SW, Olympia, WA 98501

**Applicant:** Black Lake Quarry, LLC, Attn: Mike Parsons, Manager

**Lead Agency:** Thurston County

**Threshold Determination:** The lead agency for this proposal has determined that the attached mitigating conditions, along with required compliance with applicable County, State and Federal codes will mitigate all probable significant adverse impacts upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

#### Findings:

1. The site is located adjacent to or within sensitive environmental areas, including a Natural shoreline designation associated with the Black River, wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, steep slopes, and frequently flooded areas. The site also contains or is near areas known to be inhabited by the Oregon Spotted Frog, a species covered by the Thurston County Habitat Conservation Plan. These environmental areas may be sensitive to the impacts associated with industrial development, and are protected by the Thurston County Code, Habitat Conservation Plan, and Shoreline Master Program.

#### Mitigating Conditions:

1. Any development that occurs as a result of this zoning change and land use amendment must comply with the provisions set forth in the Thurston County Shoreline Master Program in order to prevent degradation of shoreline associated with the Black River. All appropriate studies or

reports required by the Thurston County Code or Shoreline Master Program must be submitted to and approved by the County prior to the commencement of development activity.

2. Any development that occurs as a result of this zoning change and land use amendment must comply with the provisions set forth in the TCC Chapter 24.10 – Critical Aquifer Recharge Areas. No use prohibited in a given CARA designation shall be sited in an area with that designation if it is prohibited per TCC Table 24.10-1. All appropriate studies or reports required by the Thurston County Code must be submitted to and approved by the County prior to the commencement of development activity.
3. Any development that occurs as a result of this zoning change and land use amendment must comply with the provisions set forth in TCC Title 24 – Critical Areas as they pertain to geologically hazardous areas, fish and wildlife habitat conservation areas, wetlands, and frequently flooded areas. All appropriate studies or reports required by the Thurston County Code must be submitted to and approved by the County prior to the commencement of development activity.
4. If any development that occurs as a result of this zoning change and land use amendment is found to have impacts to any areas protected by the Thurston County Habitat Conservation Plan (HCP), all applicable requirements set forth in the HCP must be met prior to the commencement of development activity.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than October 2, 2025, by 5:00 p.m. Appeals of this MDNS must be made to the County no later than October 9, 2025.

To submit a comment, please visit the project webpage:

<https://www.thurstoncountywa.gov/departments/community-planning-and-economic-development/community-planning/plans-programs-and-code-projects/black-lake-quarry-littlerock-rezone-amendment>

**Date of Issuance: September 18, 2025**

**Responsible Official:** Ashley Arai, CPED Director

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Ashley Arai  
CPED Director

Please direct questions to Claire Swearingen, Associate Planner: [claire.swearingen@co.thurston.wa.us](mailto:claire.swearingen@co.thurston.wa.us).

**SEPA Appeals:** Threshold determinations may be appealed pursuant to TCC 17.09.160 if a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee are received by the Thurston County Community Planning & Economic Development Department prior to 4:00 p.m. on the appeal deadline date shown above. Per TCC 17.09.160(B), only aggrieved parties who submit written comments during the comment period may appeal.