

Shaping
our community
together

CITY
OF **LACEY**

DEPARTMENT OF COMMUNITY DEVELOPMENT
420 College Street S.E. Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY
Date: _____
Case #: _____
Received By: _____
Planner: _____
Related Cases: _____

LAND CLEARING/CLASS IV FOREST PRACTICES APPLICATION

LANDOWNER, TIMBER OWNER AND OPERATOR INFORMATION
Name of Landowner: <u>EVANGEL CHAPEL</u>
Mailing Address: <u>4205 Lacey Blvd SE City, Lacey WA, 98503</u>
Phone Number(s): <u>360.491.6611</u>
E-mail Address: <u>steveb@clc-wa.com</u>

Name of Timber Owner: <u>EVANGEL CHAPEL</u>
Mailing Address: <u>4205 Lacey Blvd SE City, Lacey WA, 98503</u>
Phone Number(s): <u>360.491.6611</u>
E-mail Address: <u>steveb@clc-wa.com</u>

Name of Operator: <u>N/A</u>
Mailing Address: _____
Phone Number(s): _____
E-mail Address: _____

Contact Person: <u>Steve Bradley</u>
Phone Number(s): <u>360.491.6611</u>
E-mail Address: <u>steveb@clc-wa.com</u>

If you are harvesting timber, enter the Forest Tax Reporting Account Number of the Timber Owner: <u>N/A</u> . To receive a tax number, call the Department of Revenue at (800) 548-8829.
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PROPERTY INFORMATION (PLEASE ATTACH A MAP ASSOCIATED WITH THE HARVEST AREA.)

Legal Description of Property: 8-18-1W SW-SE BEG 330F W OF SE COR SE-SE N 1320F W

Parcel Number: 11808430201

Number of Acres Being Harvested: 12.37+/-

ANSWER EACH QUESTION AS IT APPLIES TO YOUR PROPOSED FOREST PRACTICE:

No Yes Is the activity within 500 feet of a public park? Park name: _____

No Yes Is the activity located on lands platted after January 1, 1960?

No Yes Is the activity within 200 feet of saltwater ___ lake ___ river/creek/stream ___ pond ___ wetland ___ seasonal runoff ___ slopes which exceed 15 % ___

What is the expected duration of FPA? 1 month of clearing the land for development

Proposed start date: 4/30/2021 Proposed end date: 5/31/2021

Are you cutting or removing timber?

No Yes – Complete the table below and identify all timber harvest and salvage activity boundaries on the activity map.

Unit #	Harvest Type	Yarding Method	Acres (net)	Volume to be Harvested (mbf)	Steepest Slope in Harvest Unit (%)
1	Uneven Aged	Rubber Tired	+/- 12.37	+/- 570 mbf	5%

Are you constructing or abandoning roads:

No Yes – Complete the table below. Show locations and identify all road activities on the activity map.

Type of Activity	Total Length (feet)	Steepest Side Slope (%)	Abandonment date (Mo/Yr)
Road Construction	2,395	5%	Does Not Apply
Temp Road Construction	n/a		
Road Abandonment	n/a		

Work in or over typed water may require a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW) and a review and approval under the City's sensitive area restrictions. If you have questions concerning the HPA, visit the WDFW website at www.wdfw.wa.gov/habitat.htm.

Are you installing or replacing water-crossings?

No Yes – Complete the table below. Show locations and identify all proposed water-crossings on the activity map.

Crossing Identifier	Crossing Type	Dimensions (width x length)	Crossing Identifier	Crossing Type	Dimensions (width x length)

Mark the following activities that are proposed in or over typed water: N/A

Activity in or over:	Type I Stream	Type II Stream	Type III Stream	Type IV Stream	Type V Stream
Removing culverts or bridges					
Equipment crossing					
Ground skidding					
Suspending cables					
Cable yarding					
Falling and bucking					
Other _____					

What is proposed to mitigate impacts to these areas and habitats? _____

Does the site have a wetland or wetland buffer? Tree removal is prohibited in wetlands and wetland buffers. Show locations and identify all wetlands and buffers on the activity map. N/A

Wetland Identifier	Wetland Type (I, II, III, IV, Other)	Activity Type in Wetland	Activity Type in Buffer	Total Wetland Area (acres)	Total Area Drained (acres)	Total Area Filled (acres)

Describe how the following are identified on the ground.

Harvest boundaries/unit corners: Surveyed in the field

Right-of-way limits and centerlines for road work, culverts, and bridges: Surveyed in the field

Critical areas and critical area buffer boundaries: N/A

Have you reviewed this forest practices activity area to determine whether it may involve historic sites and/or Native American cultural resources? No Yes

We affirm that the information contained herein is true, and understand that this proposed forest practice is subject to the Forest Practices Act and Rules and City of Lacey Urban Forest Management Plan and Tree Protection Ordinance as well as all other federal, state or local regulations. Compliance with the Forest Practices Act and Rules and the City of Lacey Urban Forest Management Plan and Tree Protection Ordinance does not ensure compliance with the Endangered Species Act or other federal, state or local laws.

Signature of LANDOWNER	Signature of TIMBER OWNER (if different than landowner)	Signature of OPERATOR (if different than landowner)
Print Name:	Print Name:	Print Name:
Date:	Date:	Date:

Per City of Lacey Ordinance 14.32.045, the application must meet requirements of Lacey Urban Forest Management Plan of tree protection requirements. To evaluate this application, a site map is required pursuant to LMC 14.32.060B1. Please include a site map with the following information:

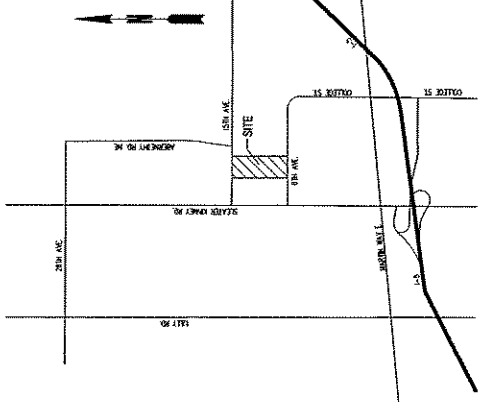
- Harvest boundaries and retention areas.
- The approximate location of any structures.
- The location of all existing and proposed streets, right-of-ways, easements, skid roads, haul roads, and landings within the proposal.
- Site topography at contour intervals not greater than ten feet.
- Critical areas and critical area buffers regulated pursuant to the City of Lacey’s Critical Areas Ordinance.
- Drainage ways and culverts.
- Site area targeted for further harvest including proposed timing.
- North arrow and scale shall be shown on all site plans. The scale shall be appropriate to show required information.
- Location of fixed markers for staff: Staff asks that, at a minimum, the corners of the harvest unit(s) be flagged for clear identification.

NOTE: Copies of all FPA Applications will be forwarded to Lacey Public Works for stormwater and erosion control review. Projects which disturb more than one acre (regardless of total lot size) will require an engineered stormwater plan consistent with the Lacey Phase 2 NPDES Municipal Stormwater Discharge and Elimination Permit requirements. Applicants will be charged for Public Works staff time to review these plans and applications.

Property owners should also be aware that the Washington State Department of Ecology (WSDOE) might ask for a NPDES (National Pollution Discharge Elimination System) Permit. The threshold for such a permit is equivalent to Lacey’s threshold. WSDOE will notify applicants through SEPA review if a NPDES is required. An NPDES is not a prerequisite for FPA approval. It is the responsibility of the applicant to obtain this permit when required.

Departmental Review (For Office Use Only)
Site visit: _____ _____ _____ _____
Date approved: _____ _____
City of Lacey Community Development

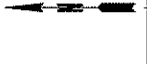
SEC. 30, T17N., R1W., W.M.



VICINITY MAP
SCALE 1" = 100'

LEGEND

- PROPERTY LINE
- ##### TIMBER HARVESTING AREA



DATUM

HORIZONTAL - CITY OF LACEY COORDINATE SYSTEM
VERTICAL - NAD 83
CONCRETE ELEVATION = 2043.32

PROJECT INFORMATION:

OWNER: CITY OF LACEY
PREPARED BY: SCJ ALLIANCE
DATE: 11/15/2021
JOB NO: 21021
CONTRACT NO: 21021

DATE: 11/15/2021
JOB NO: 21021
CONTRACT NO: 21021

DATE: 11/15/2021
JOB NO: 21021
CONTRACT NO: 21021

SURVEY

GEODETIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY MIDCOAST, LLC.
GEODETIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY MIDCOAST, LLC.
GEODETIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY MIDCOAST, LLC.

DATUM

CITY OF LACEY COORDINATE SYSTEM
VERTICAL - NAD 83
CONCRETE ELEVATION = 2043.32

DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE, SUITE 200, LACEY, WA 98516
P: 360.523.1255 F: 360.523.1259
SCJALLIANCE.COM

OVERALL PRELIMINARY PLAT MAP
BRADLEY PARK PRELIMINARY PLAT
LACEY, WA

DESIGNER	SCJ ALLIANCE
DATE	11/15/2021
JOB NO	21021
CONTRACT NO	21021
PROJECT NAME	BRADLEY PARK PRELIMINARY PLAT
SHEET TITLE	OVERALL PRELIMINARY PLAT MAP
SHEET NO.	1 of 1

January 11, 2021

Tyrell Bradley
SCJ Alliance
1201 3rd Avenue #550
Seattle, Washington 98101

Subject: City of Lacey Project #20-307; Preliminary Subdivision of Bradley Park – Comment Review

Dear Mr. Bradley:

The notice of application comment period for the above referenced project has closed. The City has received comments from several public agencies, city departments and members of the public. This letter is to notify you that based on comments received and determining information is needed to complete the project review the City is stopping the regulatory review clock until such time as the additional information can be submitted. The items needed to continue our review are identified below:

Stormwater Review

1. The Preliminary Drainage Report, dated October 2020, was reviewed for conformance with the City of Lacey 2016 Stormwater Design Manual by the Doug Christensen the City of Lacey Drainage Manual Administrator. The report must be revised to reflect several comments and requirements noted below (and attached). Changes to the storm system, may affect site design of the plat, which will need to be revised accordingly. ***Four copies of a revised stormwater report, and an electronic copy, must be resubmitted for review and approval.*** Noted items to be addressed are as follows:
 - a. Per the 2016 SDM, a substantially complete stormwater report is required with the land use application; this includes submittal of a complete Construction Stormwater Pollution Prevention Plan (SWPPP). The submittal did not include a



- SWPPP narrative document and the preliminary drainage and erosion control plan does not show erosion control BMPS. This must be addressed.
- b. Basin 2 (Tract E) was excluded from the calculations. As it is part of the same overall parcel, the area must be left undisturbed, or included in the overall stormwater site plan with appropriate stormwater mitigation BMPS
 - c. The initial stormwater design does not meet the intent of the Low Impact Development and Core Requirement #5 per the City of Lacey 2016 Stormwater Design Manual. Per the manual, stormwater must be dispersed throughout the site as much as possible; additionally storm features (such as ponds) must meet the design standards identified in the manual. Per the proposed drainage report the bottom of the proposed ponds are five feet lower than what is permitted by the manual.
 - d. Soil explorations for the site were conducted in May 2020. For infiltration analysis soil testing must be conducted during the “wet-season”, Please provide supplemental soil/groundwater data for proposed stormwater facility locations based upon wet-season conditions, including groundwater monitoring to ensure adequate vertical separation of stormwater facilities above seasonally-high (or perched) groundwater.
 - e. Additional review comments attached.

Wildlife & Habitat Study

2. Public comments received during the comment period showed that there might be State priority species associated with the site; the Pileated Woodpecker and the Pacific Coast Band Tail Pigeon. After consultation with the State Department of Fish and Wildlife, it has been determined that a wildlife survey is necessary prior to proceeding with the project. In addition to the woodpecker and the pigeon, WDFW also noted that that the big brown bat (*Eptesicus fuscus*) has been identified on sites nearby and should be included in the wildlife and habitat survey and that the US Fish and Wildlife should be consulted regarding any nesting bald eagles found on site. ***Four copies, and an electronic copy, of the wildlife survey shall be submitted for review.***

Emergency access, utility and open space review

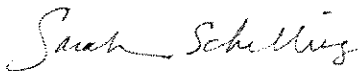
3. Comments received from the Public Works Department indicate that some plat design changes may need to be made in order to accommodate utilities, as well as to meet emergency access needs (see comments attached). A public road will need to be provided for utility extensions and emergency access to the center lots of the subdivision, which are currently shown as accessed by a 20-foot private access tract with two utilities running through each tract. As designed, the tracts are not adequate to accommodate the two utilities; an easement a minimum of 25 feet in width is required for the utilities. The alleys would need to be redesigned to accommodate an adequate utility easement.

Additionally, there is concern regarding emergency vehicle access and addressing related to the access tracts. If the homes are to be accessed from an alley without a roadway in

front for emergency responder access, the homes would need to be designed with an entry door for emergency responders on the private alley side of the home. Constructing a roadway in the location of the central open space/tree tract is the preferred option to address both utility and emergency access. Adjustments will need to be made to accommodate required open space and tree tracts. ***Four copies, and an electronic copy, of the revised preliminary plat drawings that address the utility and emergency access concerns shall be submitted for review.*** (The Public Works Development Review comments/conditions of approval have been attached for review.)

When the above items have been addressed and documents re-submitted, review of the project will resume. Given the above noted items and the challenges that they may present, we are happy to meet with you over zoom to answer questions and to discuss plat design and layout. Please contact me at (360)438-2689 or by email at sschelli@ci.lacey.wa.us to coordinate a meeting with appropriate parties.

Sincerely,



Sarah Schelling, AICP
Senior Planner

Cc: Tom Stiles, Development Review
Terry McDaniel, Fire Code Review
Rick Walk, Director of Community and Economic Development
Scott Egger, Director of Public Works



March 29, 2021

Sarah Schelling, AICP
Senior Planner
City of Lacey

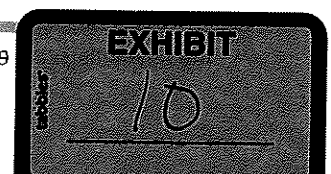
Re: City of Lacey Project #20-307; Preliminary Subdivision of Bradley Park – Comment Review
SCJ Project #3407.01

Dear Sarah:

Attached are copies of the updated DR Horton Bradley Park Plat plans and reports that have been revised based on the city's comment review letter and Site Plan Review Conditions emailed to me on January 11, 2021. Below are your comments provided to us, with our responses below them in italics.

Stormwater Review:

- 1) The Preliminary Drainage Report, dated October 2020, was reviewed for conformance with the City of Lacey 2016 Stormwater Design Manual by the Doug Christensen the City of Lacey Drainage Manual Administrator. The report must be revised to reflect several comments and requirements noted below (and attached). Changes to the storm system, may affect site design of the plat, which will need to be revised accordingly. Four copies of a revised stormwater report, and an electronic copy, must be resubmitted for review and approval. Noted items to be addressed are as follows:
 - a. Per the 2016 SDM, a substantially complete stormwater report is required with the land use application; this includes submittal of a complete Construction Stormwater Pollution Prevention Plan (SWPPP). The submittal did not include a SWPPP narrative document and the preliminary drainage and erosion control plan does not show erosion control BMPS. This must be addressed.
 - i. *SCJ Response – The stormwater site plan has been updated to include a SWPPP and preliminary drainage and erosion control plan with associated BMP's. Please see Drainage Control Plan Attachment 2.*
 - b. Basin 2 (Tract E) was excluded from the calculations. As it is part of the same overall parcel, the area must be left undisturbed, or included in the overall stormwater site plan with appropriate stormwater mitigation BMPS.
 - i. *SCJ Response – Tract E has been included in the Basin map. Calculations are included in Appendix 1.*
 - c. The initial stormwater design does not meet the intent of the Low Impact Development and Core Requirement #5 per the City of Lacey 2016 Stormwater Design Manual. Per the manual, stormwater must be dispersed throughout the site as much as possible; additionally, storm features (such as ponds) must meet the design standards identified





in the manual. Per the proposed drainage report the bottom of the proposed ponds are five feet lower than what is permitted by the manual.

- i. *SCJ Response – The overall stormwater design approach has been updated to disperse stormwater throughout the site to the maximum extent feasible. Impermeable till covers much of the site except for areas along the eastern lot line, see Till Exhibit in Appendix 3. Drywells have been added to all single-family lots that have a depth to the till layer of 5 feet or greater. 52 total lots meet this parameter and will provide individual drywells on each parcel. The remaining 30 lots will be tight lined to bioretention facility in the NE corner of the site. Please see section 4.1.2 of the stormwater site plan for additional information concerning the pond design standards. Additionally, curb cuts and swales have been added to the planter strips on the main north/south roadway and discussion surrounding the swales has been added to several sections of the report.*
- d. Soil explorations for the site were conducted in May 2020. For infiltration analysis soil testing must be conducted during the “wet-season”, Please provide supplemental soil/groundwater data for proposed stormwater facility locations based upon wet-season conditions, including groundwater monitoring to ensure adequate vertical separation of stormwater facilities above seasonally-high (or perched) groundwater.
 - i. *SCJ Response – The geotechnical engineer for the project (Riley Group) installed two monitoring wells on-site, one in each proposed pond. Data has been collected starting in December and is currently continuing. Preliminary data from December through March indicates groundwater has peaked at approximately 15 feet below the proposed pond bottom. A final report will be submitted once monitoring has finished. Please see the end of Attachment 3 in the Stormwater Site Plan for preliminary groundwater data from Riley Group.*
- e. Additional review comments are attached.
 - i. *SCJ Response – No Comment.*

Wildlife & Habitat Study:

- 2) Public comments received during the comment period showed that there might be State priority species associated with the site; the Pileated Woodpecker and the Pacific Coast Band Tail Pigeon. After consultation with the State Department of Fish and Wildlife, it has been determined that a wildlife survey is necessary prior to proceeding with the project. In addition to the woodpecker and the pigeon, WDFW also noted that that the big brown bat (*Eptesicus fuscus*) has been identified on sites nearby and should be included in the wildlife and habitat survey and that the US Fish and Wildlife should be consulted regarding any nesting bald eagles found on site. Four copies, and an electronic copy, of the wildlife survey shall be submitted for review.
 - i. *SCJ Response – Please see attached Priority Species Mitigation Plan prepared by Envirovector. The plat map (PP-01) has been revised to show a priority species habitat that will be set aside within Tract D. Approximately 0.43 acres of native trees will be saved and mitigated with feeding stations and relocated snags to*



create a habitat for the pileated woodpecker. See updated landscape plan for more information on the priority species habitat. No other priority species were found on the subject property.

Emergency access, utility, and open space review:

- 3) Comments received from the Public Works Department indicate that some plat design changes may need to be made in order to accommodate utilities, as well as to meet emergency access needs (see comments attached). A public road will need to be provided for utility extensions and emergency access to the center lots of the subdivision, which are currently shown as accessed by a 20-foot private access tract with two utilities running through each tract. As designed, the tracts are not adequate to accommodate the two utilities; an easement a minimum of 25 feet in width is required for the utilities. The alleys would need to be redesigned to accommodate an adequate utility easement.

Additionally, there is concern regarding emergency vehicle access and addressing related to the access tracts. If the homes are to be accessed from an alley without a roadway in front for emergency responder access, the homes would need to be designed with an entry door for emergency responders on the private alley side of the home. Constructing a roadway in the location of the central open space/tree tract is the preferred option to address both utility and emergency access. Adjustments will need to be made to accommodate required open space and tree tracts. Four copies, and an electronic copy, of the revised preliminary plat drawings that address the utility and emergency access concerns shall be submitted for review. (The Public Works Development Review comments/conditions of approval have been attached for review.)

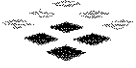
- i. *SCJ Response – Plans have been revised to remove the east/west configuration and are now configured north/south. With the new configuration, all lots now front a public street for ease of addressing and emergency vehicle access. Water and sewer are now served off adjacent public streets, eliminating the need to route through the alleys.*

Bradley Park Site Plan Review Conditions:

- 1) The proposed water and sewer mains in Tracts 'B' and 'C' need a wider easement to allow for future maintenance of the mains. Typically, a minimum of 25-feet for the easement is provided between water and sewer (The configuration is 7.5-feet on the outside of each main and 10-feet of separation between the two mains).
 - i. *SCJ Response – Width of tracts B and C have been increased to 25 feet.*

SCJ Addition Comments:

- 1) The SEPA checklist has been updated to include 82 lots instead of 80, conversation surrounding the pileated woodpecker priority habitat, and updated traffic report trips due to the increase in lot county
- 2) Please see attached updated TIA due to the total lot count being increased from 80 to 82.



If there are additional comments to be addressed please feel free to give me a call to discuss at 360.352.1465,

Thank You!

Respectfully,
SCJ Alliance

Tyrell Bradley, PE
Project Manager



CITY OF LACEY
 Community & Economic Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

OFFICIAL USE ONLY
Case Number: _____
Date Received: _____
By: _____
Related Case Numbers: _____ _____

WAC 197-11-960
ENVIRONMENTAL CHECKLIST

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

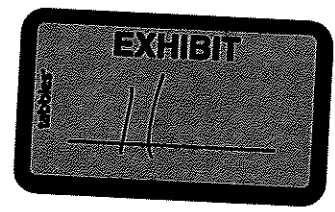
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.



A. BACKGROUND

1. Name of proposed project, if applicable:

Bradley Park

2. Name of applicant:

SSHI, LLC dba D.R. Horton

3. Address and phone number of applicant and contact person:

D.R. Horton: 11241 Slater Ave NE Suite 200
Kirkland, WA 98033
(425) 821-3400

Attn: Erin Bang

Contact: Tyrell Bradley, PE
SCJ Alliance
8730 Tallon Lane NE Suite 200
Lacey, WA 98516
(360) 352-1465

4. Date checklist prepared:

Prepared October 2020
Updated March 2021

5. Agency requesting checklist:

City of Lacey

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

Depending upon approvals and market demand, the project will start site improvements in the spring/summer of 2021, with homes projected to begin construction in the winter/spring of 2022. Homes would likely be completed by fall of 2023. At this time the project is not proposed to be phased.

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

Future development will occur on the most southern lot created by this subdivision (approximately 5.06 acres). The future development lot is intended to be retained by the current owner for construction of a church with associated facilities. A separate SEPA checklist will be prepared for that project.

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

Critical Areas Determination Report prepared by Envirovector; SEPA Checklist; Geotechnical report prepared by The Riley Group; Foresters Report prepared by Sound Urban Forestry, LLC; Traffic Impact Analysis prepared by TENW; Preliminary Drainage Report by SCJ Alliance; Priority Species Mitigation Plan prepared by Envirovector.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

The following approvals are required from the City of Lacey - Preliminary and Final Plat approvals, Construction Plan approval, including water and sewer plans, natural gas and electric plans, SEPA Determination, Forest Practices Permit, and Building Permits for the individual homes. An NPDES construction general stormwater permit from Department of Ecology.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Bradley Park proposal consists of an 82-lot single family detached residential development including the required clearing, tree removal and grading associated with utilities (Sewer, Water, Storm, Electric, Communication and Natural Gas), roadway, landscape and construction associated with a typical residential project. The project size is 15.66 acres. DR Horton will retain approximately 10.6 acres and City Life Church will retain the remaining approximately 5.06 acres for future development under a separate permit and SEPA checklist. Open space and tree tracts will be dedicated as required by the City of Lacey.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located on tax parcel number 11808430201. A site address has not been assigned by the city of Lacey but is located between 15th Ave NE and 6th Ave NE, east of Sleater Kinney Rd NE in the SE quarter of the SW quarter of Section 8, Township 18 North, Range 1 West. Site plan and vicinity map included.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site

(circle one) ~~X~~ Flat, rolling, hilly, steep slopes, mountainous, other: _

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

The steepest slope is less than 5%.

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Geotechnical Report completed by Riley Group on June 3rd 2020 determined soils encountered during field exploration include loose to medium dense surficial soils comprised of silty sand with varying amounts of gravel over outwash and lacustrine deposits comprised of soft to stiff silt, and medium dense to dense sand with varying amount of silt and gravel, and gravel with varying amounts of sand and silt.

- d. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

During construction, the potential for increased erosion would be present. However erosion control BMP's will be implemented. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.

- e. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The project site is approximately 15.66 acres. The approximate 10.6-acres including the 82-lot subdivision will be covered with approximately 65% impervious after construction. The balance of the site or approximate 5.06-acre will be developed under a separate SEPA checklist.

- f. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The project will meet or exceed the Engineering Design and Development Standards for erosion control and shall apply best management practices throughout the construction of the project such as silt fencing, sedimentation ponds, cut off ditches and rock check dams.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Typical air emissions of a residential site are possible. During construction, there would be increased exhaust and dust particle emissions. Objectionable odors could be caused by the roofing of homes or the paving of roads and driveways. After construction, the principal source of air pollution would be vehicular traffic exhaust. All emissions must comply with current Puget Sound Clean Air Agency regulations.

Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- b. Proposed measures to reduce or control emissions or other impacts to air, if any:

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the State of Washington Department of Licensing.

3. Water

- a. Surface Water:

- 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.

There are no waterbodies on or immediately adjacent to the project site per review of Thurston County Geodata and the Geotechnical Engineering Report prepared by The Riley Group on June 3, 2020.

- 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.

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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

According to the FEMA website (<https://msc.fema.gov/portal/search>), this project is not located within the 100-year floodplain and is listed as being located in an "Area of Minimal Flood Hazard" Zone X (FEMA Map 53067C0187E effective 10/16/2012).

- 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.

Post development stormwater runoff containing some pollutants (primarily oils and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system. Required water quality BMP's will be implemented.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn from a well for drinking water or other purposes. Stormwater runoff will be treated and infiltrated on-site.

- 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.

Project will be served by existing sewer service which will be extended through the project site to serve future development. There are no anticipated discharges into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) 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.

The source of stormwater runoff will be from impervious surfaces from the rooftops, driveways and roads/streets serving the development. Stormwater runoff will be collected in catch basins and piped to a pond where it will be treated and infiltrated on-site per Engineering Design Standards required by the City of Lacey and Department of Ecology. Stormwater is allowed to be released downstream at the predeveloped forested rate. Stormwater released downstream would flow to the City of Olympia regional system as it currently does.

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

Refer to Surface Water response #6 and Ground Water response #2. Required BMP's will be implemented.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

It is not anticipated that drainage patterns will be altered or otherwise affected by this project proposal.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will use standard accepted methods of controlling surface storm water such as below surface drywells and bioretention ponds to control/reduce surface water runoff.

4. Plants

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

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture

- _____ crop or grain
- _____ Orchards, vineyards or other permanent crops.
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

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

Existing vegetation will be removed or altered as necessary for the construction of the roadways, utilities, and building sites.

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

None known.

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

Landscaping will be provided pursuant to the approved landscape plans which have been prepared in accordance with city of Lacey municipal code. The plat is retaining approximately 0.43 acres of native forest.

e. List all noxious weeds and invasive species known to be on or near the site.

According to the Early Detection and Distribution Mapping System (EDDMaps) website (<https://www.eddmaps.org/tools/query/>), scotch broom, yellow archangel, diffuse knapweed, and English holly are in the area around the site.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other: pileated woodpecker
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other

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

The Priority Species Mitigation Plan completed by Envirovector on March 18th, 2021 determined the presence one (1) priority species, the pileated woodpecker (*Dryocopus pileatus*). The pileated woodpecker is not federally listed under the endangered species list but is a State Candidate for listing.

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

Migration routes exist near the site, Washington is within the Pacific Flyway route.

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

Landscaping and tree retention is being provided in accordance with city of Lacey municipal code. The removed trees will be replaced as required by code. In addition, 1.57 acres of the site will remain as permanent open space and will likely be used by small animals and birds. Yards with ornamental landscaped areas for residences will provide similar habitat.

As part of Tract D of the plat, thirty-two (32) large Douglas fir trees will be preserved in an area totaling 18,766 sf (0.43 acres) in size. The tree preservation area would be part of a larger network of forested patches comprising the pileated woodpecker urban home range for a breeding pair, which encompasses more than one thousand (>1000) acres. Pileated woodpecker habitat trees, including feeding stations and cavity nests will be relocated to Tract D to enhance the habitat value of the preservation area.

- e. List any invasive animal species known to be on or near the site.

None known.

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.

Electricity and natural gas will be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes. Passive solar gain would be secondary source of energy. Project will meet current energy codes.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not anticipated that the project will affect any surrounding solar use.

- 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:

Measures required by the Washington State residential energy code would be employed. Additional energy conservation features would be at the choice of the individual residents.

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.

There are no increased environmental health hazards or risks associated with the proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

Review of the Department of Ecology Toxic Cleanup Program (<https://apps.ecology.wa.gov/neighborhood/>) shows no known contamination on the site. The project is located near sites under the Tacoma Smelter Plume Area Wide Contamination but it is not expected to affect this proposal.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous conditions that will affect this project. According to the Utilities and Transportation Commission ArcGIS (<https://pvnpmms.phmsa.dot.gov/PublicViewer/>) website there are no underground pipelines located within the project area.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No Toxic or hazardous chemicals are expected to be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- 4) Describe special emergency services that might be required.

No need for special emergency services is anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

All potentially hazardous materials used during construction would be handled and stored in accordance with state and federal hazardous materials handling

requirements. If contaminated soil or groundwater are encountered during construction, a formal plan would be developed consistent with state and federal regulations for their removal and treatment or disposal. Also, if contaminants are encountered, measures would be implemented to minimize exposure to people in accordance with applicable regulations.

b. Noise

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

Typical residential neighborhood and vehicular noise from established and planned single-family communities in the vicinity of the site will be heard by future home-sites within the project.

- 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.

Noise levels would be intermittently high during construction but would be limited to code allowed and normal waking hours. Post-development, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

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

Construction will be limited to normal working hours as prescribed by the city of Lacey Ordinance so nearby residences should not experience long-lasting adverse noise impacts.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site is currently vacant and undeveloped. It is surrounded by residential developments to the north, east, and west. To the south of the property is North Thurston High School and Chinook Middle School.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will

be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No farm activities/ forest harvesting operations are within the vicinity of the project.

c. Describe any structures on the site.

There are no structures currently on the site.

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

Not applicable.

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

Mixed Use Moderate Density (MMDC)

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

Listed within the Pleasant Glade Planning Area.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

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

At 82 single family residences and the average family size for city of Lacey being 2.5 persons
(<https://www.census.gov/quickfacts/fact/table/laceycitywashington/RHI725219>)
approximately 205 people will live at the project site once completed.

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

None. There are no existing residences on site.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable, there are no people being displaced.

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

Compliance with existing regulatory codes and standards ensures compatibility with existing and project land uses. In addition, open space will be provided as required.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

This proposal is within an existing, developed area within the city of Lacey city limits, there will be no impacts to agricultural or forest lands.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

82 residences will be constructed as part of the proposal, these will be middle income houses.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The site is vacant, no units would be eliminated.

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

Compliance with regulatory codes and standards will reduce the housing impacts of the proposed development.

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?

45 feet or as allowed by the city of Lacey municipal code.

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

None to current knowledge.

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

The observance of building setbacks and provision of ornamental and native landscaping would reduce the aesthetic impacts of the project. The project will comply with the city of Lacey's design review; the proposed structures will comply with the City's regulations. See the Landscape Plan provided with this application for more details.

11. Light and glare

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

The proposal would produce light from automobile headlights, streetlights and home lighting, primarily at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not to our knowledge. Provision of streetlights will actually enhance safety.

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

Light from nearby residences and roadway lights may be present.

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

Project will be in compliance with all required light-diversion regulations.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The property is located across 6th Ave NE from North Thurston High School and Chinook Middle School, with the ability to use those existing amenities, such as ball fields, tennis courts, etc. It is also near the Chehalis Western Trail as well as within driving distance of some smaller City parks. The project site also has easy access to Interstate 5 which allows access to multiple state and national parks. The project will also include open space with passive and active recreation as required by the City of Lacey.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any existing recreational uses.

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

There are no specific plans aside from creating the required onsite community open space to mitigate impact.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Review of the Thurston County Geodata site shows that no historical buildings or structures exist on the site. There are a few buildings located within a mile of the site that are registered as historical sites, but it is not expected that these will be affected by the project.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any

material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the Department of Archaeological and Historical Preservation WISSARD Predictive Model (<https://wisaard.dahp.wa.gov/Map>), the project site is a moderately low risk for archaeological discovery.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Washington Information System for Architectural and Archaeological Records Data (WISSARD) was reviewed as well as the Thurston County Geodata site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction would be temporarily halted should evidence of historic, archaeological, scientific, or cultural importance be discovered.

14. Transportation

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

The site will be accessed from 15th Ave NE from the north and 6th Ave from the south as shown on the site plan. Access to the lots in the proposed development would be provided by an internal public road network and private alleys.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Intercity Transit operates bus routes in the area. The closest stops are from Lily Road to the west (about ¾ of a mile) and Martin Way to the South (about a half mile).

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

On street parking will be provided on the major local residential street section. Parking will be for residential use only. No parking spaces would be eliminated.

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

Frontage improvements will be provided on both 15th Ave NE and 6th Ave NE. The street connection between 15th Ave NE and 6th Ave NE will be a major local residential street section including curb, gutter, sidewalks, planter strip, and on street parking. The other roads within the development will be minor local residential that includes a sidewalk and planter strip. Both roads will be dedicated as public right of way to the city of Lacey.

- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Per the Traffic Impact Analysis completed by Transportation Engineering NorthWest (TENW) on October 29, 2020, updated on March 18, 2021, the Bradley Park development is estimated to generate 774 new weekday daily trips, with 61 trips (15 in, 46 out) occurring during the AM peak hour and 81 trips (51 in, 30 out) occurring during the PM peak hour.

The weekday daily, AM and PM peak hour trip generation estimates for the proposed development were based on trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th addition.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

A traffic impact analysis will be performed as part of the project and payment of traffic mitigation fees will be made in accordance with the city of Lacey municipal code.

15. Public services

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

It is assumed that with the addition of housing at the completion of the proposed project services such as fire, police, health care, and schooling will have a slight increase; however, facilities are generally in place to handle these additional demands.

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

Mitigation measures for traffic and school impacts will be provided, including payment of fees as required, pursuant to city of Lacey Municipal Code. Also, residents would become part of the tax base/user group that supports these services.

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.

Each of the utilities purveyors listed in 16(a) are prospective services providers for the project. Existing services in the vicinity of the project site will be extended for services. This extension will involve trenching and backfill efforts for each of the utilities.

General construction activities consist of trenching for service lines and structure installations. Please refer to the preliminary plat map.

C. SIGNATURE

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.

Signature: Tyrell E. Bradley

Name of signee: Tyrell Bradley, PE

Position and Agency/Organization: Project Manager, SCJ Alliance

Date Submitted: March 25, 2021

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

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.

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?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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, floodplains, or prime farmlands?

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

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?

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

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

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

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

