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:

Please adjust the format of this template as needed. 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:

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 [HELP]

1. Name of proposed project, if applicable:

   ARCO ampm convenience store and fueling station.

2. Name of applicant:

   BP Products North America, Inc.

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

   Applicant:

   Randall Arnold, Project Executive
   BP Products North America, Inc.
   c/o Sevan Multi-Site Solutions
   30 South Wacker Drive
   Chicago, IL 60606

   Contact:

   Angelica Schattler, Assistant Planner
   Barghausen Consulting Engineers, Inc.
   18215 72nd Avenue South
   Kent, WA 98032
   (425) 251-6222

4. Date checklist prepared:

   December 21, 2022

5. Agency requesting checklist:

   City of Lacey, Washington

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

   Site Plan and Design Review Approval: April 2023
   Building Permit Submittals: May 2023
   Construction Start: October 2023
   Grand Opening: April 2024

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

   Plans for future additions, expansions, or any further activity beyond the initial build-out are not being considered at this time.

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

   Listed below are documents directly related to the environmental review of the applicant's proposal. These documents will either be made available in conjunction with this submittal, as a deferred submittal for this entitlement process, or subsequently made available during future permitting processes, as required by City staff.

- Stormwater Technical Information Report prepared by Barghausen Consulting Engineers, Inc.
- ALTA Survey
- Asbestos Report prepared by Consultant
- Tree Protection Report prepared by Sound Urban Forestry (in progress)
- Geotechnical Report to be prepared by Krazan & Associates, Inc. (in progress)

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.

   To the best of my knowledge, there are no other applications or proposals pending for government approvals that directly affect the subject property.

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

    The project scope of work is anticipated to require the following permit approvals:

    - Site Plan Review
    - Commercial Design Review
    - Building Permit
    - Demo Permit
    - Grading Permit
    - Sign Permit
    - Mechanical, Electrical, and Plumbing Permits
    - Right-of-Way Permit
    - Utility Permit
    - Underground Storage Tank Permits and Notifications
    - Air Quality Authority to Construct/Permit to Operate
    - Asbestos Notification
    - Food Plan Review – Department of Health

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 scope of the project involves development of a new 3,349-square-foot ARCO ampm convenience store, a 49- by 90-foot fuel canopy over six (6) multi-product dispensers (MPDs), and installation of two (2) underground storage tanks (USTs). The project also proposes site improvements, including, but not limited to, trash enclosure, four (4) EV charging spaces, exterior lighting, access driveways, off-street parking, interior and perimeter landscaping, stormwater management, stormwater quality, source control, spill prevention, and exterior signage. The existing 76 Fueling Facility, mini convenience store, and car wash will be demolished to accommodate the new improvements.

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 site is located within the City of Lacey, at 1105 Marvin Road N.E., Lacey, Washington 98516, on Tax Parcel 65420000300. The site is located in Quarter SW SE & SE SE Plat of Section 11, Township 18, and Range 1W. The subject property consists of one parcel totaling approximately 0.84 acres.

Legal Description:
LOT 3, NORTH THURSTON COMMERCIAL PARK, AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 99, RECORDS OF THURSTON COUNTY, WASHINGTON; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED FEBRUARY 1, 2002 UNDER RECORDING NO. 3409776.
SITUATE IN THE CITY OF LACEY, COUNTY OF THURSTON, STATE OF WASHINGTON.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

The project site in its current condition is developed with a 76 Fueling Facility, mini convenience store, and car wash. There are five (5) on-site trees incorporated into the development.

(circle one): **Flat,** rolling, hilly, steep slopes, mountainous, other _____

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

The site contains minimal sloping with grades generally not exceeding 5 percent.

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.

Based on available USDA Soil Maps, the site consists of 100 percent of Spanaway gravelly sandy loam, 0 to 3 percent slopes. This classification of soil is considered prime farmland if irrigated.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No surface indicators of soil instability have been visually identified, and to the best of our knowledge, no history of soil instability exists.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

A preliminary analysis of cut/fill activity indicates an estimated 7,500 cubic yards of total earthwork. An estimated 6,000 cubic yards will be cut and exported from the site.

Grading activity will utilize on-site material whenever possible in an effort to minimize fill. All imported fill will be sourced from the approved sites and documented accordingly.

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

Erosion is a possibility during construction activity, but under this proposal, erosion is primarily limited to grading, excavation, and fill activities. A Temporary Erosion and Sedimentation Control Plan (TESC) will be prepared during the engineering phase and implemented throughout the construction phase, reducing the potential for erosion on site.

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

Approximately 72 percent of the site will be covered with impervious surfaces upon project completion.

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

Specific measures will be fully detailed in the TESC Plan created for the project and will incorporate a series of Best Management Practices (BMPs) designed to reduce the probability of erosion and control the dissemination of airborne particulates and prevent sedimentation from being conveyed to both on-site and downstream drainage systems, drainage swale, and onto adjacent properties and rights-of-way. Examples of BMPs often utilized include surface watering to control dust, drainage channels, silt control fencing, and sediment control ponds.

2. Air [help]

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.

Airborne particulates (dust), along with vehicular exhaust from construction equipment, are the most likely short-term sources of emissions during construction activity. The primary source of long-term emissions will be from vehicular exhaust, as a byproduct of the operation for the ARCO fueling facility.

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

Aside from vehicular exhaust originating with traffic on the adjacent rights-of-way, no off-site sources of emissions and/or odors have been identified.

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

Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction emissions will be further reduced through emission equipment in an effort to fully comply with Washington State emission standards. During

the refueling process, CARB-certified vapor recovery systems will minimize vapor release and odors.

3. Water [help]

a. Surface Water: [help]

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 identified surface water bodies located in the immediate vicinity of the site.

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.

The project will not require any work over, in, or adjacent to waters.

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.

No amount of fill and dredge material will be placed in or removed from surface waters.

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

The proposal will not require surface water withdrawals or diversions.

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

Based on FEMA Flood Panel 53067C0192E, the proposal site lies within Zone X: Area of Minimal Flood Hazard.

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.

The project will not discharge waste materials into surface waters.

b. Ground Water: [help]

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 is not proposed to be withdrawn from a well for drinking purposes.

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.

No waste material will be discharged 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 redevelopment is designed to maintain existing drainage patterns including the use of proposed on-site infiltration. Proposed catch basins will be utilized to collect stormwater runoff from impervious surfaces outside the fueling area. Stormwater will then be routed to treatment and oil control facilities, as applicable, then infiltrated on site through a proposed infiltration gallery. The hydraulically isolated fuel tank slab will collect stormwater runoff from the fueling area and route through an oil/water separator prior to discharge from the site through the sanitary sewer system.

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

The water quality and source control measures proposed on this site will substantially limit the chance that waste materials could enter ground or surface waters.

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

The proposal is not expected to alter or affect existing drainage patterns in the vicinity of the site.

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

Stormwater runoff will be mitigated for both runoff quality and quantity in accordance with the 2022 City of Lacey Stormwater Design Manual. These will include a stormwater infiltration facility, oil control, source control, and enhanced water quality treatment facilities.

4. Plants [help]

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

__X__ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
__X__ 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?

The existing on-site trees will be retained and incorporated into the site design, where feasible. Any other existing vegetation within the interior of the project area will be removed and replaced with new trees, plantings, shrubs, and groundcover to be specified on a landscape plan to be approved by the City. The existing vegetation located outside the project area will be retained. A preliminary landscape plan is included with this submittal.

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

To our knowledge, there are no threatened or endangered species known to exist on or near the site.

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

Trees and plantings will be selected that are native to the Pacific Northwest and/or as specified by City Code.

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

Based on the Thurston Noxious Weed Sites Geodata map, no noxious weeds or invasive species are known to be on or near the project site.

5. Animals [help]

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:
mammals: deer, bear, elk, beaver, other: _**brown bats**___
fish: bass, salmon, trout, herring, shellfish, other _____

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

To the best of our knowledge, there are no threatened or endangered species existing on site or to be found in the immediate vicinity. According to the United States Department of Fish and Wildlife Information for Planning and Consolidation Map, there are no critical habitats on the project site.

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

To the best of our knowledge, the site is not part of a migration route.

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

No mitigation measures are proposed or required.

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

To the best of our knowledge, there are no invasive animal species living on site or to be found in the immediate vicinity.

6. Energy and Natural Resources [help]

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 will be required to meet the operational needs of the completed project.

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

No impacts have been identified that limit or restrict the use of solar energy on adjacent properties.

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:

Energy conservation will be achieved through design elements that fully comply with the current provisions of the Washington State Energy Code.

7. Environmental Health [help]

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 are routinely associated with service station uses on a regular or recurring basis. Incidental exposure to gasoline during refueling, the risk of fire, and the possibility of a fuel spill are potentially sources of environmental hazards.

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

According to the Department of Ecology, the site is listed as a Contaminated Cleanup Site; however, cleanup has been completed and no further action is required. Cleanup Site ID: 6120. Any contaminated soils or water will be remediated in accordance with the Department of Ecology requirements.

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.

It is currently unknown if the project site contains any hazardous chemicals or conditions that would affect the project development. However, if any contamination from hazardous materials is encountered, it will be remediated in accordance with the Department of Ecology requirements.

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.

Gasoline and diesel fuels will be stored within underground storage tanks for the operation of the fueling facility.

4) Describe special emergency services that might be required.

No special services will be required. The level of emergency services (fire, police, medical) utilized would be consistent with comparable developments of this size and type.

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

Special equipment designed to minimize the impact of failure or damage through accidents, system protocols to establish and promote regular inspection, and monitoring of facilities and equipment, plus electronic monitoring systems which provide continual oversight of fuel systems and equipment.

b. Noise

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

The only identified source of noise in the immediate vicinity occurs within the surrounding road network.

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.

Short-term noise associated with construction activity will be limited to construction traffic and equipment. The maximum noise levels should be expected to occur within the range between 57 and 89 dBA. These construction noise impacts will be limited by City Code to certain hours of the day (typically starting at 7:00 a.m. and ending in the early evening hours on weekdays). All construction activity associated with the project will be done in full compliance with City Code requirements.

Long-term noise impacts are expected to be relatively minor and limited to traffic on site. Noise levels are not expected to exceed current ambient noise levels after project construction. Loading operations will be regulated to the extent required by City Code.

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

Noise impacts associated with the construction phase of the project will be limited in duration. To mitigate general noise impacts during the construction phases, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken. Construction hours will roughly be limited to the normal workday, 7:00 a.m. to 6:00 p.m.

Long-term noise levels are anticipated to be consistent with the existing conditions of the site.

8. Land and Shoreline Use [help]

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 current use of the site is a 76 Fueling Facility, mini-mart, and car wash. The surrounding area includes Shell Fueling Facility to the east across Marvin Road N.E., Chase Bank to the south across Martin Way East, Rite Aid Drug Store to the west, and a Chipotle Restaurant to the north. The proposal will not affect current land use on nearby or adjacent properties.

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?

To the best of our knowledge, the project site has not been used as working farmlands or working forest lands.

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:

The proposed project will not affect or be affected by surrounding working farms or forest land normal business operations.

c. Describe any structures on the site.

Existing structures on site include a 1021-square-foot convenience store, 682-square-foot car wash, and a 5,760-square-foot fueling canopy.

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

The convenience store, car wash, and fueling canopy structures will be demolished.

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

The current zoning designation of the site is General Commercial (GC).

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

The current comprehensive plan designation of the subject property is General Commercial (GC).

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

There is no shoreline designation for the site.

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

The Public Works Department indicated that the site is located within a Critical Aquifer Recharge Area (CARA). The project will be designed to satisfy stormwater standards for development in the CARA.

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

Following project completion, the development will likely employ between 15 to 25 employees. The project does not include any residential components, and no one will reside on the site following project completion.

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

With no residential component, there is no residential displacement.

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

With no residential displacement, no mitigation measures are required or proposed.

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

The proposed use is permitted within the zoning district and is subject to various levels of review to ensure compatibility and compliance with all applicable codes.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

With no impacts to agricultural or forest lands identified, no mitigation measures are required or proposed.

9. Housing [help]

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

The project proposal does not include any residential components. No housing units will be provided.

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

The proposal does not eliminate housing units.

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

With no impacts identified, no measures are proposed or required.

10. Aesthetics [help]

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

The proposed convenience store at its highest point is 26 feet in height. The fueling facility canopy structure is 18 feet 6 inches in height. The principal exterior materials for the convenience store facility will consist of composite materials and stone veneer. The canopy structure will consist of metal fascia. The project will be designed to comply with all applicable architectural standards as specified per City Code requirements.

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

The project will be designed to comply with all applicable City setback and site clearance requirements. No significant views of the immediate vicinity are expected to be altered or obstructed as a result of this project.

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

With no aesthetic impacts identified, no mitigation measures are required or proposed. Compliance with existing design guidelines and standards reduces or controls any aesthetic impacts, which may otherwise have occurred.

11. Light and Glare [help]

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

The primary sources of light or glare resulting from the completed retail project will be produced from exterior lighting fixtures and vehicle headlights during evening hours. The project will utilize fixtures that help to minimize the possibility of glare and/or spillover affecting adjacent properties. The lights will remain on during evening hours since the facility is open 24 hours.

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

No safety hazards or obstruction to views are anticipated.

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

None identified.

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

The project's mitigation of light or glare lies in the choice of exterior fixtures and their design. The likely use of recessed and shielded wall fixtures will play a major role in reducing glare and spillover. The use of landscaping including berms, planting beds, and a substantial number of trees will further minimize the potential of spillover.

12. Recreation [help]

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

No designated and informal recreation opportunities are identified in the immediate vicinity of the site.

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

The project will not displace any 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:

With no impacts identified, no measures are proposed or required.

13. Historic and cultural preservation [help]

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 ? If so, specifically describe.

There are no buildings or structures over 45 years old located on the site that are eligible for preservation registers.

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 Washington DAHP map, the site is not listed as a probable discovery site and to the best of our knowledge, there is no evidence of historic or Indian use.

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.

To the best of our knowledge, no specific studies have been undertaken and no specific efforts aside from review of available GIS have been conducted to research the probability of cultural, historical, or archaeological resources on the 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.

With no impacts identified, there are no measures proposed or required.

14. Transportation [help]

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 project site is bound by Marvin Road N.E. on the east side and Martin Way East on the south side of the subject property. The project proposes a driveway onto Marvin Road N.E. that will be limited to right-in/left-in/right-out turn movements with a sign to restrict left

out. Additionally, right-in/right-out access curb cut onto Martin Way East is proposed near the southwest corner of the property. Please refer to the enclosed Preliminary Site Plan for proposed access locations.

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?

The project site is not directly served by public transit stops; however, the closest bus stop is No. 515 along Martin Way East on the project side fronting the west neighboring property approximately 200 feet from the southwest corner of the site. Another bus stop, No. 500, is located across Martin Way East fronting the southeast neighboring property approximately 280 feet from the southwest corner of the project site.

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

The completed project will provide a total of 15 standard parking spaces including four EV charging stations. No surface parking will 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).

The project proposes two driveways including one right-in/right-out onto Martin Way East and one full-access onto Marvin Road N.E. The project will construct new public sidewalks along Martin Way East and Marvin Road N.E. for the length of the project frontage. An accessible pedestrian pathway will connect the new building entrance of the ampm convenience store to Marvin Road East.

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

The project is not within the immediate vicinity of or have any involvement with, or impact upon, water, rail, or air transport services or facilities.

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?

Based on the Trip Generation Manual, 10th Edition, Land Use Code 945, the project is estimated to result in 3,100 average daily trips, including a total of 140 AM peak hour and 190 PM peak hour trips. This calculation does not include consideration for the number of trips that are currently generated by the existing gasoline service station on the site. A nominal net increase of trips is anticipated upon project completion with consideration to the demolition of the current use.

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.

The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The project is subject to payment of the City's Traffic Impact Fees based on adopted rates for the proposed use.

15. Public Services [help]

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.

The project will not result in an increased need for public services, such as police and fire protection beyond the typical service provided for a project of this scale.

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

With no impacts identified, the project does not propose or require any measures to reduce or control direct impacts on public services.

16. Utilities [help]

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.

A 12-inch water main is located along the south side of the project site within Martin Way East and a 12-inch main along the east side of the site within Marvin Road N.E. The City of Lacey is the water purveyor that will service the site. An 18-inch sewer main is located north of the project site in an east/west direction. A proposed side sewer will connect to the existing sewer main to service the site. An existing power and telecommunications vaults are located on the southwest side of the site and are a potential source of service which will be verified during the engineering phase.

Water: City of Lacey
Sewer: City of Lacey
Electricity: Puget Sound Energy
Refuse: Pacific Disposal

C. Signature [HELP]

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: Angelica Schattler

Name of signee Angelica Schattler

Position and Agency/Organization Assistant Planner, Barghausen Consulting Engineers, Inc.

Date Submitted: December 21, 2022

D. Supplemental sheet for nonproject actions [HELP]

(**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.