Case#21-261

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: [help]

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 [help]

1. Name of proposed project, if applicable: [help]
   Britton Place North
2. Name of applicant: [help]
   Calida Residential, LLC
3. Address and phone number of applicant and contact person: [help]
   10777 W. Twain Ave., Suite 115, Las Vegas, NV 89135 Bill Hardt 702-947-2000
4. Date checklist prepared: [help]
   10/4/2021
5. Agency requesting checklist: [help]
   City of Lacey
6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction Start July 2022 - 20 month duration
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Phase I ESA completed
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. [help]
   N/A
10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Site Plan Approval, Class IV Forest Practices Permit, Building Permits
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.) [help]
    3-story, 552 Unit Apartment complex with associated amenities and onsite parking
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. [help]
    APN 118-1021-0000

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other steep slopes

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

25%

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. [help]

silty sand and gravel

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

No

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. [help]

See attached sheet for response

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

see attached sheet for response

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

17.43%

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

see additional sheet for response

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. [help]

construction- diesel, fuel, dust, low VOC paints -vehicle emissions once completed

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

No

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

N/A

3. Water

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. [help]

see attached sheet for response

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. [help]

Work will not occur within the wetland buffers.

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. [help]

No fill or dredging will be done in or near the wetlands.

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

No

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

No

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

No

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. [help]

No

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. [help]

None anticipated.

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. [help]

see additional sheet for response

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

see additional sheet for response

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

No, the natural drainage patterns are maintained.

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

see additional sheet for response

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, ~~cedar, pine~~, other
x shrubs
____ grass
____ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
x 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? [help]

The proposed development will result in the clearing of approximately 12 acres of upland forest habitat

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

There are no threatened or endangered plant species known to be 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: [help]

Use of native and adapted plants will be provided per City of Lacey code requirements

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

patches of Himalayan blackberry on site, primarily near the southwest corner

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: [help]

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

hawk, songbirds, deer

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

None

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

see attached sheet for response

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

The proposal is designed to avoid direct impacts to the onsite wetlands and buffers.

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

None

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. [help]

electric, natural gas

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

no

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: [help]

none at this time

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. [help]

No

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

None

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.

None

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.

None

4) Describe special emergency services that might be required.

None

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

N/A

b. **Noise**

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

Traffic (Britton Parkway)

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. [help]

Short term, construction, hours TBD

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

Construction hours will comply with City of Lacey's municipal code

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. [help]

currently vacant, multifamily, single family subdivision, sand and gravel

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? [help]

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

c. Describe any structures on the site. [help]

None

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

No

e. What is the current zoning classification of the site? [help]

High Density Residential

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

High Density Residential

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

N/A

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

N/A

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

1,104 residents

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

None

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

N/A

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

site plan and design review approvals required by City of Lacey

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

n/a

9. **Housing**

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

552 units, middle income

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

None

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

Connect Birdseye Ave NE to Britton Parkway NE

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? [help]

51'-5" - fiber cement siding and wood framing

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

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

n/A

11. **Light and glare**

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

outdoor lighting will be provided -Low light levels at night will meet code requirements

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

No

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

None

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

outdoor lighting will be downfacing and cutoff at the property line

12. **Recreation**

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

None in the immediate vicinity

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

No

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

Onsite residential amenities including sports courts, swimming pool, fitness center

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. [help]

No

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. [help]

No - Phase I ESA

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. [help]

Phase I ESA

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.

N/A

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. [help]

see site plan

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? [help]

see attached sheet for response

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

884 parking spaces will be added

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). [help]

public half-street improvements along Britton Parkway street frontage

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

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? [help]

see attached sheet for response

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: [help]

see attached sheet for response

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. [help]

Yes, all of the above.

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

Payment of impact fees

16. **Utilities**

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

all of the above, except septic

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. [help]

see attached sheet for response

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: .....

Name of signee Bill Handt

Position and Agency/Organization Division Partner

Date Submitted: 10/4/21

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374 | P 253.604.6600

MEMORANDUM

DATE:	September 23, 2021
TO:	Darcy Koenig
FROM:	Darren Sandeno
SUBJECT:	Britton Place SEPA Responses
CC:	
PROJECT NUMBER:	217-8751-002
PROJECT NAME:	Britton Place North

SEPA Responses:

1. Earth

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.

The purpose of the grading activities proposed is to level the site to create more room for buildings. Earthwork will balance the site to the extent feasible and cut will be reused on site as structural fill where allowable. If required, fill will be brought in from approved sites. Total area affected is 20.43 acres. Approximate cut is 30,447 CY and net is 112,705 CY.

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

The potential for erosion exists during project construction activities Temporary erosion and sediment control and pollution prevention materials will be on hand including silt fencing, straw bales, wattles, absorbent pads, and other erosion control materials.

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

Temporary erosion and sediment control best management practices (BMPs) will be used during construction. The contractor to submit a Stormwater Pollution Prevention Plan (SWPPP) incorporating requirements from the Contract Documents and NPDES Construction Stormwater permit requirements. As part of this plan, the contractor will be required to have filter fabric, straw bales, or other similar material to minimize sediment reaching wetlands. Protective BMPs will include the following measures:

1. *The contractor will be required to excavate, stockpile, backfill, compact, cover, or revegetate upland soils in a manner that would minimize transport of fine sediments to adjacent wetlands.*
2. *Construction limits will be clearly defined with stakes before beginning ground-disturbing activities. No disturbance will occur beyond these limits. Temporary construction fencing will be installed where determined to be necessary.*

3. *All construction equipment will be maintained in good working order to minimize the risk of fuel and fluid leaks or spills.*
4. *Refueling activities will be conducted within a designated refueling area away from designated wetland areas. Additionally, drip pans will be fitted with absorbent pads and placed under all equipment being fueled.*
5. *A spill containment plan will be developed and the necessary materials will be on-site prior to and during construction.*

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 two wetlands (category IV and category II) within the parcel boundary and one category III wetland offsite at the southwestern end of the parcel. No streams are located within 200 feet of the property.

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

Stormwater runoff will come from the proposed residential buildings and new roadways/parking lots. Runoff will be collected via catch basins and storm drain pipe and treated on-site. After treatment, some water will be carefully discharged to the wetlands to as required to maintain the existing wetland hydroperiod.

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

Waste materials will not enter the group during construction because there will be an temporary erosion and sediment control plan in place. Post construction, all stormwater will be treated before infiltrating or discharging to the wetlands.

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

Temporary erosion and sediment control BMPs will be designed and installed in accordance with the Department of Ecology. Permanent stormwater BMPs will also be designed and installed in accordance with the Department of Ecology. There are no alterations to the natural drainage patterns.

4. Plants:

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

The proposed development will result in the clearing of approximately 12 acres of upland forest habitat

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:

mammals: **deer**, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

The site is part of the larger Pacific Flyway and various bird species migrate through the general region.

14. Transportation:

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 bus route 65 provides transit access south of the project site along Britton Parkway NE.

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?
The project site will generate 3003 (1501 entry / 1502 exit) daily vehicular trips and 243 (148 entry / 95 exit) PM peak trips. Trip generation rates were calculated using site plan data and methodologies consistent with the 10th edition of the ITE Trip Generation manual.

h. Proposed measures to reduce or control transportation impacts, if any:
Potential measures may include site access modifications and/or intersection improvements and are dependent upon the findings of the Traffic Impact Analysis.

16. Utilities:

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.

Domestic Water/Sanitary Sewer/Britton Parkway Stormwater Collection – City of Lacey: Adjacent to site, connect and extend on project site

Gas/Electric – Puget Sound Energy: Adjacent to site, connect and extend on project site

Communications – Comcast: Adjacent to site, connect and extend on project site