



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

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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:***

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: *The Lodge*
2. Name of applicant: *Olympia Hangars, LLC*
3. Address and phone number of applicant and contact person:  
*Jeff Powell*  
*Olympia Hangars, LLC*  
*7843 Old Hwy 99 SE, Suite M-5*  
*Tumwater, WA 98501*  
*(360) 888-5333*
4. Date checklist prepared: *March 17, 2023*
5. Agency requesting checklist: *City of Lacey*
6. Proposed timing or schedule (including phasing, if applicable):

*The project will be completed in two phases. The first phase will consist of construction of Buildings A, B, & D, including all infrastructure improvements, with anticipated substantial completion by Fall/Winter 2024. Phase 2 will consist of construction of Building C with anticipated substantial completion by Winter 2024/2025.*

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

*Yes, proposed Building C will be constructed after Planned Unit Development approval.*

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

*None at this time*

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.

*SEPA determination, Site Plan and Design Review, Planned Unit Development, grading and 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.)

*Convert existing residence into an office; construct four multi-family buildings (94 units, approx. 97,000 square-foot total building area), 432 square-foot shop building, and two outdoor grilling stations, with associated access, driveways, parking lots, utility, and storm drainage improvements; construct recreational trails throughout site.*

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.

*Tax Parcel No. 11815310200  
456 Carpenter Road SE, Lacey, WA 98503*

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

- a. General description of the site:

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

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

*Approximately 12% (isolated)*

- 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.

*Yelm fine sandy loam*

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

*None known*

- 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.

*Approximately 7,525 cubic-yards of cut and 2,600 cubic-yards of fill are anticipated. Fill will be obtained from on-site and from approved off-site sources (to be determined).*

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

*Erosion could occur during site grading and construction of the proposed site improvements.*

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

*Approximately 62% of the site will be covered with buildings, driveways/parking lots, and sidewalks.*

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

*An erosion and sedimentation control plan and Construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared meeting City of Lacey requirements and Best Management Practices (BMP's) will be implemented during and after construction to prevent and control erosion. These may include, but are not limited to, silt fencing, tree protection fencing, temporary construction entrance, mulching, preserving natural vegetation, temporary and permanent seeding, plastic covering of stockpiles, dust control, and inspections/observations by a Certified Erosion and Sediment Control Lead (CESCL).*

## 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.

*Emissions from typical construction equipment and dust during construction; emissions from vehicles after the project is completed. Quantities are unknown.*

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

*None known*

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

*Short term: Constructoin vehicles will meet any emission standards that may be required and construction hours will be limited to city approved hours.*

*Long term: None*

## 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 known surface waters on or adjacent to the subject property*

- 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.

N/A

- 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.

N/A

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

No

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

*No – the property is outside of published and known floodplain areas*

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

No

b. Ground 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.

*Yes, groundwater will be withdrawn from existing city wells for drinking and irrigation water. Quantities are unknown. No water will be directly discharged to groundwater.*

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

*None*

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 from the proposed driveways, parking lots, and some building areas will be routed to a bioretention pond. Stormwater runoff from the building roof areas will be*

*routed to individual downspout infiltration trenches (drywells). All stormwater facilities will provide for 100% infiltration.*

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

*Not likely*

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

*No*

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

*Stormwater management will meet City of Lacey requirements. Stormwater runoff from the proposed driveways, parking lots, and some building areas will be routed to a bioretention pond. Stormwater runoff from the building roof areas will be routed to individual downspout infiltration trenches (drywells).*

#### 4. **Plants** [\[help\]](#)

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?

*Approximately 4-acres of trees (mainly douglas fir) will be removed.*

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

*None known per site visit and review of the Washington State Invasive Species Council website.*

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

*Approximately 19% of the existing forested area will be retained. Proposed landscaping will meet City of Lacey requirements.*

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

*None known per Washington State Noxious Weed Data Viewer*

**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:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

***deer, crows, robins, stellar jays, raccoons, squirrels, chipmunks, rabbits, bats***

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

*Within the general area of the property, WDFW lists 3 species: Eptesicus fuscus, Myotis lucifugus, Myotis yumanensis (sensitive area for all 3 species)*

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

*The project site is located within the Pacific Flyway*

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

*Approximately 19% of the existing forested area will be retained and a portion of this abuts the existing Aldea Glen Green Belt Tract bordering the south property line.*

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

*None of the invasive animal species listed on the Washington Invasive Species Council website have been observed on or near the site.*

**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 and solar panels will be used for general electrical needs and electricity and/or natural gas may be used for heating.*

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

*Not likely due to the building height restrictions and proximity of the proposed buildings to existing homes.*

- 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:

*Unknown at this time; however, the proposed buildings will be required to meet Washington State Energy Code requirements*

## **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.

*Not anticipated based on the proposal for a multi-family project.*

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

*None known per search of WSDOE Toxics Cleanup map search*

- 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.

*No known hazardous chemicals/conditions on or near the subject property*

- 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 anticipated*

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

*None anticipated*

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

*None*

### **b. Noise**

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

*Typical noises from adjacent urban residential areas (automobile traffic, pets).  
The existing noise levels are unknown but are expected to be greater generally from 7 a.m. to 8 p.m. every day of the week.*

- 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: Construction equipment noise during city approved construction hours.*

*Long-term: Noises typical to an urban multi-family residential neighborhood.*

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

*Short-term: Construction hours will be limited to city approved hours.*

*Long-term: Existing vegetation will be retained around the perimeter of the project and fencing will be installed around the perimeter of the project.*

## **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 site contains an unused house. The subject property is adjacent to developed residential neighborhoods to the east and south and apartment buildings to the north.*

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?

*Unknown but unlikely*

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

*No*

c. Describe any structures on the site.

*Single-family residence (to be converted to office)*

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

*No*

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

*MD, Moderate Density*

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

*Tanglewilde Thompson Place Planning Area, Martin Way Planning Corridor*

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

N/A

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

*No, per Thurston County GIS mapping*

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

*Approximately 188-235 residents*

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

N/A

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

N/A

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

*Compatible with need for additional housing units per the Comprehensive Plan*

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

N/A

## **9. Housing** [\[help\]](#)

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

*94 units, middle-income*

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

*None*

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

*None*

## **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?

*Less than 40 height (maximum allowed per zoning code); horizontal lap siding*

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

*None anticipated due to building height restrictions and the locations of the proposed buildings relative to existing houses.*

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

*None*

### **11. Light and Glare** [\[help\]](#)

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

*Building, parking lot, and driveway lighting from dusk to dawn*

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

*Not likley*

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

*None*

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

*Lights will be shielded as required.*

### **12. Recreation** [\[help\]](#)

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

*Lake Lois Park & Habitat Preserve, Woodland Creek Community Park/Longs Pond*

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

*No*

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

*A perimeter walking path will be provided, connecting to the buildings, parking lots, and existing sidewalk along Carpenter Rd.*

### **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.

*None listed per the Washington State Department of Archaeology & Historic Preservation website (WISAARD database).*

- 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.

*None known.*

- 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.

*Review of the WISAARD database. The WISAARD Predictive Model indicates a low risk for encountering archaeological items.*

- 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.

*None at this time. An Inadvertent Discovery Plan (IDP) will be prepared if human remains and/or historic or prehistoric resources are encountered.*

#### **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 will be served by an existing access off Carpenter Rd. on the adjacent parcel to the north.*

- 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?

*Yes, Intercity Transit provides services on Carpenter Rd. – nearest existing stop is approximately 500 feet north on Martin Way*

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

*Approximately 123 parking spaces will be provided. None 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).

*No*

- 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?

*The project will generate approximately 678 average daily trips during the weekday PM peak hour. Trip generation estimates were determined based on the multi-family low rise apartment (#220) trip rates in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition (2021).*

- 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:

*The proposed project will contribute transportation impact fees that will be used toward future planned transportation projects within the area.*

#### **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.

*Yes, the project will increase the need on existing public services including public transit, health care, schools and police and fire protection.*

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

*Any mitigation fees will be paid, as required.*

#### **16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:

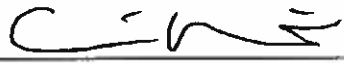
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- 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.

*Refuse (LeMay); water and sanitary sewer (City of Lacey); telecommunications (Comcast/Lumen); electricity and natural gas (Puget Sound Energy)*

**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 Chris Merritt

Position and Agency/Organization Owner, Olympic Engineering

Date Submitted: March 17, 2023