



**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: Lacey RAC Parking Expansion

2. Name of applicant: City of Lacey

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

*Applicant:* City of Lacey  
420 College St SE  
Lacey, WA 98503  
(360) 413-4340  
Contact: Ashley Smith

*Consultant:* SCJ Alliance  
8730 Tallon Lane NE, Suite 104  
Lacey, WA 98516  
(360) 352-1465  
Contact: Whitney Holm, PE

4. Date checklist prepared: May 1, 2023

5. Agency requesting checklist: City of Lacey

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

Project construction is proposed to begin in July 2023 and to be completed by 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.

There are currently no plans for future additions, expansion, or further activity related to this proposal.

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

- Drainage Report (SCJ Alliance, January 2023)
- Geotechnical Memo (Landau Associates, September 2022)

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.

There are no applications currently pending that would directly affect the proposal site.

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

City of Lacey Site Plan Review (SPR) approval will be needed for this proposal.

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.

The City of Lacey proposes to expand and pave an existing gravel parking lot on a 5.84-acre site at the Regional Athletic Complex (RAC). The existing gravel lot covers approximately 2.5 acres of the site and can accommodate approximately 200 vehicles; the proposed lot will cover approximately 3.5 acres and contain 346 parking stalls. Other proposed site improvements include the construction of a plaza at the southeast corner of the proposed parking lot and the addition of landscaping, irrigation, stormwater facilities, fire protection, curbs, lighting, security cameras, and EV charging stations.

While the overall developed acreage of the RAC is approximately 71.3 acres, the proposed parking lot site is located primarily on parcel number 11814410200, which contains a total of 4.3 acres, and a small portion of parcel number 11814410300, which brings the total project site to 5.84 acres. The site is bounded by Marvin Rd./SR 510 to the west, Steilacoom Rd. to the north, and internal RAC access drives to the east and south. The site currently contains the aforementioned existing gravel parking area, concrete sidewalk along the

frontage on Marvin Rd., approximately 90' of concrete sidewalk along the frontage on Steilacoom Rd., and asphalt sidewalk along the internal RAC access drive frontages.

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 proposed project is located at the Regional Athletic Complex (RAC), 8345 Steilacoom Rd SE, Lacey WA 98513; parcel numbers 11814410200 and 11814410300; Section 13/14, Township 18, Range 1W. See site plan and construction documents for additional detail.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

- a. General description of the site:

The site is primarily surfaced with gravel and some asphalt along with smaller areas of grass and trees. Large Douglas fir trees, various fruit trees, and a stormwater infiltration pond are located in the southwest portion of the site. Most of the site is flat and level. The site is bordered by Marvin Road Southeast to the west, Steilacoom Road Southeast to the north, and internal access drives for the park to the east and south. A southern entrance provides access to the site.

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

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

While the site is mostly level (with an overall slope of less than 1% across the entire site), the infiltration pond in the southwest corner provides the only topography on the site, with slopes of approximately 40%.

- 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.

USDA's Web Soil Survey (WSS) database indicates the main map unit present on the project site is Spanaway gravelly sandy loam (110), comprising about 82% of the site. The remaining 18% of the site is comprised of Nisqually loamy fine sand (74), found in the southwest corner of the site. Both of these soil types are described as "somewhat excessively drained," with a depth to water table of more than 80 inches.

These map units give a general idea of the soil types that can be found on the site, and in-person investigation helps to supplement that information. In support of the September 2022 geotechnical memo produced for this project, Landau Associates conducted a site visit and observed soils that could be categorized into two general units:

- **Fill:** Fill was observed in all test pits and typically consisted of asphalt and crushed gravel. The fill also consisted of sand with gravel with variable asphalt and plastic content. The fill was in a dense and damp to moist condition extending 0.25 to 1.0 ft bgs at the locations explored.
- **Recessional outwash:** Recessional outwash was observed beneath the fill in all the test pits. The recessional outwash typically consisted of light brown to dark brown or gray to dark gray sand and gravel with variable silt and cobble content in a medium dense to dense and damp to moist condition. The recessional outwash extended to the maximum depth explored (10.5 ft bgs).

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

There are no surface indications or history of unstable soils in the immediate vicinity.

- 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 7,424 CY of cut and 2,982 CY of fill are anticipated. On-site fill will be reused; no import fill material is anticipated.

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

During construction, erosion could occur as a result of denuded soil during or immediately following a storm event. To address this possibility, erosion and sediment control measures will be employed and maintained throughout the project as site conditions warrant. It is not anticipated that use of the site after construction will cause erosion.

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

After project construction, 70.3% of the project site will be covered with impervious surfaces (parking lot, plaza, and sidewalks).

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

A SWPPP and TESC plan have been prepared and will be implemented prior to commencement of construction activities to reduce the project's risk of erosion and other impacts to the earth. At completion of the project, permanent measures will include stormwater runoff detention and water quality facilities as detailed in the Drainage Report.

## 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 consistent with construction activities such as from trucks, heavy equipment, dust, etc. are expected during site construction. After construction, the principal source of minor emissions will be from automobile traffic and other uses typical of the surrounding area.

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

There are no known off-site sources of emissions or odors that would affect this proposal.

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

During construction, vehicles and equipment would be turned off when not in use. Appropriate dust control measures to prevent fugitive dust, including watering of exposed areas and dust covers for trucks, would be employed during construction.

### 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.

No surface water bodies are located on or in the immediate vicinity of the site. The nearest surface water body is Little McAllister Creek (which ultimately flows into McAllister Creek and on to Puget Sound), located just over 1 mile southeast 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.

No, the project will not require any work over, in, or adjacent to any surface 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 fill material would be placed in or removed from surface water or wetlands.

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

No, this 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.

According to FEMA's Flood Map Service Center (MSC), the project site is not located within a 100-year floodplain.

- 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, this proposal would not involve any discharges of waste materials to 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.

No groundwater will be withdrawn, and no water will be 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.

There will not be any waste material 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.

Stormwater runoff will be generated by the site's impervious surfaces (parking lot, plaza, and sidewalks). Runoff produced by the project will be collected by catch basins throughout the site area and conveyed via 12" pipe to bioretention ponds in the southwest portion of the project site. See construction plans and drainage report for additional detail.

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

It is not anticipated that waste materials will enter ground or surface waters.

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

Any stormwater produced by the project will be collected and treated onsite as described above. At a minimum, the site will meet the pre-project runoff rates and will not adversely affect drainage patterns in the vicinity.

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

A SWPPP and TESC plan have been prepared and will be implemented to reduce the project's risk of erosion and other impacts to the earth. BMPs and engineered controls will comply with local standards and will be monitored by CESCL. Per Lacey's municipal code, surface water runoff control and water quality treatment will be compliant with the standards in Ecology's *Stormwater Management Manual for Western Washington* (SWMMWW).

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, bulrush, 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?

A total of 34 trees across the site will be removed during clearing, including several large Douglas firs, one large columnar English oak, and a number of smaller ornamental trees. Some existing lawn will also be cleared to make way for the expanded parking lot. See construction plans for additional detail on vegetation removal.

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

No threatened or endangered plant species are known to be on or near the project site.

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

Several trees on the site will be preserved, and tree protection fencing will be installed prior to construction. Additionally, proposed landscaping will enhance the project site with a combination of ornamental and native trees, shrubs, and groundcover. See construction plans for additional detail on proposed landscaping.

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

Thurston County Geodata notes an active occurrence of poison hemlock on 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:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

A variety of birds and small mammals are known to be in the vicinity of the site. No impacts to wildlife are anticipated as a result of this project.

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

According to the Washington Department of Fish and Wildlife Priority Habitats and Species (PHS) database, there are known occurrences of Mazama pocket gopher (*Thomomys mazama*) on the City of Lacey-owned parcel to the west across Marvin Rd. (parcel number 11814420000). No threatened or endangered species are known to be on the project site.

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

Because Washington is within the Pacific Flyway route, migratory bird routes may exist near the site. However, this proposal is not anticipated to impact any migration routes.

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

No impacts to wildlife are anticipated as a result of this proposal; therefore, no specific measures to preserve or enhance wildlife are proposed.

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

There are no invasive animal species known to be 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.

The completed project will use electricity for lighting and other electrical utilities, including irrigation, EV charging stations, and a CCTV security camera system.

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

No, this project would not affect the potential use of solar energy by 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:

Construction activities and the completed project will meet or exceed WA 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.

There are no known environmental health hazards that could occur as a result of this proposal.

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

Ecology's "What's in My Neighborhood?" mapping tool shows no potentially contaminated sites in the project vicinity. One formerly contaminated site exists in the project vicinity – the former (now vacant) Ostrom Mushroom Farm, located to the north across Steilacoom Rd. (parcel number 11814140500). Contaminants previously identified at the Ostrom site included a leaking petroleum underground storage tank, metals, and pesticides; however, the site was cleaned up under Ecology's Voluntary Cleanup Program and was removed from Ecology's Hazardous Sites List in 2016.

- 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 known. Washington's "Call Before You Dig" utility notification center will be consulted prior to commencement of construction activity.

- 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; however, if any chemicals are used onsite, they will be stored in accordance with Occupational Safety and Health Administration (OSHA) requirements.

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

During construction, general emergency response may be required in case of construction accidents. Otherwise, there are no special or new emergency services that would be required as a result of this proposal.

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

Proper orange fencing will be used to identify construction area hazards and minimize the potential of injury to bystanders or construction personnel. The SWPPP outlines the proper BMPs to control access and pollution or sediment loss from the project to unintended receptors such as surrounding stormwater vaults.

## b. Noise

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

Sources of ambient noise at the site are related primarily to automobile traffic on the adjacent roadways, and park operations/use. These noise sources will not change as a result of the proposed site plan and are not expected to affect this proposal.

- 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, this project will generate varying construction noises typical of a construction project (use of trucks, heavy equipment, etc.). Construction noise will occur only during the hours permitted by Tenino's code of ordinances, and routing of construction traffic and timing will be reviewed to minimize noise impacts to adjacent properties. Long-term noise associated with operation of the project includes noise associated with traffic and park operations, and is anticipated to be comparable to what currently exists in the site vicinity.

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

To minimize short-term noise impacts, construction activities will take place only during the hours allowed by the City of Lacey's code of ordinances, and will not exceed allowable noise limits. The noise produced from the completed project is expected to be comparable to what is currently produced, so no additional measures are proposed at this time.

## 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 project site, a small portion of the overall RAC site located at the southeast corner of Marvin Rd. and Steilacoom Rd., is currently used as a gravel parking lot to serve the RAC facilities. The surrounding land uses are typical of low-density suburban development.

A fire station and training facilities owned by Lacey Fire District 3 lie directly east of the project site. To the south and southeast, the project site is surrounded by RAC sports fields; beyond the RAC facilities are low-density residential neighborhoods. To the west, across Marvin Rd., is an undeveloped 26-acre City-owned parcel intended for future RAC expansion, and to the northwest, Nisqually Middle School is situated diagonally across the intersection from the project site. North of the site, across Steilacoom Rd., is a large vacant warehouse building which used to house the Ostrom Mushroom Farm (closed in 2019), and beyond that to the north and east are more low-density residential neighborhoods.

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

No, the site has not been used as working farmlands or forest lands. No agricultural or forest land of long-term significance will be affected by this proposal.

- 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, the proposal will not affect or be affected by any working farm or forest land operations.

- c. Describe any structures on the site.

There are no structures on the site. The site is comprised of a gravel parking lot and a stormwater pond.

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

No structures will be demolished. The existing site (including the gravel parking lot) will be cleared and grubbed prior to commencement of construction.

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

The site is currently zoned LD - Low Density Residential (parcel number 11814410200) and OSI-P - Open Space Park (parcel number 11814410300).

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

The site's current comprehensive plan designations are LD 3-6 - Low Density Residential (parcel number 11814410200) and OSI-P - Open Space Park (parcel number 11814410300).

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

There are no shoreline master program designations on the project site.

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

No part of the site has been classified as a critical area.

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

No one would reside or work in the completed parking lot.

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

No one would be displaced as a result of the proposal.

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

N/A; no displacement impacts are anticipated.

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

This proposal supports Lacey's Parks and Recreation Comprehensive Plan<sup>1</sup>, whose goals and action items include the expansion of the RAC's recreational facilities. It is also consistent with the City's Capital Facilities Plan<sup>2</sup>, which includes a project to construct 100-200 additional parking stalls at the RAC to better accommodate users, along with other projects to expand and improve various RAC facilities. Additionally, the proposal is compliant with City of Lacey comprehensive plan and zoning regulations.

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

N/A; there are no nearby agricultural and forest lands of long-term commercial significance.

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

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

No housing units would be provided.

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

No housing units would be eliminated.

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

N/A; no housing impacts are anticipated.

---

<sup>1</sup> <https://laceyparks.org/wp-content/uploads/2021/08/2017-Parks-and-Recreation-Comp-Plan-Part-3.pdf>

<sup>2</sup> <https://cityoflacey.org/wp-content/uploads/sites/3/2022/03/2019-Park-Section-Updated.pdf>

## 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?

No buildings are proposed to be constructed. The tallest proposed structures are the parking lot lighting fixtures, which will be approximately 30 feet tall and compliant with City of Lacey lighting requirements.

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

No views would be obstructed as a result of this proposal. Views toward the site from passing vehicles on Marvin Rd. and Steilacoom Rd. would be slightly altered, as the project proposes to pave and expand an existing gravel parking lot on the project site, which will necessitate the removal of several existing trees. However, project landscaping will enhance the site and mitigate any aesthetic impact.

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

Project landscaping has been selected to meet the requirements of Lacey's municipal code and to complement the general aesthetic of the site.

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

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

Outdoor lighting fixtures will be provided to light the expanded parking area and pedestrian walkways, which will produce exterior illumination at night.

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

No, there will be not be a safety hazard from light or glare when the project is complete, nor will it interfere with any views.

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

There are no off-site sources of light or glare that will affect this proposal.

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

Consistent with the requirements of Lacey's municipal code, lighting fixtures will be focused and shielded to prevent light impacts to adjacent properties.

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

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

The only recreational facility in the immediate vicinity is the RAC (which this project site is a part of). The RAC is a regional park that provides a variety of recreational opportunities, including five softball/baseball fields, six regulation-size soccer/football/rugby fields, three basketball half-courts, playgrounds, two miles of natural surface trails and paved walking trails, picnic tables, and outdoor event facilities.

In the wider vicinity, a number of other local and regional recreational facilities exist, including:

- McAllister Park (1 mile south)
- Woodland Community Park (1.25 miles southwest)
- Hawks Prairie Off-Leash Dog Park (1.3 miles north)
- Lake Lois Park and Habitat Preserve (1.5 miles southwest)
- Nisqually National Wildlife Refuge (3 miles northeast)
- Chehalis-Western Trail (3.5 miles west)

- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No, this proposal would not displace any existing recreational uses. By expanding the parking facilities at the RAC, it would actually enable broader use of the park's recreational facilities.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
N/A; there will be no impacts to recreation as a result of this proposal.

### 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.  
According to DAHP's Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database, there are no register-listed or register-eligible properties on or near the site.
- 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 WISAARD, there are no known cultural landmarks or artifacts within the project area.
- 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.  
The WISAARD online database was consulted to assess potential impacts.
- 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.  
If archaeological resources are unearthed during any part of the construction process, DAHP will be contacted immediately, and work will stop until an assessment can be made.

### 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 site is bordered by Marvin Rd./SR 510 to the west, Steilacoom Rd. to the north, and internal access drives for the park to the east and south. An entrance off the southern internal access drive (which is in turn accessed from Marvin Rd.) provides access to the site. See construction plans for additional detail.
- 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 site is currently served by public transit (Intercity Transit Route 62B), which runs between southeast Lacey and Olympia Transit Center, with stops along both Steilacoom Rd. and Marvin Rd. The closest bus stop is located on the north side of the project site on Steilacoom Rd.

- 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 would provide a total of 346 parking spaces (including 8 handicap spaces and 8 bus spaces). The existing gravel parking lot is not striped but can currently accommodate approximately 200 vehicles, so the completed project would provide an additional 146 spaces.

- 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).

Design and construction includes full frontage improvements along Steilacoom Rd., with the City signing a deferral of frontage improvements agreement for frontage improvements along Marvin Rd. See construction plans for additional detail on proposed frontage improvements.

- 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 will not use water, rail, or air transportation.

- 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?

While not anticipated to generate significant traffic volumes beyond what is already generated by the RAC, it is currently unknown how many vehicular trips per day would be generated by the completed project. Trip generation will be calculated as required to comply with the City's traffic concurrency standards.

- 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; there are no agricultural or forest product transportation routes in the vicinity of the site.

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

No significant transportation impacts are anticipated as a result of this proposal; therefore, no specific mitigation measures are proposed at this time.

## 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.

No, the proposal would not result in an increased need for public services.

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

N/A; there are no anticipated impacts.

## 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.

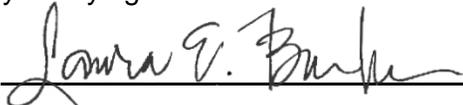
Electricity for lighting and other electrical utilities, including irrigation, EV charging stations, and a CCTV security camera system, will be provided by Puget Sound Energy (PSE).

Other utilities currently provided on the overall RAC site but not proposed for this project include:

- Water, sewer, and solid waste – provided by City of Lacey
- Natural gas – provided by PSE
- Telephone – provided by Qwest Communications
- Cable – provided by Comcast

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: Laura Barker \_\_\_\_\_

Position and Agency/Organization: Planner, SCJ Alliance \_\_\_\_\_

Date Submitted: May 1, 2023 \_\_\_\_\_

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.