



NISQUALLY INDIAN TRIBE
Tribal Historic Preservation Office

4820 She-Nah-Num Drive S.E.
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

July 25, 2023

To: Reace Fant
Associate Planner
Community & Economic Development
City of Lacey

Re: Project #23-0180 Morel Meadows PRD Subdivision

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe doesn't have any specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-528-1084
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

August 1, 2023

Reace Fant, Associate Planner
City of Lacey
Community Development and Economic Department
PO Box 3400
Lacey, WA 98509-3400

Dear Reace Fant:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the #23-0180 Morel Meadows Project (#23-0180) located at 8322 Steilacoom Road Southeast as proposed by Hatton Godat Pantier. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at: [Construction & Demolition Guidance](#). All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Diana Ison (360) 999-9593

This project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (<https://apps.wa.gov/ecy/dirtalert/>). Soil contamination from the old Asarco poses risks to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Washington State Department of Ecology (Ecology) recommends that the lead agency include soil sampling and analysis for arsenic and lead as conditions of approval in any areas of the project that involve soil movement. Sample the soil and analyze for arsenic and lead following the 2019 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review to the Technical Assistance Coordinator at the Southwest Regional Office, Diana Ison via email: diana.ison@ecy.wa.gov or phone: (360) 999-9593.

TOXICS CLEANUP: Thomas Middleton (360) 999-9594

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at the phone number provided above.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Jacob Neuharth (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.

- a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application>. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

Reace Fant
August 1, 2023
Page 4

(JKT:202303475)

cc: Derek Rockett, SWM
Diana Ison, TCP
Thomas Middleton, TCP
Jacob Neuharth, WQ



SITE PLAN REVIEW BUILDING AND FIRE COMMENTS

Date: 07/20/2023

Case # 23-0180

Applicant Name: DR Horton

Project: Morel Meadows

Location: 8322 Steilacoom Road SE

Notes By: Terry McDaniel

Planner: Fant

FIRE CODE COMMENTS

Timing of Installations/Fire Hydrant Requirements:

- 1. One fire hydrant shall be installed, tested and approved prior to building permit issuance. (LMC 14.07.501.4.) Fire hydrants shall be provided every 660 feet in accordance with IFC table (C102.1) and (LMC 14.07) for the building. Fire hydrants shall be placed no closer than 40 feet from the building or structure protected unless approved by the Fire Code Official.***

Fire Flow Requirements:

- 2. The required fire-flow for the building's shall be not less than 750 gpm for 2 hours in accordance with IFC Appendix B. This is based on building square footage not being provided for the largest building on the site. Said fire-flow is based on square footage/building construction type, including a 50% credit for the installation of automatic fire sprinkler systems. (IFC section 507.1 LMC 14.07.015). The initial calculation is always based on type 5b wood framed construction as a worst-case scenario for fire flow. Note: The Fire Code Specialist and City of Lacey Water System Engineer will determine fire flow based on construction type. As stated above we start with a "worst case scenario" fire flow and a larger water main size and can come down from that based on construction type and building size.***

Fire Apparatus Access Road Requirement:

3. *An approved 20-foot-wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level to meet hose lay. Said fire apparatus access road shall be located not less than 10-feet from the buildings. (IFC Section 503.1). Provide a model of Lacey Fire District #3 Truck 31 specifications turning movements on civil plans for fire code review. The fire access road shall be able to handle imposed loads of 75,000 lbs. **Note: A temporary fire access road shall be provided at time of vertical permit issuance. The fire access road shall be approved by an engineer to handle the loads of fire apparatus. (LMC 14.07)***

General Requirements:

8. *Approved 4" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. (IFC Section 505.1; LMC 14.07.015)*
9. *Approved fire lane marking shall be provided where necessary to discourage obstructions by the parking of private vehicles. Upon completion of final road surfaces and curbing construction, the City of Lacey Fire Code Official shall perform a site inspection to determine locations where fire lane marking will be necessary to discourage the parking of private vehicles. Said fire lane marking, where applicable, shall be provided and approved prior to final occupancy approval. IFC Section D-103.6; LMC 14.07.015*
10. *Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published (2021 Codes in effect October 29th of 2023)*

Required Fire Inspections:

11. *The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection or to request witness of required tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)*

BUILDING CODE COMMENTS

APPLICABLE STANDARDS AND COMMENTS:

1. *The proposed project shall comply with the applicable requirements of the 2018 International Building Code, 2018 International Fire Code, the 2018 Washington State Energy Code and all other codes adopted by the City of Lacey.*
2. *A demo permit is required from Olympic Regional Clean Air Authority prior to demo permit submittal to the City of Lacey Community and Economic Development Department.*
3. *A grading permit is required for the proposed scope of work.*
4. *Energy calculations shall be submitted with the architectural plans. The energy calculation form can be found on The City of Lacey website under Community and Economic Development Building Code Division forms.*
5. *A third-party special inspection testing agreement form is required for permit issuance. The form can be found on the city website under Community and Economic Development Building Code Division forms.*
6. *Prior to grading permit issuance, a preconstruction meeting shall be scheduled with Dylan Call @ 360-491-5642 or Dcall@ci.lacey.wa.us*
7. *Prior to the buildings going vertical a building preconstruction meeting shall be scheduled with Carlos Aviles Ortiz @ 360-491-5642.*
8. *A Washington State Licensed Architect and Engineer will be required for the project.*
9. *Addressing is assigned by Luka Vitalich please contact 360-491-5642.*

Please understand that the above noted items are only preliminary comments based on the information received. I can be reached at (360)-456-7783 for any assistance.

Sincerely,

Terry McDaniel
City of Lacey
Plans Examiner/CFM
360-456-7783

From: Chris Stolberg
Sent: Wednesday, October 4, 2023 5:03 PM
To: Reace Fant
Subject: RE: Project #23-0180 Morel Meadows PRD Subdivision

Hi Reace,

No comments. They do not have any traffic mitigation fees because of the credit they get from Ostrom's.

Best,

Chris



Christopher Stolberg, P.E.

Transportation Engineer

O: 360.438.2640 | C: 360.972.5763

cstolber@ci.lacey.wa.us

This email may be considered a record subject to public review.

From: Reace Fant <RFant@ci.lacey.wa.us>
Sent: Tuesday, October 3, 2023 1:47 PM
To: Chris Stolberg <CStolber@ci.lacey.wa.us>
Subject: FW: Project #23-0180 Morel Meadows PRD Subdivision

Hey Chris,

Did you have comments on this project?

Reace Fant
Associate Planner
Community & Economic Development
City of Lacey
360-486-8710

From: Reace Fant
Sent: Wednesday, July 19, 2023 3:32 PM
To: Terry McDaniel <tmcdanie@ci.lacey.wa.us>; Asher Cabe <ACabe@ci.lacey.wa.us>; Tom Stiles <TStiles@ci.lacey.wa.us>; Chris Stolberg <CStolber@ci.lacey.wa.us>; Martin Hoppe <MHOPPE@ci.lacey.wa.us>; Doug Christenson <Dchriste@ci.lacey.wa.us>; Ryan Stevens

<RStevens@ci.lacey.wa.us>; Carlos Aviles-Ortiz <caviles@ci.lacey.wa.us>; Rick Walk <RWALK@ci.lacey.wa.us>; Scott Egger <SEgger@ci.lacey.wa.us>; 'amy.tousley@pse.com' <amy.tousley@pse.com>; 'matthew_herrington@comcast.com' <matthew_herrington@comcast.com>; 'aaron.manley@orca.org' <aaron.manley@orca.org>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'bullchild.annette@nisqually-nsn.gov' <bullchild.annette@nisqually-nsn.gov>; 'beach.brad@nisqually-nsn.gov' <beach.brad@nisqually-nsn.gov>; 'sdinubilo@squaxin.us' <sdinubilo@squaxin.us>; 'KEVIN MCFARLAND' <suf1234@comcast.net>; Drew Goffeney <AGoffeney@intercitytransit.com>; Dylan Call <DCall@ci.lacey.wa.us>; Luka Vitalich <lvitalic@ci.lacey.wa.us>; teamMontesano@dfw.wa.gov; Grant Beck (GBeck@ci.lacey.wa.us) <GBeck@ci.lacey.wa.us>

Subject: Project #23-0180 Morel Meadows PRD Subdivision

Good Afternoon All,

Please find the link below to the routing materials for the subject project proposal at 8322 Steilacoom Road SE, Lacey, WA 98513. Parcel numbers 11814140500 and 11813220300. Please provide comments by 8/2/2023. If you have any questions, concerns or trouble accessing the materials please reach out to me directly.

Link:

<https://cityoflacey.org/projects/morel-meadows-prd-subdivision-23-0180/>

Respectfully,

Reace Fant

Associate Planner

Community & Economic Development

City of Lacey

360-486-8710

From: Doug Christenson
Sent: Monday, September 25, 2023 12:15 PM
To: Reace Fant; Tom Stiles; Dylan Call
Subject: RE: #23-0180 Stop Clock Submittal Materials

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Reace,

With this resubmittal and additional geotechnical data, I'll accept the revised stormwater site plan for Morel Meadows. Please include the following Conditions of Approval:

1. The final stormwater management plan for site development shall be in substantial conformance with the draft Drainage Control Plan submittal dated September 18, 2023.
2. Supplemental soil testing and infiltration analysis shall be conducted during the December 1-April 30 period at all proposed infiltration facility locations, to assess infiltration characteristics and rates under "wet-season" conditions. A supplemental geotechnical report (and design revisions, if necessary) shall be submitted for approval prior to construction.
3. Any permanent stormwater infiltration locations used for temporary stormwater containment during construction shall be constructed, inspected, and tested for infiltration performance verification after final grading, as described in Chapters 5 & 7 of the City of Lacey 2022 Stormwater Design Manual.
4. Stormwater infiltration in fill material on-site is prohibited. All stormwater infiltration facilities shall be set in native soil.
5. All stormwater management BMPs and facility components shall be designed and constructed in conformance with the applicable criteria in the City of Lacey 2022 Stormwater Design Manual.

Let me know if you want to discuss.

Thank you,
Doug



Doug Christenson, PE, LG
Water Resources Engineer
Public Works Department
360-438-2686 • dchrise@ci.lacey.wa.us

This email may be considered a record subject to public review

From: Reace Fant <RFant@ci.lacey.wa.us>
Sent: Wednesday, September 20, 2023 2:30 PM
To: Doug Christenson <Dchrise@ci.lacey.wa.us>; Tom Stiles <TStiles@ci.lacey.wa.us>; Dylan Call <DCall@ci.lacey.wa.us>
Subject: #23-0180 Stop Clock Submittal Materials

Good Afternoon,

Please find the file path to the materials addressing the stop clock that was issued on with regards to project #23-0180 (Morel Meadows Subdivision). Provide comments by 10/4/2023. If you have questions or trouble accessing materials reach out to me directly.

File Path: <I:\Land Use Permits\23-0180 Morel Meadows\Application\Drainage Report Resubmittal>

Best,

Reace Fant
Associate Planner
Community & Economic Development
City of Lacey
360-486-8710

**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
PLAT CONDITIONS**



PW FILE #: 118-14-140500
OWNER: OMF Legacy Parentco Inc.
APPLICANT: SSHI, LLC, dba DR Horton
PROPOSED USE: 179 Single Family Lots
PLANNER: Reace Fant

COMMENTS DATE: 10/2/2023
CASE NUMBER: 23-0180

NOTES BY: Tom Stiles

Specific Water Improvements:

1. A 12-inch water main shall be extended internally within the plat from the main in Steilacoom Road near the SE corner of the project to the main in Marvin Road at the entrance to the plat, other appropriately sized shall be installed throughout the plat to provide individual water service to each lot/unit, meet water quality and Lacey Fire requirements.
2. To provide area for both water and sewer mains, proper separation between them and to allow them to be replaced in the future, Tract 'H' and the alley between lots 140-150 and lots 151-158 shall have a total width shall of 25-feet.
3. Existing City of Lacey water mains shall either be incorporated into the design or decommissioned as required by the City of Lacey. Structures shall not be located over active or inactive water mains.
4. Existing wells with associated water rights may remain for irrigation purposes. Wells without water rights shall be decommissioned per Washington State Department of Ecology standards. If a well is to be used for irrigation, a Reduced Pressure Backflow Assembly (RPBA) is required and shall be installed as premise isolation at the public water supply service connection. Also if the well is to be retained, show the location of the well with its protective radius. If the well is to be decommissioned and the owner has retained the water rights, the City of Lacey may be interested in acquiring these rights. City of Lacey 2017 Development Guidelines and Public Works Standards Manual (DG&PWS, Water, 6.120 E.)
5. SR 510 is a state-owned right-of-way. Prior to work being performed within their right-of-way, either a WSDOT approved right-of-way access permit or written confirmation from WSDOT that a permit is not required shall be provided.

General Water Improvements:

6. For Irrigation lines located in the public right-of-way, in private roadways or alleys, the following note shall be included on the plat and is a condition of approval: "The Homeowner's Association or in the absence of a Homeowner's Association the property owner adjacent to the public right-of-way, private roadway or alleys will be responsible for maintaining and locating all irrigation lines located in these areas". (DG&PWS, Water, Irrigation 6.210)
7. In addition to all Federal and State requirements, water system improvements shall meet the requirements of the current City of Lacey City of Lacey Development Guidelines and Public Works Standards Manual, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. (DG&PWS, Water 6.010)
8. Show all internal wells to remain and adjacent wells within 100-feet of the proposed plat with their protective radii (this will assure the proposed development will not impact any wells) (DG&PWS, Subdivisions and Short Plats, Chapter 2 – plat checklist). If site improvements encroach on existing well radii, provisions shall be made to assure wells are properly protected.
9. Water main extensions shall be on the north/east side of the road or drive area 6 feet from the center line. Water mains shall provide domestic water service to each parcel, meet water quality and Lacey Fire requirements. (DG&PWS) 6.010, 6.020.
10. Unless approved by the City of Lacey, "Dead End" water mains cannot be created with this project (DG&PWS, Water 6.020)
11. Domestic water service boxes shall be provided to each lot/new building (if duplexes are utilized each side of the duplex must be metered). (DG&PWS 6.120 F)
12. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.
13. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "disrupted", a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
14. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

15. Prior to subdivision of land, water and sewer services shall be provided for each lot created (Lacey Municipal Code sections 15.12.030 and 15.12.040).

Specific Sewer Improvements:

16. From the existing main in Steilacoom Road (near the SE corner of the project on Steilacoom Road), 8-inch gravity sewer mains shall be extended on site to service the plat with sewer. Due to the proposed small lot sizes, there is not adequate room for grinder systems for lots that cannot be serviced with gravity sewer. If gravity sewer cannot be utilized for the entire project, lots with grinder system shall be enlarged to a size that accommodates grinder system restrictions, parcel access needs and landscaping requirements. To allow for maintenance of grinder systems, tanks shall be located in the front yards of units. Landscaping shall be limited to prevent roots from entering the grinder units. Grinder system shall not be located within driveway areas or other areas that will be driven upon. (DG&PWS Chapter 7, Sewer)

General Sewer Improvements:

17. All existing on-site septic tanks and drainfields shall be removed per Department of Ecology and Thurston County Department of Health.
18. All proposed structures connected to water shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.
19. Sewer laterals shall be provided to each lot/new building connecting to the public sewer main.
20. Sewer main extensions shall be located 6-feet off the centerline of the street/drive area on the South or West side. (DG&PWS, Sewer 7A.010)
21. In addition to all Federal and State requirements, sanitary sewer improvements associated with this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual, City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

22. If gravity sewer cannot be utilized for all lots and grinder systems are proposed for portions of this plat, please include the following Grinder easement language on the plat document:

GRINDER SYSTEM PLAT EASEMENT PROVISIONS

A PERPETUAL EASEMENT HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LACEY, ITS SUCCESSORS AND ASSIGNS, FOR OPERATION, MAINTENANCE, AND REPAIR OF ANY OR ALL PORTIONS OF THE GRINDER SYSTEM INCLUDING BUT NOT RESTRICTED TO: TANKS, PUMP CHAMBERS, PRESSURE/GRAVITY SEWER CONNECTION LINES AND PUMP STATUS PANEL, OVER, UNDER AND THROUGH THE LAND HEREBY PLATTED. THE PURPOSE OF THE EASEMENT AS TO PROVIDE ACCESS FOR CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE GRINDER SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HEREIN RESERVED SHALL BE FIVE FEET EACH SIDE OF PIPE AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND FIVE FEET BEYOND THE EDGES OF THE TANK. THE OWNER SHALL MAINTAIN AND IS RESPONSIBLE FOR THE BUILDING LATERAL CONNECTING THE TANK TO THE BUILDING PLUMBING AND INLET TO THE TANK CHAMBER. THE CITY OF LACEY SHALL HAVE THE RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE GRINDER SYSTEM.

IT IS POSSIBLE THAT LANDSCAPING WITHIN THE ABOVE EASEMENT RIGHT-OF-WAY MAY BE DAMAGED DURING THE PERFORMANCE OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGE TO SAID ITEMS IN THE CASE WHERE WORK BY THE CITY IS DONE IN A REASONABLE MANNER. THE OWNER ALSO WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGES GENERALLY WHICH ARISE FROM "ACTS OF GOD" OR OF THIRD PARTIES NOT INVOLVING FAULT BY THE CITY OF LACEY.

THIS EASEMENT SHALL BE CONSIDERED AN ENCUMBRANCE WHICH TOUCHES AND CONCERNS THE LAND ABOVE DESCRIBED, AND BINDS OWNERS, TRANSFEREES, DONEES, SUCCESSORS AND ASSIGNEES IN INTEREST IN THE SAME MANNER AS IT BINDS OWNERS HEREIN.

NOTE: THE ABOVE EASEMENT PROVISIONS SHALL BE SHOWN ON THE FACE OF THE FINAL PLAT, VERBATIM. LETTERING SHALL NOT BE LESS THAN 0.13 (1/8) INCH IN HEIGHT.

Specific Stormwater Improvements:

23. Treatment and infiltration facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site, right-of-way areas being dedicated with this plat along with the stormwater associated with the existing frontage along Steilacoom Road.
24. This project is located within a Category I Critical Aquifer Recharge Area, Enhanced treatment for stormwater is required (SDM 8.2 and Appendix 8B).
25. Previously, the Ostrom's site had contamination from the existing on-site agricultural waste water management system. Ostrom's held a state waste discharge permit for this function. Areas currently planned for stormwater management may be restricted. Prior to stormwater being infiltrated in previously contaminated areas, confirmation these areas have been properly remediated shall occur.
26. Individual roof drain infiltration systems shall be installed for each building. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible. Please include the following note on the plat: "Roof downspout infiltration systems shall be placed on each lot being developed and shall be sized to accommodate storm runoff per the current City of Lacey Stormwater Design Manual" (SDM 2.2.5 and 7.4.10)

Please see Doug Christenson's comments for additional specific stormwater conditions

General Stormwater Improvements:

27. In addition to all Federal and State stormwater requirements, this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual and the current City of Lacey Stormwater Design Manual (LMC 14.27). The Stormwater Design Manual requires the use of Low Impact Development (LID) techniques to the maximum extent possible. Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the Stormwater Design Manual.
28. A final Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being addressed; construction SWPPP; basin map; plan drawings; hydrologic modeling inputs and results (including the data files produced with the model); summary data of sub-basin areas; design calculations and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a

stormwater facilities Maintenance and Source Control Manual (SDM 2.2.1 & 3.3).

29. Projects shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2). Some areas of the site may be subject to high groundwater levels, these areas shall be address with the stormwater report.
30. In conformance with the City of Lacey Stormwater Design Manual, post-construction soil quality and depth (BMP T5.13) shall be incorporated into the site design and construction (SDM 2.2.5 & 7.4.1).
31. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City **prior to beginning any site disturbing activities at the project**. Each of the 13 required elements as identified in Chapter 5 must be addressed and included in the construction SWPPP. If site conditions render any element unnecessary, the exemption for that element shall be clearly justified in the narrative for the SWPPP. The SWPPP shall be submitted to and approved by the City prior to Civil Plan Approval.
32. A Stormwater Facility Maintenance and Source Control Manual per chapter 3 of the City of Lacey Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included with the submitted drainage report as part of the stormwater site plan.

Also, the maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to Civil drawing approval.
33. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site. (SDM 5.2.3, Element #12)
34. Prior to issuance of building permits for construction of buildings associated with the plat, post utility/roadway construction site stabilization improvements as shown on the erosion control plans within the approved civil drawings shall be completed. Elements of the plan shall include but are not limited to stabilizing soils, protecting slopes, providing concrete wash areas, and other best management practices to ensure erosion of the site does not occur.
35. Residential subdivisions shall provide signage (a detail is available at the City) to enhance the protection of the storm drainage system. Signage for

stormwater facilities and pet waste stations is a condition of approval and shall be installed by the developer prior to final Public Works approval.

Specific Transportation Improvements:

36. Steilacoom Road is classified as a Major Collector Type II roadway. See Detail 4-3.1 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 36-feet of half-street Right-of-Way. Frontage improvements shall be completed by the applicant and approved by the City prior to final plat approval of this project.
37. Marvin Road is classified as an Arterial roadway. See Drawing Detail 4-2.2 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 49-feet of half-street Right-of-Way. Curb to Curb the Marvin Road improvements are complete. From the back of curb to the property line, outstanding frontage improvements shall be installed. This requires the relocation of the existing sidewalk, installation of a planter strip with landscaping and irrigation and possibly the installation of additional street lighting along Marvin Road. Frontage improvements shall be completed by the applicant and approved by the City prior to final plat approval of this project.
38. Internal roadways are classified as a Major Local Residential roadways. See Detail 4-4.0 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 54-feet of Right-of-Way. Frontage improvements shall be completed by the applicant and approved by the City prior to Certificate of Occupancy of any building associated with this project.
39. At a minimum, alleys shall be constructed to alley standards. the alley between lots 140-150 and lots 151-158 shall have a total width shall of 25-feet. See Detail 4-5.1 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual.
40. Please note where the internal roads connect to Marvin and Steilacoom Road, the initial portion of the roadway at the intersections shall meet Major Collector Type II standards (See Detail 4-3.1 dated 12/15/14 & Detail 4-4.2 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual).
41. In addition to the previously mentioned frontage improvements, all overhead utilities shall be relocated underground by the developer and/or utility owner if the cumulative length of the parcel's frontage is over 500 lineal feet. (DG&PWS, General Public Works Considerations 3.100 D)

42. Existing curb ramps or other improvements that do not meet current Americans with Disability Act standards associated with the site shall be brought into conformance with the site development. (DG&PWS, 4C.030 7.)

Please see Transportation Section comments for additional specific transportation conditions

General Transportation Improvements:

43. In addition to all Federal and State requirements street lighting requirements, street lighting levels shall comply with current City of Lacey Development Guidelines and Public Works Standards requirements for roadways and intersections. To comply with these standards and assure street lighting is in conformance with these standards, additional street lighting may be required for all streets adjacent to this project. All street lighting designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010)
44. As a condition of final Public Works Approval, electrical services associated with street lighting, pump stations, or other applications (for the Public benefit as agreed to by the City) shall be transferred into the City's name. In order to change service, the applicant/owner must provide a copy of a billing statement to the City. If service has not been established, the applicant/owner must provide the following information to the City to establish service: Project Name (final subdivision name), service meter's number, address of the service meter, owner's contact number and address, and the type of items are being energized by the service. All fees associated with the installation of the service shall be the responsibility of the developer. **Without the information outlined above or a copy of a previous billing statement, the service will remain in the applicant/owner's name and they will be responsible for payment of the bills until such time as the information is received by the City.**
45. Fiber optic conduit shall be installed and conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).
46. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)

The access to the site shall align with the access to The Lacey Regional Athletic Complex. Also, WSDOT shall approve the proposed access to SR 510.

47. Traffic mitigations as determined by the Residential Traffic Generation worksheet or Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.
48. Please show all proposed and existing driveways associated with the plat. (DG&PWS Subdivisions and Short Plat 2-21)
49. Minimum intersection curb radii and centerline radius requirements must be satisfied. Please label all radii on the final plat (DG&PWS 4B.020).
50. Roadway sections (public or private) cannot be constructed in saturated ground areas. If separation from the water table cannot be obtained, the site must be filled to accommodate the roadways.
51. All residential projects, whether single or multi-family, which abut a boulevard, an arterial, or any class collector street shall be required to establish a buffer from such streets. The buffer must be a separate tract of land, 20-feet in width, within the subdivision and is to be maintained by the Homeowner's Association. (DG&PWS, Transportation 4B.065)
52. All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)
53. Please include the following note on the plat: "The Homeowner's Association or in the absence of a Homeowner's Association the property owner adjacent to the public right-of-way, private roadway or alleys shall be responsible for maintaining the planter strip, and all other areas within the right-of-way (weeding, pruning, irrigating, mowing, etcetera of the landscaping and street trees.) in a healthy and growing manner in perpetuity. If these areas are being maintained by another group or organization, a maintenance agreement (or adequate documentation) that verifies these areas are being (and will continue to be) maintained shall be submitted to the City for review". (Development Guidelines & Public Works Standards, Transportation 4G.100D).
54. Please include the following note on the plat: "The City of Lacey has no responsibility to build, improve, maintain, or otherwise service the private roads and/or alleys within or providing access to the property described in this plat." (Lacey Municipal Code 15.32.190)
55. The following note on the plat: "The Homeowner's Association is responsible for maintaining the private streets and alleys (along with associated parking areas and street lighting) and planter strips (weeding, mowing, irrigation, pruning of landscaping, etc.). in a healthy and growing manner in perpetuity". (DG&PWS, Transportation 4G.100D)

56. In addition to all Federal and State requirements roadway requirements, this project shall comply with current City of Lacey Development Guidelines and Public Works Standards Manual requirements for roadways.

General Surveying Requirements:

57. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).

58. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.

59. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Coordinate System. (DG&PWS 3.025)

60. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum. (DG&PWS 3.025)

Civil engineering drawings submitted the City of Lacey must be on National Geodetic Vertical Datum 1929 (NGVD29). Civil drawings not on this datum will not be accepted and routed for review.

61. Right-of-Way shall be dedicated with this project. Right-of-Way shall be dedicated in conformance with the City or Regional Transportation plans, by the approved Traffic Impact Analysis, to accommodate modifications to existing curb ramps/driveway cuts upgrading them to current Americans with Disabilities Act requirements or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

62. Immediately adjacent to the public right-of-way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details).

Other Requirements:

63. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the City of Lacey Community Development Department). (LMC)
64. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect. (DG&PWS 3.035)
65. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)
66. Prior to submitting civil drawings for review, Land Use Approval must be obtained.
67. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
68. Prior to civil drawing approval, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans. (DG&PWS Chapter 3.040,B)
69. Prior to final Public Works Construction approval, “as-built” bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)
70. Certificate of Occupancy/final inspection for any building will not be issued until all paperwork required for the project is submitted and approved and all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. (DG&PWS 4B.080)
71. A 20 percent maintenance bond or financial guarantee of the engineer’s estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. The financial guarantee applies to sewer,

stormwater, water, frontage, landscaping/irrigation, roadway and street lighting improvements (LMC 14.20.025).

72. Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, please provide three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. **Drawings submitted to other City departments will not satisfy this requirement.** (DG&PWS 3.040, B)
73. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the Homeowner's Association will be notified and the problem shall be corrected within 30 days of notification. If the problem is not corrected within the 30 day time period, the City will correct the problem and bill the Homeowner's Association. This language shall be included on the plat document.
74. A Bill of Sale for water, sewer and street lighting improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

End of Proposed Development Review Conditions of Approval

From: Lauren Whybrew <lauren.whybrew@orcaa.org>
Sent: Monday, July 24, 2023 9:11 AM
To: Reace Fant
Cc: Bryson Downs; Debbie Moody
Subject: ORCAA Comment on SEPA#202303475; File# #23-0180 Morel Meadows
Attachments: [6.\) APP SEPA Checklist.pdf](#)

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please take care when clicking links or opening attachments.
When in doubt, contact the IS Department

Good morning,

I recently reviewed a notice regarding the #23-0180 Morel Meadows proposal. The project proposes the demolition of all existing structures on site (several buildings that are associated with the former Ostrom's Mushroom farm), located at 8322 Steilacoom Rd SE, Lacey, WA. Olympic Region Clean Air Agency (ORCAA) has the following comments for the applicant:

ORCAA regulations require an asbestos survey for all demolition projects. Demolition projects by definition also include renovations performed to load-bearing structural members on the current building as part of a remodel. Prior to any demolition project, the following must be completed:

- A good faith asbestos survey must be conducted on the structure by a certified Asbestos Hazardous Emergency Response Act (AHERA) building inspector;
- If asbestos is found during the survey, an ORCAA Asbestos Removal Notification must be completed and all asbestos-containing material must be properly removed prior to the demolition; and,

- If the structure is 120 sq. ft. or greater, an ORCAA Demolition Notification must be submitted regardless of the results of the asbestos survey. There is a mandatory 14-day waiting period after ORCAA receives notification, so we recommend the applicant complete the Demolition Notification promptly after receiving the survey.

**These requirements are specific to ORCAA and are not synonymous with any city or county permitting jurisdiction requirements*

Helpful Links:

A list of certified asbestos contractors is available at <https://www.orcaa.org/asbestos-demolition/asbestos-service-providers/>

The Demolition Notification form is available at <https://www.orcaa.org/asbestos-demolition/asbestos-forms-resources/demolition-notification-form/>

If applicable, the Contractor Asbestos Removal Application is available at <https://www.orcaa.org/asbestos-demolition/asbestos-forms-resources/demolition-notification-form/>

If you have any questions or concerns regarding the process, please contact Bryson Downs at bryson.downs@orcaa.org or by calling our main office at 360-539-7610.

Thank you,

Lauren Whybrew, Engineer II

Olympic Region Clean Air Agency - "Clean Air is Everyone's Business!"
2940 Limited Lane NW · Olympia WA 98502 · www.orcaa.org
(360) 539-7610 ext. 107 · 1-800-422-5623

Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.

Please consider the environment before printing this email. Thank you.