

**CITY OF LACEY  
DEVELOPMENT REVIEW  
PUBLIC WORKS DIVISION  
SITE PLAN REVIEW CONDITIONS**



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**PW FILE #:** 118-28-13XXXX

**OWNER:** City of Lacey

**APPLICANT:** Gagan Brar

**PROPOSED USE:** Lift Station Upgrades and Maintenance

**PLANNER:** Reace Fant

**COMMENTS DATE:** 9/19/2023

**CASE NUMBER:** 23-0218

**NOTES BY:** Tom Stiles

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**Water Improvements:**

Water improvements are not a requirement for this project.

**Sewer Improvements:**

1. Only sewer improvements proposed for this project are required.

**General Sewer Improvements:**

2. In addition to all Federal and State requirements, any 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)

**Specific Stormwater Improvements:**

3. In conformance with the Stormwater Design Manual, treatment and infiltration facilities shall be constructed for stormwater associated with the site.
4. This project is within a Category I Critical Aquifer Recharge Area, Enhanced treatment for any additional stormwater facilities is required (SDM 8.2 and Appendix 8B).
5. Due to the site's proximity to Hick Lake. Additional stormwater treatment installed for this project shall include phosphorous removal.

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

**General Stormwater Improvements:**

6. 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). 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.
7. This project 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)
8. 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).
9. The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "Roof downspout infiltration systems shall be placed on the lot being developed and shall be sized to accommodate storm runoff per the current City of Lacey Stormwater Design Manual"

If site conditions cannot support downspout infiltration or dispersion systems, a note must be included on the civil drawings indicating that roof and foundation drains shall be tied into stormwater system with perforated stub-out connections. (SDM 2.2.5 and 7.4.10)

10. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.
11. 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 drainage report as part of the stormwater site plan.

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.

12. 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)

**Specific Transportation Improvements:**

Frontage improvements are not required for this project.

**Please see Martin Hoppe's comments for additional specific transportation conditions**

**General Transportation Improvements:**

13. 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)

**Access to the site will remain the same.**

14. Traffic mitigations as determined by the Residential/Commercial Traffic Generation worksheet or Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.

**Traffic mitigations do not apply to this site.**

**General Surveying Requirements:**

15. 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)
16. 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.**

**Other Requirements:**

17. 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 )
18. 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)

End of Proposed Development Review Conditions of Approval



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

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

September 21, 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 #23-0218 City of Lacey Lift Station #6 Rehab Project (#23-0218) located at 5611 32<sup>nd</sup> Court Southeast as proposed by Gagan Brar, City of Lacey Public Works. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

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. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

**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.

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

Reace Fant  
September 21, 2023  
Page 2

Southwest Regional Office

(JKT:202304305)

cc: Derek Rockett, SWM  
Thomas Middleton, TCP

**From:** Shaun Dinubilo <[sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)>  
**Sent:** Thursday, September 14, 2023 12:47 PM  
**To:** Reace Fant  
**Subject:** RE: #23-0218 Routing Materials (City of Lacey Pump Station #6)

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

Hello Reace,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us).



Shaun Dinubilo  
Archaeologist  
FAA Certified (Section 107) sUAS Remote Pilot  
Cultural Resource Department  
Squaxin Island Tribe  
200 S.E. Billy Frank Jr. Way  
Shelton, WA 98584  
Phone: 360-432-3998  
Email: [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)

Email is my preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

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**From:** Reace Fant <[RFant@ci.lacey.wa.us](mailto:RFant@ci.lacey.wa.us)>  
**Sent:** Friday, September 8, 2023 10:57 AM  
**To:** Wade Duffy <[WDUFFY@ci.lacey.wa.us](mailto:WDUFFY@ci.lacey.wa.us)>; Terry McDaniel <[tmcdanie@ci.lacey.wa.us](mailto:tmcdanie@ci.lacey.wa.us)>; Asher Cabe <[ACabe@ci.lacey.wa.us](mailto:ACabe@ci.lacey.wa.us)>; Tom Stiles <[TStiles@ci.lacey.wa.us](mailto:TStiles@ci.lacey.wa.us)>; Chris Stolberg

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**Cc:** Sarah Bartz <[sbartz@ci.lacey.wa.us](mailto:sbartz@ci.lacey.wa.us)>; Gagan Brar <[GBrar@ci.lacey.wa.us](mailto:GBrar@ci.lacey.wa.us)>  
**Subject:** RE: #23-0218 Routing Materials (City of Lacey Pump Station #6)

Good Morning All,

Please find the attached materials at the link provided below for the replacement of pump station #6 at 5611 32nd Court SE, Lacey, WA 98503. Section 28, Township 18N, Range 1W. The parcel number is 83450100000 & 11828110801. Please provide comments by **9/22/2023**. This project has resubmitted a new map due to changes on site. All supporting material remains the same and can be found in the original link below, the new materials have been attached directly to this email. If you have questions or concerns please feel free to contact me.

Link: <https://cityoflacey.org/projects/lift-station-6-23-0218/>

Respectfully,

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