

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Hogum Bay Commercial

2. Name of applicant:

Golden Nugget Investment Group

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

9632 6th Way

Lacey, WA 98513

360-878-0678

Contact: LDC, Inc- Tyrell Bradley

4. Date checklist prepared:

February 14, 2024

5. Agency requesting checklist:

City of Lacey

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

Construction to start April 2025

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

This proposal is for development of 1 of 2 proposed buildings on the project site. There are also plans future plans to subdivide a portion of the project parcel into it's own separate lot. No estimated development is planned for the future platted lot, but understand that development of the lot would require it's own separate SEPA review.

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

No environmental information has been prepared as part of this proposal.

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.

N/A

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

Land Use Approval, Land Disturbance Permit, SEPA Determination, NPDES Permit Issuance, Building Permit Issuance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is for the development of a commercial building on the project parcel. The applicant is purposing the development of 2 hotel buildings and short platting a section of the parcel for future development use. This proposal is for the development of the entire site and 1 of the 2 hotel buildings. Future development parcel will be subject to its own SEPA.

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.

Address: Not Known at This Time
Parcel Number: 11811120800
Abbreviated Legal: Section 11 Township 18 Range 1W LOT 11 NPS-0030 NE LY WLY OF HOGUM BAY RD & ELY OF MARVIN LESS PTN LY SLY HOGUM BAY RD EXCEPT PTN DEEDED TO CITY OF LACEY FOR MARVIN ROAD AND HOGUM BAY ROAD PER AFN

Environmental Elements

1. Earth

[Find help answering earth questions³](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

a. General description of the site:

Circle or highlight one: Flat, **rolling**, hilly, steep slopes, mountainous, other:

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

Steepest slope on the site is approximately 12%.

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.

Geotechnical Report by Quality GEO NW dated 09/01/2023 states that the soils on site are described as “Unstratified and, in most exposures, highly compacted mixture of clay, silt, sand and gravel deposited directly by glacier ice”.

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

There is 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.

The project would require roughly 2,000 cubic yards of cut and 20,000 cubic yards of fill for a net of 18,000 cubic yards of earthwork. The project site has not been cleared and has an area of approximately 47 acres. Fill will be sourced from an approved location.

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

During construction, the potential for increased erosion would be present. However, erosion control BMP's will be implemented. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.

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

The impervious surface onsite will not exceed the percentage allowed by Lacey Municipal Code.

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

The project will meet or exceed the Engineering Design and Development Standards for erosion control and shall apply BMP's throughout the construction of the project.

2. Air

[Find help answering air questions](#)⁴

- 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.**

Dust and vehicle emissions will occur during grading and construction. Following construction, emissions from vehicles on site will occur.

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

No off-site sources of emissions or odor will affect the proposal.

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

Should construction activities be taken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the State of Washington Department of Licensing.

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are no surface water bodies on or near the project 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.**

The project will not require an work over, in or adjacent to any surface water bodies.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 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.**

There will be no fill or dredge material placed in or removed from surface water or wetlands on the site.

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

No surface water withdrawals are proposed.

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

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, the proposal does not involve any discharges of waste material into surface waters.

b. Ground:

[Find help answering ground water questions⁷](#)

- 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 a general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn from a well for drinking water or other purposes. Water is to be provided by the City of Lacey.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 be no waste material discharged into the ground from septic tanks or other sources. This site is served by the

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.**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Through the construction of buildings and roadways, the existing runoff pattern would be locally modified. Additional runoff from the proposal would be generated by building roofs, parking lots, sidewalks and roadways. This water would be collected by the storm drainage systems and directed to storm retention/detention facilities and the discharged at the natural locations.

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

It is unlikely that waste material will enter ground or surface waters as a result of this project.

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

The proposal will not alter or otherwise affect the drainage patterns in the vicinity of the project site.

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

All adopted development and engineering requirements imposed by the City of Lacey to control hydrologic impacts on adjacent properties will be incorporated into final construction plans and implemented by the proponent. Storm drainage facilities will be designed in accordance with the DOE Storm Water Manual, and City of Lacey engineering standards.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

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

All vegetation within the grading limits will be removed as part of this project.

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

There are no known threatened or endangered plant species known to be on or near the site per the State Department of Natural Resources Natural Heritage database.

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

All landscaping will be consistent with the City of Yelm landscape standards. Please see Landscape Plan for more information.

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

There are no noxious weeds or invasive species known to be on or near the site.

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that 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:

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

According to the WDFW PHS online, no species listed as threatened or endangered occur on or in the immediate vicinity of this site.

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

The project site, like all Western Washington, lies within the Pacific Flyway Migratory Route.

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

There are no measures to preserve or enhance wildlife.

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

There are no invasive animals in or near the site to our knowledge.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity and natural gas will be the primary source of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes. Project will meet current energy codes.

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

It is not anticipated that the project will impact any surrounding solar uses.

- 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.**

Measures required by the Washington State residential and commercial energy code would be employed. Additional energy conservation features would be at the choice of property owner.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

There are no increased environmental health hazards or risks associated with the proposal.

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

None known or possible contamination at the site from present or past uses.

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.**

There are no known existing hazardous conditions that will affect this project. According to the Utilities and Transportation Commission ArcGIS website, there are no underground pipelines located within the project neighborhood.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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.

No toxic or hazardous chemicals are expected to be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

4. Describe special emergency services that might be required.

No need for special emergency services are anticipated.

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

All potentially hazardous materials used during construction would be handled and stored in accordance with state and federal hazardous materials handling requirements. If contaminated soil or groundwater are encountered during construction, a formal plan would be developed consistent with state and federal regulations for their removal and treatment or disposal. Also, if contaminants are encountered, measures would be implemented to minimize exposure to people in accordance with applicable regulations.

b. Noise

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

Typical noise expected from a residential neighborhood and commercial developments. Vehicular noise from established and planned single-family communities in the vicinity of the site will be heard from the project site.

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)?

Noise levels would be intermittently high during construction but would be limited to code allowed and normal waking hours. Post-development traffic noise created by vehicular trips would increase ambient noise levels to the vicinity.

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

Construction will be limited to normal waking hours as prescribed by the City of Lacey Ordinance so nearby residences should not experience long-lasting adverse noise impacts.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The site is currently vacant and undeveloped land. Properties surrounding the project site are currently used for commercial and residential uses. The proposal impact the uses on nearby properties.

- 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 because 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?**

The site has not been used as working farmland or forest land.

- 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?**

The proposal will not be affected by surrounding working farm or forest land.

- c. Describe any structures on the site.**

There are no structures currently on the site.

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

Not applicable as there are no structures currently on the site.

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

The site is currently zone HPBD- C (Hawks Prairie Business District (Commercial))

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

The current comprehensive plan designates this site as Commercial.

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

The site is not within a shoreline.

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

To our knowledge, the site has not been classified as a critical area by the city or county.

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

The project will provide approximately 128 hotel rooms and will not be used for permanent housing. The proposal is for the development of a Commercial Building Hotel, it is estimated that approximately 15-20 people will work in the completed project.

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

This project will not displace any residents as the site is currently undeveloped.

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

The project will not displace any residents, measures to avoid or reduce displacement impacts are not applicable to this project.

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

Compliance with existing regulatory codes and standards ensures compatibility with existing and project land uses.

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

This proposal is within an existing, developed area within the City of Yelm city limits, there will be no impact to agricultural or forest lands.

9. Housing

[Find help answering housing questions](#)¹²

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

The proposal is for the development of a Commercial Hotel Building that will provide 128 units. There units would not be provided to for the use of permanent housing.

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

This project will not eliminate any units as the site is currently undeveloped.

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

There are no measures in place to reduce or control housing impacts as the site is currently vacant and undeveloped.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed structure will be approximately 65-feet tall.

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

No views in the immediate vicinity would be altered or obstructed.

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

The observance of building setbacks and provision on native landscaping would reduce the aesthetic impact of the project. The project will comply with the City of Lacey design review.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

This proposal would produce light from automobile headlights and streetlights primarily at night.

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

No light or glare from the finished project is anticipated to be a safety hazard or interfere with views.

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

Light from nearby residences and roadway lights may be present.

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

None proposed. Lighting from exterior of building will adhere to City code.

12. Recreation

[Find help answering recreation questions](#)

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

Nearby recreation opportunities can be found at Gateway Park, Closed Loop Park, and LOTT Hawks Prairie Satellite. Gateway Park is located 1.3 miles, a 3 minute drive or 29 minute walk, to the west of the project site. The Closed Loop Park is located 0.3 miles, a 2 minute drive or 7 minute walk to the south of the project site. LOTT Hawks Prairie Satellite is located 0.8 miles, a 3 minute drive or 13 minute walk, north of the project site.

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

The proposal will not displace any existing recreation use.

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

There are no proposed measures to reduce or control impacts on recreation. Impact fees required by the City of Lacey will be paid.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

There are no 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.

- 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.**

There are no landmarks, features, or other evidence of Indigenous or historic use or occupation.

- 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 methods used to assess the potential impacts to cultural and historic resources on or near the project site include site walks and reviewing the site and surrounding area on Washington State's Department of Archeology and Historic Preservation WISAARD website.

- 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 any human remains or evidence of historic resources of any type (e.g., old bottles, charcoal, bones, shell, stone, horn or antler tools or weapons) are uncovered during the clearing and grading activities, all work in the immediate vicinity will stop, the area will be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the UDP.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The project site is served by Marvin Road NE.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The site is served by public transit. The closest transit stop to the project site is located at the intersection of Britton Pkwy NE and Marvin Road Ne bus stop located 0.3 mile northwest of the project site.

- c. 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).**

Both sides of the project site have been improved previously. Frontage improvements for the site are not anticipated.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The proposal will not use water, rail, or air transportation.

- e. 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?**

Heath & Associates prepared a Traffic Impact Analysis, dated September 18, 2023 for the project site. The construction of the commercial hotel building that will contain 128 rooms the total AM peak hour trips would be 89, the total PM peak hour trips would be 104, and the average weekly day trip is 1,346.

- f. 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.**

The proposal will not interfere with the movement of agricultural and forest products on roads or streets in the area.

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

Payment of any traffic impact fees that are required by the City of Lacey.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

The proposal would result in an increase need for fire protection, police protection, public transit, health care, and schools.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

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

Payment of any impact or mitigation fees that are required by the City of Lacey.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

The site is currently vacant and does not currently have access to the utilities listed above.



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.

Existing services in the vicinity of the project site will be extended for service. This extension will involve trenching and backfill efforts for each of the utilities.

B. Signature

[Find help about who should sign¹⁹](#)

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.

X  

Type name of signee: Tyrell Bradley

Position and agency/organization: LDC, Inc.

Date submitted: 2/14/2024

C. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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.