



LACEY

Community and Economic Development

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5/2/2024

Tyrell Bradley
321 Cleveland Ave, Ste 209
Tumwater, WA 98501

RE: City of Lacey Project# 24-0040: Hogum Bay Hotels and Commercial – Stop Clock

Dear Mr. Bradley,

The review clock for the above referenced project is being stopped pending submittal of additional information pertaining to the proposed stormwater management.

The stormwater information submitted for the project must be revised to address the following items:

- Provide soil and groundwater data, and infiltration rate determinations, within the actual proposed infiltration facility footprint locations, conforming to the requirements of Section 7.2 of the 2022 SDM. Note that soil and groundwater data for infiltration analysis must be conducted under winter wet season conditions to be considered as acceptable and valid (per Section 7.2.2); the soil data provided was from August 3, 2023 during an unusually dry summer, and is not correlated with the proposed facility locations.

Response: Soil and groundwater data, and infiltration rate determinations based on the proposed site plan and geotechnical reports have been detailed within the Drainage Control Plan Report. A winter groundwater study was performed for the site by Amec Foster Wheel from December 2017 through March 2018 and the results of that on-site testing have been further discussed and included within the report. Please note there are multiple geotechnical reports provided in Appendix 2 of the Drainage Control Plan Report.

- Provide a Soil Data Locations Map, showing soil test pit locations relative to both existing ground contours and proposed site layout including stormwater infiltration facility locations. (2022 SDM, Section 3.3.3, Drainage Control Plan Report Appendix 1e)



Response: The test pit locations for all six soil sampling locations are now shown on the plans relative to both the existing and proposed site contours as well as the proposed site layout infiltration facility locations. See sheets EC-01 and CG-01 for the denoted test pit locations.

- This project site is in a Critical Aquifer Recharge Area, Category 1. Enhanced treatment of runoff is required (2022 SDM, Chapter 8).

Response: Noted – this project does require enhanced treatment and the drainage control plan as well as the engineering plans now properly reflect the water quality treatment requirement for the site.

- The “infiltration trenches” (or infiltration galleries) shall conform to the BMP design criteria per Chapter 7 of the 2022 SDM, including monitoring ports, maintenance accesses, etc. Provide details of the infiltration facilities in both plan view and section view.

Response: Noted – the proposed infiltration trenches have been sized and designed in accordance with BMP T7.20 per Chapter 7 of the 2022 SDM. Details for the proposed infiltration facilities have been provided in both plan view and section view. See sheet CG-01 for the sections of the proposed infiltration facilities.

- Drainage Control Plan Report sections, contents, appendices and attachments should be as described in Section 3.3.3 of the 2022 SDM to be considered as complete.

Response: The Drainage Control Plan Report has been updated to accurately reflect the sections, contents, appendices, and attachments as described in Section 3.3.3 of the 2022 SDM.

Once the above items have been addressed, please submit revised materials to my attention (samra.seymour@cityoflacey.org) and the review clock can resume. If you have questions relating to the above stormwater comments, please reach out to Doug Christenson directly (doug.christenson@cityoflacey.org). If you have questions procedural in nature, you may contact me.

Sincerely,



Samra Seymour, AICP
Senior Planner

Cc Antony Chung, owner

