

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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

# A. Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

**1. Name of proposed project, if applicable:**

Martin Way Commercial

**2. Name of applicant:**

Minh Dang

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

Whitney Dunlap, PE | JSA Civil, LLC  
111 Tumwater Blvd SE, Suite C210  
Tumwater, WA 98501

**4. Date checklist prepared:**

July 11, 2024

**5. Agency requesting checklist:**

City of Lacey

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

Begin construction in Spring 2025 with substantial completion in Fall 2025.

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

No, there are currently no plans for future additions, expansion, or further activity related to or connected with this proposal.

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

The following information has been prepared for the project and is enclosed for review:

- Geotechnical Report by Sage Geotechnical, LLC, dated May 23, 2024
- Boundary & Topographic Survey by MTN2COAST, LLC, dated February 16, 2024
- Traffic Impact Analysis by SCJ Alliance, dated May 9, 2024
- Tree Report by Sound Urban Forestry, dated June 12, 2024
- Preliminary Civil Engineering Plans by JSA Civil, LLC, dated July 12, 2024
- Preliminary Stormwater Report by JSA Civil, LLC, dated July 12, 2024
- Preliminary Landscape Plans by SCJ Alliance, dated July 11, 2024

**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.**

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<sup>2</sup> <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.**

The following government approvals and permits are anticipated:

- City of Lacey SEPA Determination
- City of Lacey Site Plan Review Approval
- City of Lacey Commercial Building Permit
- Ecology Construction General Stormwater Permit

**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 project proposes three (3) commercial buildings totaling +/- 12,358 ft<sup>2</sup> on a +/- 1.37-acre parcel with associated parking and maneuvering areas, landscaping, stormwater facilities, and underground utilities to serve the development.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The site is located at 8501 Martin Way E on Thurston TPN 11812330101. The property fronts Martin Way E to the north, Gerald Street to the east, and Litt Drive SE to the south. Section 12, Township 18, Range 01W - See enclosed boundary survey for additional information.

## **B. Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](#)

**a. General description of the site:**

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

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

The steepest slope on the site is approximately 2%.

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

- 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.**

Per the USDA NRCS Web Soil Survey

(<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), the site is mapped to contain Spanaway gravelly sandy loam (0-3% slopes). Spanaway gravelly sandy loam is classified as prime farmland if irrigated, is a Hydrologic Soil Group A soil, and is not rated as hydric soil.

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

No, there are no known 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 proposes +/- 100 CY of material cut and +/- 2,500 CY of material fill. Fill will be sourced from a local approved borrow pit.

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

Erosion is always possible during clearing and grading. Best Management Practices (BMPs) will be used to limit erosion impacts.

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

Approximately 77% of the site will be covered with impervious surfaces after project construction.

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

Stormwater Best Management Practices (BMPs) such as a stabilized construction entrance, silt fencing, and catch basin inlet protection will be used to control erosion. BMPs will be updated as needed to reduce erosion impacts.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- 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.**

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

Emissions to the air will result from heavy equipment during clearing, grading, and construction but are anticipated to be minor. Dust may occur during dry weather periods from clearing and grading activities and it will be controlled with water as necessary to limit emissions. At completion, emissions to the air would occur from vehicles entering and exiting the facility.

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

There are no known off-site sources of emissions or odor that may affect the proposed project.

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

Equipment will not be allowed to idle for extended periods of time and dust will be controlled with water during dry weather to reduce emissions.

### 3. Water

[Find help answering water questions<sup>5</sup>](#)

- a. Surface:**

[Find help answering surface water questions<sup>6</sup>](#)

- 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 in the immediate vicinity of the site.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No work is proposed over, in, or adjacent to surface waters or wetlands by the project.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from surface water or wetlands by the project.

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

No, the project will not require surface water withdrawals or diversions.

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

<sup>6</sup> <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>

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

No, according to FEMA FIRM 53067C0192F, the 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 waste materials will be discharged to surface waters. The project will be connected to municipal sanitary sewer.

**b. Ground:**

[Find help answering ground water questions](#)<sup>7</sup>

**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 by the project. The project will be connected to municipal water service.

**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.**

No waste material will be discharged into the ground from septic tanks or other sources by the project. The new facility will be connected to municipal sanitary sewer.

**c. Water Runoff (including stormwater):**

**1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater will be collected, treated, and infiltrated on-site through underground infiltration facilities.

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

It is unlikely that waste materials could enter ground or surface waters. The project, a commercial retail facility, is not anticipated to generate waste beyond solid waste/refuse, which will be kept in covered containers prior to removal by a refuse service.

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<sup>7</sup> <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>

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

Stormwater will be collected and infiltrated on-site. Historic drainage patterns will be maintained to the maximum extent practicable; no downstream or off-site impacts are anticipated.

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

On-site stormwater will be collected and infiltrated through below-grade stormwater facilities. No downstream or off-site impacts are anticipated.

## 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?**

Approximately 1.3 acres of grass, trees, and shrubs will be removed for project development.

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

Per the U.S. Fish and Wildlife Service IPaC map system ([www.ipac.ecosphere.fws.gov](http://www.ipac.ecosphere.fws.gov)), there are no known threatened or endangered plant species known to be on or near the site. IPaC indicates no critical habitats at this location.

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

The project will include perimeter landscaping and a tree tract to comply with City code. Please refer to the enclosed preliminary landscape plan for additional information.

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

The site contains Scotch broom, an invasive species.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

- 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: typical crows and raptors found in urban environments
- **Mammals:** deer, bear, elk, beaver, other: opossum, raccoons, moles, voles, mice
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

Per the U.S. Fish and Wildlife Service IPaC map system ([www.ipac.ecosphere.fws.gov](http://www.ipac.ecosphere.fws.gov)), threatened and endangered species potentially in this location may include the Yelm Pocket Gopher (threatened), Marbled Murrelet (threatened), Streaked Horned Lark (threatened), Yellow-billed Cuckoo (threatened), Northwestern Pond Turtle (proposed threatened) Bull Trout (threatened) and Monarch Butterfly (candidate). IPaC data indicates no critical habitats at this location. None of the aforementioned species are known to be present at the project site, however, we are noting the potential.

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

Yes, the site is located within the Pacific Flyway.

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

Impacts to wildlife are anticipated to be minor, no measures are proposed.

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

No invasive animal species are known to be on or near the site.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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 will be used to serve the completed project's energy needs.

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

<sup>9</sup> <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>



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

No, the project is not expected to affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Energy conservation features may include LED lighting, building insulation, and central HVAC equipment. The project will be designed to meet or exceed current energy code requirements.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

- 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 known environmental health hazards that could occur as a result of this proposal.

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

There is no 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 chemicals or conditions that might affect project development and design. Per the National Pipeline Map System public viewer (<https://pvnpm.phmsa.dot.gov/PublicViewer/>), there are no hazardous liquid or gas transmission pipelines located within the project site or vicinity.

- 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.**

During construction, gasoline, diesel fuel, and oil for equipment may be stored or used at the site. No toxic or hazardous chemicals will be produced during project development or construction.

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

No special emergency services are anticipated.

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<sup>10</sup> <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>

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

Fuel and oil stored or used during project development and construction will be kept in sealed containers in accordance with safety guidelines and manufacturer's recommendations.

**b. Noise**

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

Noise from traffic on nearby roadways exists in the area but it is not expected to affect the project.

**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)?**

During construction, noise will be created from heavy equipment and contractor's tools. Construction noise will be created during typical daytime working hours. At completion, noise will be created from vehicles entering and exiting the completed facility.

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

Equipment will not be allowed to idle for extended periods of time during construction.

## **8. Land and shoreline use**

[Find help answering land and shoreline use questions](#)<sup>11</sup>

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is currently vacant/undeveloped. Surrounding uses include:

- North: Martin Way E, Wildwood Mobile Home Park, & Costco gas station.
- East: Gerald Street & undeveloped land.
- South: Litt Drive SE & multi-family apartments.
- West: Undeveloped land.

The project will not affect current land uses on nearby or adjacent 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?**

No, the site has not been used as working farmlands or working forest lands.

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<sup>11</sup> <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>

**1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No, the proposed project will not affect or be affected by surrounding working farm or forest land normal business operations.

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

There are currently no structures on the site.

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

No structures will be demolished.

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

The site is zoned Mixed-Use High-Density Corridor (MHDC) by the City of Lacey.

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

The current comprehensive plan designation is Mixed-Use High-Density Corridor (MHDC).

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

Not applicable, the site is not assigned a shoreline master program designation.

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

Yes, per Thurston County GIS mapping, the site is located within an area of “more preferred” Mazama Pocket Gopher Soils, a Phase 1 Critical Aquifer Recharge Area (CARA), and Phase 1 Agricultural CARA.

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

No people will reside in the completed project; +/- 40 people may work in the completed project.

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

The project will not displace any people as the site is currently vacant/undeveloped.

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

No displacement impacts will occur from the project, no measures are proposed.

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

The project will be reviewed by City of Lacey staff through land use and commercial design review to ensure compatibility with existing and projected land uses.

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

No impacts to agricultural or forest lands of long-term commercial significance will result from the project, no measures are proposed.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

No housing units will be provided by the completed project.

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

No housing units will be eliminated by the project.

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

No housing impacts will result from the project; no measures are proposed.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

The tallest height of the new structures will be  $\leq 45$  feet, the maximum height allowed in the mixed-use high-density zoning. The principal exterior building materials proposed are pre-finished metal wall panels, cement fiber siding, and stone veneer.

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

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

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

The project will be designed to meet or exceed minimum City of Lacey design guidelines for commercial construction.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

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

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

<sup>14</sup> <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>

The project will produce light from exterior luminaires and parking lot lighting primarily during evening hours.

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

Light or glare from the finished project will not create a safety hazard or interfere with views.

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

There are no known existing off-site sources of light or glare that will affect the proposed project

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

Exterior luminaires and parking lot lighting will be positioned and/or shielded to limit light run-on to adjacent properties. Fixtures will be controlled with timer or photocell controls.

## 12. Recreation

[Find help answering recreation questions](#)

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

The nearest designated recreational opportunity is the Regional Athletic Complex (RAC), located +/- 1.5 miles from the project site.

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

No, the project will not displace any existing recreational uses.

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

No impacts on recreation will result from the project, no measures are proposed.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

**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.**

No, there are no known buildings, structures, or sites located on or near the site that are over 45 years old listed in or eligible for listing in 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.**

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<sup>15</sup> <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>

Per the Department of Archaeology and Historic Preservation's WISAARD map (<https://wisaard.dahp.wa.gov/Map>), the site is located in an area of Tribal Interest for the Cowlitz, Nisqually, Squaxin, Puyallup, and Confederated Tribes of The Chehalis Reservation. The WISAARD's Predictive Model layer indicates that the site is within an area of Low Risk/Moderately Low Risk to contain Environmental Factors with Archaeological Resources Results.

- 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.**

A query of the Department of Archaeology and Historic Preservation's WISAARD map system was completed on July 11, 2024, to assess potential impacts to cultural and historic resources.

- 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 historic or cultural resources are discovered during demolition or project construction, work in the area of the discovery will be stopped until a qualified archaeologist evaluates the situation and outlines a course of action.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

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

The site fronts Martin Way E, Gerald Street, and Litt Drive SE. Access driveways are proposed from Litt Drive SE and Gerald Street. Please refer to the enclosed preliminary civil engineering plans for additional information.

- 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 and affected geographic area is served by Intercity Transit. The nearest transit stop is located immediately north of the site along Martin Way E, served by Route 62A.

- 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).**

Frontage improvements were previously constructed along Martin Way E, Gerald Street, and Litt Drive SE to prepare the site for commercial development. No offsite roadway

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

improvements are proposed by the project, however, the project is subject to transportation mitigation fees charged by the City of Lacey and Thurston County.

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

No, the project will not use, or occur in the immediate vicinity of, 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?**

The completed project is expected to generate 684 total trips per day with the highest volumes occurring during the PM peak hour at 83 trips. The ITE Trip Generation Manual was used to make these estimates. Please see the enclosed Traffic Impact Analysis for additional information.

- 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.**

No, the project will not interfere with, affect, or be affected by 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:**

Traffic mitigation fees will be charged by the City of Lacey and Thurston County.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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 completed project may result in a nominal increased need for fire protection and police protection but increases are expected to be minor.

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

On-site fire hydrants will be installed with the project to meet fire protection requirements and reduce impacts on public services.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

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<sup>17</sup> <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>

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: Puget Sound Energy

Water: City of Lacey Public Works

Refuse Service: LeMay Pacific Disposal

Telephone: CenturyLink/Lumen or Comcast

Sanitary Sewer: City of Lacey Public Works

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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

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Type name of signee: Nick Wheeler

Position and agency/organization: Business Manager | JSA Civil, LLC

Date submitted: July 12, 2024

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

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.

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?

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

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



- **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.**