CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

Case Number:_____
Date Received: _____
By: _____

Related Case Numbers:
_____
_____

WAC 197-11-960
ENVIRONMENTAL CHECKLIST

SEPA 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*: [help]**

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:

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:* [help]**

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.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]

McClanahan Village & Neil Commons

2. Name of applicant: [help]

LDC, Inc - Ross Jarvis, PE

3. Address and phone number of applicant and contact person: [help]

321 Cleveland Ave SE, #209, Tumwater, WA 98501 - rjarvis@ldccorp.com 360-634-2065

4. Date checklist prepared: [help]

May 2026

5. Agency requesting checklist: [help]

City of Lacey

6. Proposed timing or schedule (including phasing, if applicable): [help]

Starting construction in 2027 and completed in 2028.

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

There is no plans for future additions.

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

Drainage Report, Traffic Generation Worksheet, Soil Characterization Study, Phase 1 Environmental Site Assesement, , Geotechnical Report, and Arborist Tree Assessment

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. [help]

None.

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

Planned Residential Development, Site Plan Review, and Construction Stormwater General 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.) [help]

The 5-acre site will be developed as McClanahan Village with 36 Senior Housing Cottage units and Neil Commons with 20 two-story and 4 one-story townhome-style cottage units.

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. [help]

Thurston County Parcel: 11828320203; Abbreviated legal below, full legal attached. SECTION 28 TOWNSHIP RANGE 1W QUARTER SW DAF: COM SW COR SEC 28 THENCE N01-38-58E 1319.22F TO NORTH LINE SW SW, THENCE S87-59-28E 660.01F TO EAST LINE SW SW, THENCE S01-38-58W 108.85F TO X S

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other Flat

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

Per the USDA Web Soil survey, the site contains 5% slopes.

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. [help]

Refer to additional information sheet.

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

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. [help]

Refer to additional information sheet.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] *Refer to additional information sheet*

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

Approximately 39.4% of the site will be covered with impervious surfaces.

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

Refer to additional information sheet

2. Air

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. [help]

Refer to additional information sheet.

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

There are no off-site sources of emissions or odors that may impact this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Refer to additional information sheet

3. **Water**

a. Surface Water: [help]

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. [help]

Refer to additional information sheet.

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. [help]

No work will take place over, in, or within 200' of the described waters.

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. [help]

Refer to additional information sheet.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No surface water withdrawals are proposed.

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

FEMA Map #23067C0189G, project does not lie 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. [help]

No the proposal does not involve any discharges of waste material into surface waters.

b. Ground Water:

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 general description, purpose, and approximate quantities if known. [help]

No water will be withdrawn from a well. Water is to be provided by City of Lacey.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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. [help]

The site is served by City of Lacey sewer. No waste material will be discharged.

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. [help]

Refer to additional information sheet.

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

It is unlikely that waste material will enter ground or surface waters.

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.

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

Refer to the additional information sheet.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
x____shrubs
x____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? [help]

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. [help]

There are no known threatened or endangered plan species 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: [help]

All landscape will be consistent with the City of Lacey's standards. See Landscape Plan.

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

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

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Songbirds, Squirrels, Rabbits

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

WDFW PHS online states. Big brown Bat. Little Brown Bat. Yuma Myotis may be present

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

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

d. Proposed measures to preserve or enhance wildlife, if any: [help]

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.

6. **Energy and natural resources**

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. [help]

Electricity and natural gas will be used for heating. lighting, and other miscellaneous household purposes.

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

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: [help]

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

7. **Environmental health**

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

There are no increased environmental health hazards or risks that we are aware of.

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

There is no contamination that we are aware of, past or present.

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.

Toxcity and hazards aren't expected to created or stored during development.

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.

There are no known existing hazardous conditions that will affect this 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 will be handled as per state and federal law.

b. **Noise**

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

Residential neighborhood and vehicular noise typical of single-family communites

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. [help]

Noise levels would temporarily be high at times of construction but will normalize.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Construction hours to be limited to the City of Lacey's regulations.

8. **Land and shoreline use**

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. [help]

Refer to additional information sheet.

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 as a result 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? [help]

The site has not been used as working farmland or forestland.

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 site is not surrounded by working farm or forest land.

c. Describe any structures on the site. [help]

There are no structures currently on site.

d. Will any structures be demolished? If so, what? [help]

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

e. What is the current zoning classification of the site? [help]

The site is currently zoned as Open Space - Institutional

f. What is the current comprehensive plan designation of the site? [help]

Residential

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

Not applicable, 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. [help]

No part of the project site has been classified as a critical area by the city or county.

i. Approximately how many people would reside or work in the completed project? [help]

Refer to additional information sheet.

j. Approximately how many people would the completed project displace? [help]

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

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

There are no measures as the site is currently undeveloped.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Compliance with City of Lacey's regulatory codes and standards to ensure compatibility

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Project is within the City of Lacey's limits, there will be no impact to agricultural or forest

9. **Housing**

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

60 low-income housing units will be provided, 24 2-bed cottages and 36 1-bed cottages

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

No units will be eliminated as the site is currently undeveloped.

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

There are no measures as the site is currently undeveloped.

10. **Aesthetics**

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

Refer to additional information sheet

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

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

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

Building setbacks and native landscaping would reduce impacts.

11. **Light and glare**

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

The proposal would produce light from automobile headlights, primarily at night.

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

No light from the 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? [help]

Light from nearby residences and roadway lights may be present.

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

All lighting on the exterior of the project will be downwatrd facing.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Refer to additional information sheet

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

The proposal will not displace any existing recreational use.

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

Impact fees required by the City of Lacey will be paid.

13. **Historic and cultural preservation**

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 located on or near the site? If so, specifically describe. [help]

No sites are listed 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. [help]

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

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. [help]

Washington State's Department of Archeology and Historic Preservation WISAARD site

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.

Refer to additional information sheet.

14. **Transportation**

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. [help]

The project site is serviced by Mullen Road SE.

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? [help]

The closest transit stop is College St at Mullen Rd. located 0.3 miles northwest.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

90 parking spots will be created, with 11 being ADA accessible stalls.

d. 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). [help]

Refer to additional information sheet.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

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

f. 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? [help]

Refer to additional information sheet.

g. 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

h. Proposed measures to reduce or control transportation impacts, if any: [help]

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

15. **Public services**

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. [help]

Fire, Police, Public Transit, Health Care, and School. These are already established.

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

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

16. **Utilities**

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

Electricity, water, sanitary sewer, refuse service.

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. [help]

Puget Sound Energy provides electricity and natural gas. City of Lacey provides Water and Sanitary Sewer. Cable is provided by Centurylink.
Construction activities will require trenching and backfilling extensions of utilities.

C. SIGNATURE [HELP]

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.

Signature: Ross Jarvis

Name of signee Ross Jarvis

Position and Agency/Organization Principal Engineer / LDC, Inc

Date Submitted: 05/29/2026

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS** [help]

(**IT IS NOT NECESSARY** to use this sheet 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?

   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.

McClanahan Village and Neil Commons - SEPA Additional Information Page

Question #	Answer
A.12	Full Legal Description: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 01°36'58 EAST ALONG THE WEST LINE OF SAID SECTION 28, ACCORDING TO THE SURVEY RECORDED IN VOLUME 27 OF SURVEYS, PAGE 152, UNDER THURSTON COUNTY AUDITOR'S FILE NUMBER 9101150177 A DISTANCE OF 1319.22 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE SOUTH 87°59'28" EAST ALONG SAID NORTH LINE 660.01 FEET TO THE EAST LINE OF THE WEST 660 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°38'58" WEST ALONG SAID EAST LINE OF THE WEST 660 FEET A DISTANCE OF 108.85 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF MULLEN ROAD EXTENSION AS DESCRIBED IN RIGHT-OF-WAY DEDICATION DEED RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. 9211300057 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°38'58" WEST ALONG SAID EAST LINE OF THE WEST 660 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 580.65 FEET TO THE NORTH LINE OF THE SOUTH 300 FEET OF THE NORTH THREE-QUARTERS OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 87°58'59" EAST ALONG SAID NORTH LINE OF THE SOUTH 300 FEET A DISTANCE OF 652.82 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE NORTH 01°32'03" EAST ALONG SAID EAST LINE A DISTANCE OF 97.79 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF MULLEN ROAD EXTENSION AS DESCRIBED IN RIGHT-OF-WAY DEDICATION DEED RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. 9211300057; THENCE NORTH 49°25'00" WEST ALONG SAID SOUTH RIGHT OF WAY MARGIN 584.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 860.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°29'33" AN ARC DISTANCE OF 232.54 FEET TO THE POINT OF BEGINNING. IN THURSTON COUNTY, WASHINGTON.
B.1.c	Per the geotechnical report, the site soil conditions were consistent across the property. The top four feet of soil are classified as silty sand with gravel underlaid with a dense, silty sand layer classified as weathered glacial till.
B.1.e	The project will require roughly 3,700 cubic yards of cut and 2,600 cubic yards of fill for a net cut of 1100 cubic yards of earthwork. The project site has not been cleared and has an area of approximately 5.32 acres. Fill will be sourced from an approved location.
B.1.f	Potential for increased erosion would be present during construction, however erosion BMPs, such as silt fence and wattles, will be implemented. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.

B.1.h	The project will meet or exceed the Engineering Design and Development Standards for erosion control and shall apply BMPs throughout the construction of the project.
B.2.a	Typical air emissions of a residential development are possible. During construction there would be increased exhaust and dust particle emissions. After construction, the principal source of air pollution would be vehicular traffic exhaust. All emissions will comply with current Olympic Clean Air Agency regulations.
B.2.c	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.
B.3.a.1	There are no surface water bodies on the project site. Chambers Lake is approximately 0.75mi northwest of the site.
B.3.a.3	No fill or dredge material will be placed in or removed from surface waters or wetlands.
B.3.c.1	The proposed project will mitigate stormwater runoff through the use of permeable pavement, underground detention systems, and shallow infiltration ponds. The project will utilize permeable pavement in the parking stalls and for all sidewalks to mitigate the stormwater runoff generated by the parking stalls, drive aisles, and sidewalks. The proposed permeable pavement parking stalls will provide flow control and water quality treatment for the pollution generating surfaces associated with this proposed development. The majority of the stormwater runoff generated by the proposed buildings will be collected and conveyed into one of five underground detention systems that will discharge to the City of Lacey stormwater conveyance system, located in Mullen Rd SE. The stormwater runoff generated by 16 of the proposed cottages will be conveyed to a shallow infiltration pond on the east side of the site that will fully infiltrate the stormwater runoff. It is important to note that stormwater treatment is not required for the roof runoff.
B.3.d	The proposed stormwater approach has been designed in accordance with the City of Lacey 2022 Stormwater Design Manual to reduce and control stormwater runoff and protect the existing drainage patterns.
B.8.a	Currently the site is undeveloped and is mostly forested. Properties surrounding the site are currently used for residential and schooling. The proposal will not impact the uses on nearby properties.
B.8.i	Approximately 104 people will reside in the completed project. It was assumed the 36 single-story cottages will have 1.2 people/unit while the 20 two-story and 4 one-story townhome style cottages will have 2.5 people/unit.
B.10.a	The heights of all buildings will not exceed 35’ per the City of Lacey Municipal Code. The current tallest height of the two-story townhomes will be 24’-11” and the single-story cottages will be 15’-6”.
B.12.a	Komachin Middle School, approximately 100’ north of the project site, has outdoor field activities where soccer, baseball, and track can be played. A small outdoor local park can be found off Park Pl Loop SE approximately 1,400’ southeast of the site. It is approximately a 1-minute drive from the site, or a 10-minute walk. Wonderwood Park is approximately 2,000’ northeast of the project site, and has activities of hiking trails, baseball fields, tennis courts, and an outdoor playground for children. It is approximately a 2-minute drive from the site, or a 12-minute walk.

B.13.d	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 should stop, the area should 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 Inadvertent Discovery Plan.
B.14.d	The project will remove parts of the existing median in Mullen Rd SE to allow for turning both directions out of the project site. Please refer to the Frontage Improvement Plan for more information.
B.14.f	The project is expected to generate 363 daily trips. The PM peak period (4:00 – 6:00 pm) is expected to be when peak volumes occur. There should be minimal truck volumes. The 12th edition of the ITE Trip Generation Manual was used to make these estimates.