

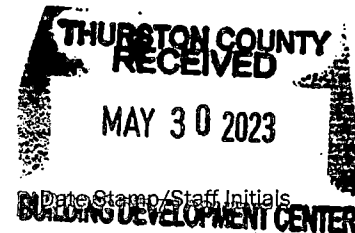


ENVIRONMENTAL CHECKLIST COVER SHEET (SEPA)

Page 1 of 2

Staff Use Only

2023102411 23-106347 XA Area:
 Site: UNKNOWN
 11701220100
 Sub Type: Hearing Examiner



1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

- ☒ Master Application
- ☒ SEPA Environmental Checklist. This is a separate document available online at www.thurstoncountybdc.com
- ☒ Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- ☒ One Site Plan. See Site Plan Submittal Requirements on page 2
- ☒ Special Reports if applicable. These may include wetland delineation, geotechnical report, mitigation plan, topographic survey or others. All special reports must be submitted as paper documents and PDF files on a flash drive.

2. Project Description (Provide as much detail as possible. Attach separate sheet if necessary):

See attached project description

3. Instructions for Applicants

Governmental agencies use the SEPA Environmental Checklist to 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 (EIS) will be prepared to further analyze the proposal.

The environmental checklist is a separate document available online at www.thurstoncountybdc.com. 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.

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ENVIRONMENTAL CHECKLIST COVER SHEET (SEPA)

Page 2 of 2

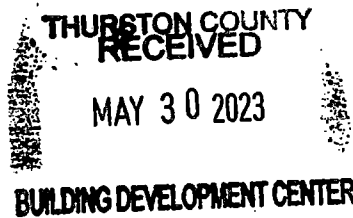
4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 1/2" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
<input checked="" type="checkbox"/>	a. North arrow, site address, tax parcel number and map scale used	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. All existing and proposed structures	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. The location of all existing and proposed easements	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. Location of all surveyed or delineated critical areas and/or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes, special habitats and riparian or marine shoreline management zones.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.	<input type="checkbox"/>

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.



Community Planning & Economic Development
3000 Pacific Avenue S.E. Olympia, WA 98501
(360)786-5490 / (360)754-2939 (Fax)
TDD Line (360) 754-2933
Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com

STATE ENVIRONMENTAL POLICY ACT (SEPA) 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.

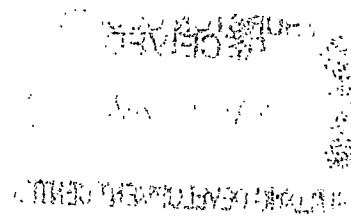
The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact. Find form details and instructions for completing each section on [Department of Ecology's SEPA website](#). Instructions for each section are linked below.

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.





THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL CHECKLIST

A. Background [HELP]

1. Name of proposed project, if applicable:

Aurora Oaks PRD

2. Name of applicant:

Aurora Oaks Development LLC

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

4570 Avery Lane SE,
Suite C Lacey, WA 98503
360-882-6002 - Contact:
Steve Chamberlain

4. Date checklist prepared:

5/12/2023

5. Agency requesting checklist:

Thurston County

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

Project will begin construction in spring 2024 (pending plan approval).

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

None anticipated.

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

1. Winter Groundwater Monitoring Report 5-11-2023 - Insight Geologic; 2. Geotechnical & Stormwater Investigation 1-11-2023 - Insight Geologic; 3. Hydrogeologic Assessment 2-7-2023 - Insight Geologic; 4. Supplemental Infiltration Rate Evaluation 5-1-2023 - Insight Geologic; 5. Critical Areas Report 10-18-2022 - Land Services Northwest 6. Thurston County Critical Area Determination - Option C 11-3-2022 7. Traffic Impact Analysis 5-16-2023 – TENW.

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.

None known or anticipated.

* * * * OFFICIAL USE ONLY * * * *

Folder Sequence # Click or tap here to enter text.

Project # Click or tap here to enter text.

Related Cases: Click or tap here to enter text.

Date Received: Click or tap to enter a date.

By: Click or tap here to enter text.

* * * * OFFICIAL USE ONLY * * * *

**THURSTON COUNTY
RECEIVED**

MAY 30 2023

BUILDING DEVELOPMENT CENTER

12/15/04
#1503

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100. 04. 04. 04.

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

Preliminary Plat/PRD, Final Plat/PRD, Forest Practices, Critical Areas, Right-of-Way Permit, Construction Permit, Water System Approval (Thurston PUD.), Sewer System Approval (City of Lacey).

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.)

Project is a Planned Residential Development (PRD) to be developed at once consisting of single-family homes. A total of 171 new lots are planned with this project. Project includes frontage improvements on 58th Avenue, 2,300 LF total STEP Main extension and on-site domestic water, sanitary sewer, and stormwater utilities. Approximately 30% of the 30.59 acres is required as open space (9.18 acres). 9.72 (+/-) acres of open space, approximately 32% of the site, is provided to exceed this requirement.

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 project is located at 8541 SE 58th Ave, Olympia, WA 98503 on three adjacent parcels: 11701220100, 11701220300, and 11701230700. The project location is in the vicinity of Pattison Lake situated between 58th Ave. SE on the north, Waldon Dr. SE on the south and single-family homes on the east and west.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL ELEMENTS

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: (check one):

- ☒ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☐ Other:

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

<15%

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.

Dark Brown Sand with Silt and Gravel (SP-SM); Gravel with Sand as Silt (GP-GM); Hydrologic Class A and B solid encountered

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

No

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.

Cut=44,263 cubic yards (cy), Fill=24,383 cy, net cut=19,880 cy. Grading required to construct roads and stormwater management. No off-site fill is expected to be needed. Gravel and asphalt is required to construct the roads and will be provided via local commercial sources.

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

Site is generally flat with outwash soils; therefore, erosion is not anticipated. If erosion occurs, all silt laden runoff will be managed with Best Management Practices (BMPs) and will remain completely on-site.

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

Approximately 33% of the site will be covered with impervious surface consisting of buildings, pavement, and other impervious surfaces.

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

Erosion control practices in accordance with Ecology and Thurston County regulations will be implemented as needed and identified in the erosion and sediment control plan provided with the future construction documents.

2. Air [\[help\]](#)

- 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 during construction. Automobile exhaust from resident vehicle use and construction equipment. Odors from asphalt paving.

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

None known or anticipated.

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

Dust suppression during construction will be applied in accordance with Construction Stormwater Pollution Prevention Plans.

3. Water [\[help\]](#)

- 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.

No surface water bodies on the site; waterbodies in the vicinity include: Pattison Lake (0.3 miles to the west); Long Lake (0.9 miles to the north); Lake St. Clair (1.05 miles to the east). No known streams or natural channels exist in the vicinity of 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.

No.

- 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.

None.

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

No.

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

No.

- 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.

b. Ground Water: [\[help\]](#)

- 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.

Groundwater will not be withdrawn. All on-site and frontage stormwater runoff will be completely infiltrated on site to match the existing hydrologic conditions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Examples: 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 new septic systems. Waste material is not anticipated to discharge into the ground as the site will be connected to the City Lacey sanitary system via new STEP system.

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.

Runoff from new surfaces will be infiltrated on-site, enhanced runoff treatment provided for runoff from pollution generating surfaces.

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

Unlikely; but potential for resident mismanagement of minor wastes such as dumping chemicals to storm system could occur. An Operations and Maintenance Manual and Source Control Plan will be provided with the construction engineering submittal outlining maintenance Best Management Practices (BMPs).

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

No, stormwater is currently infiltrated on-site due to the well-drainage nature of the on-site soils.

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

Each property is subject to a stormwater source control plan recorded against the property, including resident education & signage.

4. **Plants** [help]

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?

Except for the Oak Tree Preservation Areas, most vegetation will be removed from site. Open Space areas will be a mix of native and landscaped areas as well as stormwater management facilities.

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

Oregon White Oak, which will all be preserved with the project

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

Open space areas will be landscaped and preservation of existing native plants in those areas will be incorporated into those landscaping plans as applicable. Dedicated Oak Tree Preservation Areas are provided in the north portion of the project site

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

Other than those common to rural Thurston County, none known or anticipated

5. **Animals** [help]

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:

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.

A critical areas review report for the presence of Mazama Pocket Gophers (MPG) was prepared by Land Services Northwest and is dated October 18, 2022. The evaluation concluded that there is no MPG activity on the project site, as the site is mainly forested. The evaluation was submitted to the County for a Critical Areas Determination (CAD) under project number 2022105387. Thurston County confirmed agreement with these findings in the CAD response letter dated 11-3-2022, which is included with this Preliminary Plat submittal for reference. Accordingly, the project does not require review under the newly adopted Habitat Conservation Plan (HCP) as the critical area determination was completed prior to the HCP deadline and is valid for three years per TCC 24.05.070. E.

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

Site is part of the Pacific Flyway for waterfowl. No other known migration route occurs at the site.

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

Large open space and Oak Tree Preservation areas will support limited wildlife enhancement & preservation. MPGs will not be impacted with this project, see 5.b above.

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

Other than those common to rural Thurston County, none known or anticipated

6. Energy and Natural Resources [\[help\]](#)

- 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 for residential homes will provide energy needs for site.

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

No, proposed homes and vegetation are not anticipated to impact any off-site solar energy systems (if any).

- 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:

None.

7. Environmental Health [\[help\]](#)

- 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.

None known or anticipated outside of standard construction activities.

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

Review of Department of Ecology's Mapping, the project area is within the <20ppm zone from Asarco Smelter Plume.

- 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.

None known or anticipated.

- 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.

Risk of spills from heavy equipment during construction. Small risk from typical practices

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

Completed project will be served by typical public emergency services. Fire/EMT/Police

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Best Management Practices for environmental health hazards caused by construction activities will be implemented.

b. Noise

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

Typical traffic noise from adjacent roadway (58th Ave). Train noise from nearby train route to the northwest.

- 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.

In short term, construction equipment will cause noise. Long Term, only noise associated with residential use and traffic.

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

In short term, construction to occur during daylight hours. Long term disturbances will be minimized by compliance with noise ordinances.

8. Land and Shoreline Use [\[help\]](#)

- 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 overall project site consists of mainly undeveloped forested land with one single-family residence. The large lot single family residence has an exterior carport in addition to the single-family home that will both be removed with this development. Adjacent properties are large lot single-family homes and will not be affected. North of the site there is a veterinary service that will not be affected by this project.

- 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?

No.

- 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:

Not anticipated.

- c. Describe any structures on the site.

The large lot single family residence has an exterior carport in addition to the single-family home.

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

Yes, the existing home and carport will be demolished with this project.

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

Lacey Urban Growth Area (UGA), McAllister Geologically Sensitive Area.

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

Lacey Urban Growth Area (UGA), McAllister Geologically Sensitive Area.

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

N/A

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

Yes. McAllister Geologically Sensitive Area. MPGs are not present on-site, see 5.b above.

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

171 single family homes will be built on the site.

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

Approximately 5 people with removal of the single-family home on parcel #11701220300

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

None.

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

As part of the Lacey UGA, the proposed development is consistent with land use plans of Thurston County and City of Lacey.

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

None.

9. Housing [\[help\]](#)

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

171 new single-family lots will be provided. All middle-income housing.

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

1 single-family residence will be removed with this project.

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

None.

10. Aesthetics [\[help\]](#)

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

Proposed maximum height for residential structures is 35-feet for this PRD.

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

Views from adjacent properties of forested land would be altered due to the new residential development.

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

A 30-ft landscaped perimeter/incompatible use buffer is proposed around the project area.

11. Light and Glare [\[help\]](#)

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

Typical light/glare from residential development and street lighting. Time of day is typically evening and early morning hours.

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

No.

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

None known.

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

Street lighting will be designed per City of Lacey lighting standards and will be included with the construction engineering submittal.

12. Recreation [\[help\]](#)

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

Community walking along roads. WDFW boat launches at Pattison Lake and Lake St. Claire/boating & fishing. Woodland Elementary (1 mile west). Regional Athletic Park (3 miles north).

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

No.

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

Project will increase recreation opportunity by providing additional open space areas.

13. Historic and Cultural Preservation [\[help\]](#)

- 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.

None known or anticipated. Building is 38 years old and is not historically significant.

- 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.

None known or anticipated.

- 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.

GIS Data and Historic Maps were referenced to assess areas of potential cultural and historic resources at the 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.

None. No loss, change, or disturbance is anticipated.

14. Transportation [\[help\]](#)

- 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.

Site is served by 58th Avenue SE and Waldon Drive SE. Access will be provided at 58th Ave to the north of the site. Emergency-only access will be provided on the southern end of the parcel on Waldon Drive.

- 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?

No, the closest transit stop is north of the site on Mullen Road.

- 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).

Yes, approx. 4,800 lineal feet of new public road will be constructed including approximately 700 lineal feet of half street improvements along 58th Ave. All parking will be associated with single family residences and associated on street parking. Residence parking (approx. 340) Street parking (approx. 150).

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

No.

- 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?

Per the Traffic Impact Analysis included with the land use submittal, the project is anticipated to generate 1,688 net daily vehicular trips, with 125 net AM peak hours trips and 168 net PM peak hour trips.

- 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, not anticipated.

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

Traffic mitigation and impact fees will be provided consistent with Thurston County and City of Lacey requirements.

15. Public Services [\[help\]](#)

- 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.

Yes. There will be an increased need for typical residential services including fire, police, health care, and schools.

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

Thurston County impact fees for Fire, Schools, Transportation and Parks to be paid at time of Building Permit.

16. Utilities [\[help\]](#)

- a. Check utilities currently available at the site:

☒electricity ☒natural gas ☒water ☒refuse service ☒telephone ☐sanitary sewer ☒septic system


Other:

- 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.

Sewer - City of Lacey; Water: Thurston PUD; Electric and Gas: Puget Sound Energy; Telephone: Century Link/various others.

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: 

Name of signee: Mark R. Steepy

Position and Agency/Organization: Principal, KPFF Consulting Engineers

Date Submitted: 5 / 18 / 2023