



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

WAC 197-11-960
ENVIRONMENTAL CHECKLIST

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

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: [\[help\]](#)

2025 City of Lacey Comprehensive Plan Update

2. Name of applicant: [\[help\]](#)

City of Lacey

3. Address and phone number of applicant and contact person: [\[help\]](#)

Ryan Andrews, Community Planning Manager

420 College St. SE, Lacey, WA 98503

(360) 412-3190

4. Date checklist prepared: [\[help\]](#)

September 23, 2025

5. Agency requesting checklist: [\[help\]](#)

City of Lacey

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

Planning Commission consideration Fall 2025. City Council review and adoption by December 31, 2025.

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

No.

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

Draft and Final EIS, Lacey Comprehensive Plan, 2016

Environmental Checklist, 2025

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. [\[help\]](#)

No.

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

Recommendation from Lacey Planning Commission and adoption by the Lacey City Council.

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

A non-project action to update to the City of Lacey Comprehensive Plan 2025-2045, including amendments to the following elements:

Land Use

Transportation

Housing

Utilities

Economic Development

Adoption of the following sub-elements as required by RCW 36.70A.095:

Greenhouse Gas Reduction

Climate Resilience

Amendments to development and zoning regulations to implement the Comprehensive Plan as required by RCW 36.70A.130.

Community-identified rezone requests, as follows:

- **5500 Martin Way East: CBD 6 to OSI**
- **180 Hoh Street SE: GC to MHDC**
- **8407 Steilacoom Road SE: LD, MD, HD to OSI**
- **6335 Pacific Avenue SE: LD to CBD 5**
- **837 Carpenter Road SE: LHN to CBD 4**
- **1302 Alder Street SE: OSI to LD**
- **5000 Mullen Road SE: OSI to MD**
- **2802 Boat Launch Street SE: LD to OSI**
- **Long Lake Natural Area: LD to OSI**

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.

[\[help\]](#)

The revisions will apply within the City of Lacey and within applicable utility service areas located within the City's Urban Growth Area in unincorporated Thurston County.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

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

Predominantly flat terrain with elevations gradually dropping off to the north towards Henderson Inlet and east towards the Nisqually River Valley.

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

While terrain is predominantly flat with gradual elevation changes, some localized areas can exceed 35% in slope.

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. [\[help\]](#)

Soils are predominantly gravelly sandy loam with other categories in localized areas. No agricultural lands of long-term commercial significance currently exist.

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

While primarily located outside the incorporated boundaries of the City of Lacey, a history of slides exists to the east along the Nisqually River bluff and north along the Puget Sound.

- 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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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. [\[help\]](#)

This is a non-project action encompassing the City of Lacey, which includes a variety of surface water features, including streams, lakes, ponds, and wetlands.

- 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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

- 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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal. 100-year floodplains exist within the City of Lacey.

- 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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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. [\[help\]](#)

The Capital Facilities Plan, which is part of the Comprehensive Plan, sets forth projects for development of new water wells, maintenance of existing wells, and sets forth improvements related to water conservation.

- 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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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
- _____ 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

This is a non-project action that encompasses the City of Lacey.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

No vegetation shall be removed or altered with this proposal as it is a non-project action.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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 _____

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

Washington State is part of the Pacific Flyway migratory bird route.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and

or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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: [\[help\]](#)

The Comprehensive Plan contains the Greenhouse Gas Reduction Sub-element which sets forth energy conservation goals.

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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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.

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

- 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.

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

b. Noise

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would minimize and or mitigate potential impacts in accordance with best management practices and undergo project specific SEPA review at the time of proposal.

- 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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

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. [\[help\]](#)

This is a non-project action applying to the City of Lacey and to utility service areas in Lacey's UGA within unincorporated Thurston County.

Per the memorandum from Thurston Regional Planning Council staff dated May 27, 2025, the land use amendments identified in the Comprehensive Plan will have traffic volumes in line with the 2050 Regional Transportation Plan for the Thurston Region.

- 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? [\[help\]](#)

Agricultural and forest lands of long-term significance do not exist within the City of Lacey. That said, lands currently operating as farm and or forest lands are protected from development pressures through the use of Open Space Institutional Future Land Use and Zoning designations where these types of operations are permitted.

- 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:

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

- c. Describe any structures on the site. [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

- e. What is the current zoning classification of the site? [\[help\]](#)

The City of Lacey Zoning Map contains the following zoning districts:

- **McAllister Springs Geologically Sensitive Area Residential District**
- **Low-Density Residential District**
- **Lacey Historical Neighborhood**
- **Moderate-Density Residential District**
- **High-Density Residential District**
- **Mixed-Use High-Density Corridor**
- **Woodland District**
- **Central Business District 4-6 and St. Martin's University**
- **General Commercial District**
- **Neighborhood Commercial District**
- **Hawks Prairie Business District**
- **Light Industrial/Commercial District**
- **Light Industrial District**
- **Community Office District**
- **Open Space/Institutional District**

- Cemetery

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The City of Lacey Future Land Use Map contains the following designations:

- General Commercial
- Light Industrial
- Commercial Mixed Use
- Transitional Mixed Use
- Residential
- Open Space Institutional

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

This is a non-project action encompassing the City of Lacey and associated utility service areas. All designations of the Shoreline Master Program are contained within the area. Project/site specific information has not been developed as part of this proposal.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

Based on population projections from April of 2025, approximately 61,717 people lived within the incorporated boundaries of the City of Lacey. An additional 37,167 people are estimated to live within the Lacey UGA for a combined population of approximately 98,884 Lacey residents. (OFM, BERK 2025)

j. Approximately how many people would the completed project displace? [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. That said, proposed measures would support additional housing and working opportunities within the community.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. That said, this proposal is for the update of existing and future land uses. This proposal will be the governing document that defines and implements land use compatibility.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

9. Housing

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal. That said, proposed measures would support additional housing and working opportunities within the community.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The Comprehensive Plan implements various housing-related initiatives including HB 1220 which requires that the City plan for and accommodate housing across all income levels and identifies areas at high risk of displacement and policies to prevent it.

Per the memorandum from Thurston Regional Planning Council staff dated May 27, 2025, the land use amendments identified in the Comprehensive Plan will have no net effect on future housing projections.

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? [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

11. Light and glare

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action. Project/site specific information has not been developed as part of this proposal.

12. Recreation

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

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal. The Capital Facilities Plan and the Parks and Recreation Plan which are both part of the Comprehensive Plan, identify projects to enhance recreation opportunities throughout the City of Lacey.

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. [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

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. [\[help\]](#)

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

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.

This is a non-project action. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

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. [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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? [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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? [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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.

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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

The Capital Facilities Plan and the Transportation Element of the Comprehensive Plan identify projects to improve existing and construct new transportation projects. Any project identified in the Comprehensive Plan will minimize and mitigate associated impacts in accordance with best management practices and adopted regulations.

Per the memorandum from Thurston Regional Planning Council staff dated May 27, 2025, the land use amendments identified in the Comprehensive Plan will have traffic volumes in line with the 2050 Regional Transportation Plan for the Thurston Region.

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. [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

16. Utilities

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

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

- 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. [\[help\]](#)

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal.

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:

A handwritten signature in black ink, appearing to be "B. Ch..." with a stylized flourish at the end.

Name of signee Ryan Andrews

Position and Agency/Organization Community Planning Manager, City of Lacey

Date Submitted: September 23, 2025

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

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?

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

Proposed measures to avoid or reduce such increases are:

Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would maintain or increase the general protections for plants, animals, fish and marine life above currently existing levels.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The proposal would maintain current conservation and protection practices currently being implemented within the City of Lacey.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would improve general protections for natural resources and reduce per-capita energy consumption through increased efficiencies.

Proposed measures to protect or conserve energy and natural resources are:

The projects identified to implement the Comprehensive Plan in the Greenhouse Gas Reduction Sub-element, the Capital Facilities Plan, and other elements contain energy conservation-related design elements related to utility and transportation improvements.

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?

The proposal improves upon existing levels of protections for environmentally-sensitive areas such as wetlands and other critical areas within the City of Lacey.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The projects identified to implement the Comprehensive Plan in the Greenhouse Gas Reduction Subelement, the Capital Facilities Plan, and other elements will minimize and mitigate impacts to these areas in accordance with best management practices and adopted regulations.

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?

The proposal works in conjunction with other Lacey regulations pertaining to land and shoreline use. The amendments will not adversely affect these resources or be incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This is a non-project action encompassing the City of Lacey and associated utility service areas. Project/site specific information has not been developed as part of this proposal. Any resulting future qualifying project(s) would mitigate potential impacts and undergo project specific SEPA review at the time of proposal.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Per the memorandum from Thurston Regional Planning Council staff dated May 27, 2025, the land use amendments identified in the Comprehensive Plan will have traffic volumes in line with the 2050 Regional Transportation Plan for the Thurston Region. The City will continue to implement its Capital Facilities Plan and other elements of the Comprehensive Plan to ensure that utility systems are sized to accommodate future growth.

Proposed measures to reduce or respond to such demand(s) are:

Increased demands on transportation, utilities, or public services are not expected from this proposal. Future development will be required to comply with all applicable policies and regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Comprehensive Plan has been drafted in conjunction with the applicable requirements of Washington State law. Additionally, the City has adopted its Critical Areas Regulations to comply with best available science requirements in advance of the Comprehensive Plan update.