



# City of DuPont Planning Department Preliminary Plat Application

1700 Civic Drive  
DuPont, WA 98327  
[www.ci.dupont.wa.us](http://www.ci.dupont.wa.us)

Phone: (253) 912-5393  
Fax: (253) 964-1455

RECEIVED  
OCT 28 2014  
CITY OF DUPONT

City File Number: SUB 14-02

All information listed in this application, or by applicable ordinance, must be submitted in order for a preliminary plat application to be determined complete. Only a complete application will be processed for conformance with adopted policies and requirements.

### General Information:

Project name: Hoffman Hill Tract I of Village IV, Division 5  
Owner name: NoJack4 LLC CONTACT: Ted McCaugherty  
Address: 1420 5th Avenue, #2200 Seattle, WA 98101  
Phone number: (206) 521-5979 Fax number: (206) 224-2880

Authorized representative: Barghausen Consulting Engineers, Inc. CONTACT: Ivana Halvorsen  
Address: 18215 - 72nd Avenue South Kent, WA 98032  
Phone number: (425) 251-6222 Fax number: (425) 251-8782

Location and Description of proposal. Be specific.

The site is located on Swan Loop north of Hoffman Hill Boulevard.  
The project is a 16-unit zero lot line subdivision consisting of duplex-appearance homes. Access to the lots will be from a private tract road. Access to the site is from Swan Loop. Three open space tracts are proposed.

### Site Information:

Site acreage: 2.03 acres  
Number of lots: 16 lots  
Average lot size: 3,945 sf  
Acreage of lots: 1.45  
Acreage of public streets: N/A  
Acreage of storm drainage improvements: N/A  
Acreage of critical areas and buffers: N/A  
Acreage of public parks: N/A  
Acreage of private parks, neighborhood greens: N/A

## Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

- ✓ Vicinity Map (include as part of site plan),
- ✓ Plat Site Plan drawn at one inch equals 20 feet (1:20 scale, 7 each),
- ✓ Topographic information at two foot elevation (1:20 scale, 7 each)
- ✓ Existing Tree Plan identifying location, size and species of all landmark, historic and specimen trees and trees to be retained (1:20 scale, 7 each),
- ✓ Grading Plan with estimated dimensions and quantities of work involved (1:20 scale horizontal and two foot contour interval vertical, 7 each),
- ✓ Storm Drainage and Utility Plan (1:20 scale, 7 each),
- ✓ Preliminary Stormwater Management Report and calculations (3 each),
- ✓ Roadway cross sections, (single line dimension, 7 each),
- ✓ One each 8 by 11 inch reduction of all drawings,
- ✓ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (2 each),
- ✓ Title report of subject site that is less than 30 days old,
- ✓ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (2 each),
- ✓ Letter of Sewer Availability from Pierce County (2 each),
- ✓ Letter of Water Availability from City of DuPont (2 each),
- ✓ Completed environmental checklist (2 each),
- ✓ Pre-stamped envelopes addressed to all property owners within 300 feet of the subject site and list of addresses (1 each). Be sure to include envelopes for the applicant and applicant's representative.
- ✓ Completed Preliminary Plat Application (1 each),
- ✓ Completed Agent Affidavit (1 each),
- ✓ Filing fee(s).

### Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. All plans must be folded to 8½ by 11 inch size. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

Ted McCaugherty (Applicant Signature) Manager (Date) Ted McCaugherty (Print name) 10/4/2014



City of DuPont  
1700 Civic Drive • DuPont, WA 98327  
Phone: (253) 964-8121 / Fax: (253) 964-1455

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OCT 28 2014

CITY OF DUPONT

**AUTHORIZATION TO ACT AS AGENT AFFIDAVIT**

NoJack4 LLC (Ted McCaugherty)  
I, tedmccaugherty@gmail.com, as property owner of the following described property

Address not assigned  
(Property Address)  
Please see attached  
(Parcel Number)

hereby authorize  
Barghausen Consulting Engineers, Inc. CONTACT: Ivana Halvorsen  
(Name)  
18215 - 72nd Avenue South Kent, WA 98032  
(Address)  
(425) 251-6222 ihalvorsen@barghausen.com  
(Phone/Email)

to act as agent on my behalf before the City of DuPont regarding the application to  
Subdivide Tracts I, J and O of Hoffman Hill Village IV, Division 5

NoJack4 LLC  
Ted McCaugherty, MANAGER  
Property Owner Signature

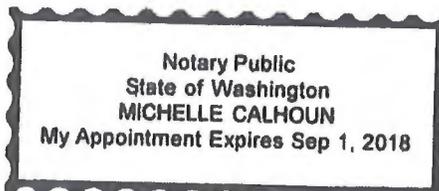
10/4/2014  
Date

Ted McCaugherty  
Print Name

STATE OF WASHINGTON }  
COUNTY OF PIERCE }

On this 4th day of October, 2014, personally appeared before me  
Ted McCaugherty known to be  
the individual(s) described in and who executed the within and foregoing instrument and acknowledged  
that he/she signed the same as given, as his/her free and voluntary act and deed, for the uses and purposes  
therein mentioned, and under oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and  
year first above written.



Michelle Calhoun  
Notary Public  
Print Name MICHELLE CALHOUN  
NOTARY PUBLIC in and for the State of Washington  
Residing at 1420 FIFTH AVE SEATTLE, WA, 98101  
My Commission expires: SEPTEMBER 1, 2018



October 29, 2014  
COURIER DELIVERY

Bill Kingman  
City of DuPont  
1700 Civic Drive  
DuPont, WA 98327

RECEIVED  
OCT 28 2014  
CITY OF DUPONT

RE: Submittal of Preliminary Plat of **Tract I**  
Hoffman Hill Division 5  
Pierce County Parcel Nos. 300171241, 9009360010 – 70  
Our Job No. 13173

Dear Bill:

On behalf of our client NoJack 4 LLC, we are requesting a Preliminary Plat review of the project referenced above. The proposal consists of a 16-lot zero lot line subdivision creating 16 single-family zero lot line homes, each on a fee simple lot. Access will be provided from Swan Loop.

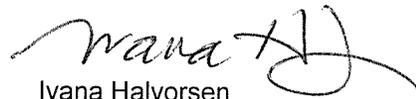
As listed in the Preliminary Plat Submittal Requirements, the following items are enclosed for your review:

1. One (1) copy of the completed Land Use Application Form
2. One (1) copy of the completed Agent Affidavit Form
3. Three (3) copies of the SEPA Environmental Checklist prepared by Barghausen Consulting Engineers, Inc.
4. Three (3) copies of the Traffic Generation Memorandum prepared by Barghausen Consulting Engineers, Inc. dated October 8, 2014
5. Three (3) copies of the Stormwater Management Memo prepared by Barghausen Consulting Engineers, Inc. dated October 14, 2014
6. Three (3) copies of the updated title report (subdivision guarantee) issued by WFG National Title Insurance Company dated October 23, 2014
7. One (1) set of reduced plans noted in Item No. 10 below
8. Three (3) copies of the Letter of Sewer Availability from Pierce County dated December 8, 2014
9. Three (3) copies of the City of DuPont Application for Water Availability Form
10. Seven (7) copies of the Preliminary Plat Map set prepared by Barghausen Consulting Engineers, Inc. dated October 8, 2014, including:

- a. Cover Sheet
  - b. Preliminary Plat Map
  - c. Preliminary Grading Plan
  - d. Preliminary Storm Drainage Plan
  - e. Preliminary Utilities Plan
11. One (1) copy of a Colored Pierce County Assessor's Map
  12. One (1) Public Notice Package, including:
    - a. Stamped and addressed envelopes for 300-foot radius
    - b. Mailing list
    - c. Annotated Assessor's Map showing 300-foot radius limits
  13. One (1) compact disc of this submittal package in PDF format
  14. One (1) check from NoJack 4 LLC in the amount of \$4,500 for Preliminary Plat Application and SEPA Checklist fees

Please route the enclosed materials and issue a Notice of Complete Application at your earliest convenience. If you have questions regarding this matter, please contact me at this office.

Respectfully,

  
Ivana Halvorsen  
Senior Planner

IH/dm  
13173c.066.doc  
enc: As Noted  
cc: Ted McCaugherty, NoJack 4 LLC (via email)  
Don Dawes, Barghausen Consulting Engineers, Inc.

Thank you for doing  
business with the  
City of DuPont,  
1700 Civic Drive  
DuPont, WA 98827  
(253)954-8121

10/29/2014 11:31  
Receipt No. 00218115

Prelim Plat Application 4,500.00

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Receipt Total: 4,500.00

Cash: 0.00  
Check: 4,500.00 Check #: 1062  
CC/EFT: 0.00

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Change: 0.00

NoJack4 LLC  
Customer #: 104758  
Attn: Theodore L. McCaugherty  
1420 Fifth Ave, Ste 2200  
Seattle, WA 98101

Cashier: cskiles Station: DUPONTPC32



# City of DuPont Planning Department SEPA Checklist

1700 Civic Drive  
DuPont, WA 98327  
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Phone: (253) 912-5393  
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City File Number: SEPA 14-03

## STATE ENVIRONMENTAL POLICY ACT ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C, RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### Instructions to Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

## A. BACKGROUND

1. Name of proposed project, if applicable:

Preliminary Plat of Tract I of Hoffman Hill Village IV, Division 5.

2. Name of applicant: NoJack4 LLC

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

Applicant/Owner

Ted McCaugherty  
NoJack4 LLC  
1420 – 5th Avenue #2200, Seattle, WA 98101  
(206) 224-2880

Contact

Ivana Halvorsen  
Barghausen Consulting Engineers, Inc.  
18215 – 72nd Avenue South, Kent, WA 98032  
(425) 251-6222

4. Date checklist prepared: October 2014

5. Agency requesting checklist: City of DuPont

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

Preliminary plat approval is anticipated in 2014-2015. Final engineering plan approval is expected in 2015. Plat and new home construction expected in 2015 or as the residential market determines.

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

No additions, expansions, or activities beyond those described for Tract I Division 5 are anticipated.

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

The following reports and/or environmental information have been prepared for this application:

- Subdivision Guarantee issued by WFG National Title Company
- Preliminary Grading and Drainage Plan prepared by Barghausen Consulting Engineers, Inc.
- Preliminary Utilities Plan prepared by Barghausen Consulting Engineers, Inc.
- Preliminary Drainage Report prepared by Barghausen Consulting Engineers, Inc.

*The following environmental review documents relate to Hoffman Hill Division 4 and 5 for prior SEPA review. These documents are not attached or enclosed as the sites were previously evaluated for environmental impacts.*

- *Legal Description for Hoffman Hill Division 4, ESM Consulting Engineers dated August 2004*
- *Legal Description for Hoffman Hill Division 5, ESM Consulting Engineers dated August 2004*
- *Preliminary Geologic Hazards, and Geotechnical Engineering Assessment, Associated Earth Sciences dated August 2004*

- *Hydrologic Evaluation of Stormwater Infiltration, Aspect Consulting dated August 2004*
- *Wetlands and Wildlife Assessment, Raedeke Associates dated July 2004*
- *Hoffman Hill Greenbelt Timber Cruise Report, Lusignan Forestry Inc. dated August 2004*
- *Cultural Resources Report for Village IV, Divisions 4 and 5, HRA dated July 2004*
- *Transportation Impact Analysis, The Transpo Group, Inc. dated July 2004*

*The following environmental review documents relate to Northwest Landing Village IV (Hoffman Hill) for prior SEPA reviews. These documents are not attached or enclosed as the sites were previously evaluated for environmental impacts.*

- *Onat Study (Volume 1), by National Heritage, Inc. dated August 1977.*
- *Survey of Historical Resources at the DuPont Site (Volume II), by David H. Stratton and Glen W. Lindeman dated August 1, 1977.*
- *Survey of Archaeological and Ethnographical Resources at the DuPont Site by Onat and Riordan dated 1977.*
- *Environmental Impact Statement prepared for City of DuPont Comprehensive Plan and Land Use Zoning Code adopted June, 1985.*
- *Environmental Checklist for the City of DuPont Comprehensive Sewer and Water Plan dated September 1, 1988.*
- *Comprehensive Sewer and Water Plan adopted September 1988.*
- *Comprehensive Storm Drainage Plan adopted November, 1988.*
- *Supplemental Environmental Impact Statement for City of DuPont L.I.D. No. 1 dated January 1989.*
- *A Cultural Overview and Comprehensive Management Plan for the DuPont Property, Pierce County, Washington by Western Heritage dated 1989.*
- *A Report of Archaeological Testing at the DuPont Southwest Site (45-PI-72), Pierce County, Washington by Western Heritage.*
- *Traffic Study by Parsons Brinkerhoff dated May 28, 1992.*
- *Master Drainage Plan for Study Area No.1, by ESM, Hart Crowser, and Shapiro dated May, 1992.*
- *Wetland Rankings and Buffer Recommendations by Raedeke Associates, Inc. dated December 11, 1992.*
- *Assessment of Wetland Categories, by Raedeke Associates, Inc. dated December 11, 1992.*
- *Stormwater Management Manual for the Puget Sound Basin, Department of Ecology, 1992.*
- *Ecological Assessment of the Oregon White Oak Communities on Northwest Landing by Raedeke Associates, Inc. dated March 4, 1993.*
- *Management recommendations, the Oaks by Raedeke Associates, Inc. dated December 17, 1993.*
- *Settlement Agreement for Lone Star Northwest DuPont Project dated December 25, 1994.*
- *Preliminary Draft, Oak Management Recommendations for the City of DuPont by Jones and Stokes Associates dated May 23, 1995.*
- *Supplemental Environmental Impact Statement for City of DuPont Comprehensive Plan Update dated July 7, 1995.*
- *City of DuPont Comprehensive Plan Update adopted July 26, 1995.*

- *Chambers Creek — Clover Creek General Sewerage Plan Update, 1991 for The Fort Lewis Service Area / Tatsolo Point WWTP Sewerage Service Area by Gray and Osborne dated February 27, 1996.*
- *Draft Environmental Impact Statement for the Northwest Landing Offsite Wastewater Facilities by Pierce County Department of Public Works and Utilities dated March 5, 1996.*
- *Draft report, bird use, and other wildlife features within Oak woodlands of the City of DuPont, Washington, by Jones and Stokes Associates dated April 3, 1996.*
- *Jurisdictional Wetland Determination for the Weyerhaeuser-DuPont Property by Shapiro and Associates dated September, 1991 and revised by a letter dated April 26, 1996.*
- *Draft DuPont Center Drive Noise Impact Analysis dated April, 1996 by CH2M HILL.*
- *Wetlands Determination Letter by the Department of Ecology dated May 20, 1996.*
- *Draft DuPont Yehle Village Traffic Analysis, by CH2M HILL dated September 30, 1996.*
- *Environmental Checklist for McNeil Street Extension dated December 3, 1996.*
- *Oak Management Recommendations for the City of DuPont by Jones & Stokes Associates dated December 23, 1996.*
- *SEPA documents for NWL Sanitary Sewer to Chambers Creek Water Treatment Plant.*
- *Wetland Mitigation Alternatives Assessment for McNeil Street Extension, Northwest Landing, prepared by Raedeke Associates dated January 29, 1997.*
- *Comprehensive Sewer Plan and related SEPA documents adopted 1998.*
- *Comprehensive Water Plan and related SEPA documents adopted 1998.*
- *1999 School Mitigation Agreement between the Weyerhaeuser Company and the Steilacoom Historical School District No. 1.*
- *Report, Geotechnical Engineering Services, Regional.*
- *Stormwater Infiltration Facilities, Village II, Northwest Landing Development prepared by GeoResources dated January 21, 2000.*
- *Archaeological Monitoring of the Developments of Areas within Village II and Village IV, Northwest Landing, by Daugherty and Condon dated March 2001.*
- *Hydrogeologic Evaluation of Stormwater Infiltration.*
- *Proposed Regional Infiltration Pond No. 1 for Villages II and IV, by Hart Crowser dated May 25, 2001.*
- *Master Drainage Plan for Northwest Landing Village II and Village IV and related SEPA documents by ESM dated June 28, 2001.*
- *City of DuPont Comprehensive Land Use Plan dated November 13, 2000.*
- *City of DuPont Comprehensive Plan Amendment EIS Addendum, July 16, 2001.*
- *City of DuPont Land Use Code adopted February 26, 2002 and April 23, 2002.*
- *City of DuPont Street Standards by Gray and Osborne, Inc. dated June 2002.*
- *Letter regarding Buffer Reduction Lots 3 through 10 Village IV – Division 3 Phase 3 from Associated Earth Sciences to Northwest Landing dated January 13, 2004.*
- *Letter regarding Village IV – Division 3 – Phase 3 Steep Slope Buffer from ESM Consulting Engineers to the City of DuPont dated February 16, 2004.*
- *McNeil Street-Traffic Analysis Memorandum (May 19, 2004) Review of Wetlands and Oak Woodlands for Oaks Preliminary Plat prepared by Raedeke Associates dated June 29, 2004.*

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 are known.

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

Federal: None

State of Washington:

- Department of Ecology NPDES Permit

Pierce County:

- Sewer Extension Permits

City of DuPont:

- Preliminary plat approvals
- SEPA Determination
- Grading Permits
- Construction Permits for roads and utilities
- Utility Extension Permit approvals
- Right-of-Way Use Permits, if necessary
- Stormwater Plan Exceptions (if applicable)

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.

The scope of the proposal is to subdivide Tract I into 16 lots with this preliminary plat. The proposed development will consist of a total of 16 zero lot line homes with fee simple ownership of the units and the underlying lots.

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. 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 site is located at Swan Loop near Hoffman Hill Boulevard in the City of DuPont, Washington. See Appendix for vicinity maps.

Pierce County parcel numbers listed below located in Section 27, Township 19 North, Range 1 East, W.M.

**TRACT I  
TAX PARCEL NOS.**

300171241

9009360010

9009360020  
9009360030  
9009360040  
9009360050  
9009360060  
9009360070

**LEGAL DESCRIPTION:**

UNITS I-1 THROUGH I-7, INCLUSIVE, OF MADERA V (SOUTH) AT NORTHWEST LANDING, A CONDOMINIUM RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912295003, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912290131, AND ANY AMENDMENTS THERETO;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**Also known as**

TRACT I HOFFMAN HILL DIVISION 5 PHASE 1 (VILLAGE IV), ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 9, 2008, UNDER RECORDING NUMBER 200810095003, IN PIERCE COUNTY, WASHINGTON.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site:

The topography of Tract I has a downward slope from north to south of approximately 6 percent gradient. The site is vacant but has been previously graded as part of the Hoffman Hills project.

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

The steepest slopes on the site are located in the northeast corner of proposed Tract D and Lots 7 & 8 and are approximately 40 percent. The steep slopes were created by grading and generally are encumbered by setbacks.

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 prime farmland.

Soils on the Hoffman Hills Village IV, Division 5 site area primarily include Nisqually loamy sand and Alderwood gravelly sandy loam. Nisqually type soils typically have a rapid rate of permeability and may be excessively drained sands and gravels. Alderwood type soils typically have perched water tables above a very slowly permeable, weakly cemented and compact part of the substratum. According to the NRCS Soil Survey, the soils on the site are classified as prime farmland; however, farm uses are not known for the site.

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

Erosion hazard is slight in areas of Nisqually loamy sand. Erosion hazard in areas of Alderwood gravelly sandy loam ranges from slight to severe. Geotechnical investigation of the Hoffman Hills Village IV, Division 5 site did not identify any indication of past or ongoing slope failure and the risk of slope failure on the slope areas is considered low.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 5,000 cubic yards earthwork could occur on site for pad grading and road construction. No import or export of material is anticipated; however, if determined necessary such material will be sourced/delivered from/to an approved location.

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

Erosion could occur during construction, primarily if construction were to occur during wet weather. Temporary Erosion and Sedimentation Control measures would be implemented to reduce the risk of construction-related erosion.

After construction is complete and vegetation is established on exposed soils, the potential for erosion would be substantially reduced.

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

After construction, the project area will have an impervious surface coverage of approximately 42 percent.

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

All earthwork and site preparation would be conducted in compliance with the relevant grading criteria of the DuPont Municipal Code. The following Temporary Erosion and Sedimentation Control (TESC) measures would be implemented to reduce the risk of construction-related erosion: seeding, fertilizing, and mulching as soon as possible; roughening the ground surface prior to seeding; minimizing cleared areas;

temporary slope drains; catch basin filters; silt fences; street cleaning; sediment ponds/traps; and other Best Management Practices.

All excavated material (as applicable) hauled off would be transported using City of DuPont established haul routes.

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Construction would result in a temporary increase in air pollution, including emissions from equipment and dust from construction activities. Construction activities associated with residential development would be phased, and cumulative construction air quality impacts would not be anticipated. With adherence to applicable construction regulations, significant air quality impacts would not be anticipated.

Post-construction emissions would include emissions from vehicle trips associated with residential and recreational uses and air emissions associated directly with residential uses such as lawn mowers and other equipment associated with yard maintenance. The increase in vehicular trip generation from the existing conditions is not expected to create significant increases in carbon monoxide levels.

Landscaping on the individual lots would minimize the amount of exposed soils and minimize the potential for dust.

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

Vehicle traffic on I-5 and local roads in the vicinity, including Swan Loop and Hoffman Hill Boulevard are the primary source of air emissions.

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

Air quality in the City of DuPont is regulated by three agencies: the US Environmental Protection Agency (EPA), the Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency. Each agency has established regulations that govern the concentration of pollutants and contaminant emissions from air pollution sources. The development would be in accordance with relevant adopted regulations and post-construction emissions would be regulated by these agencies. Best Management Practices employed to minimize dust during construction would include temporary paving of certain roads, street sweeping, and use of water trucks.

## 3. Water

- a. Surface:

- 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.

Water features in the site vicinity include Puget Sound, the Nisqually River Delta, and Red Salmon Creek. The site area contains no streams, wetlands, or other surface water bodies.

- 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 surface water bodies are located on the site and no work in, over, or adjacent to surface bodies would occur.

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

No surface water bodies are located on the project site and no fill of water bodies would occur.

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

No surface water withdrawals or diversions would result from the proposed development.

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

The site is not located within any mapped floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No surface waters exist on the site. During construction, TESC measures, as described in Earth, Item 1h above, would be implemented to prevent the risk of erosion.

Following construction, potential waste materials would be typical of residential development and would be primarily associated with vehicle runoff containing oil, grease, and other typical by-products. Stormwater from the developed areas of Hoffman Hills Village IV, Division 5 are treated in existing water quality ponds and infiltrated in accordance with City of DuPont Storm Drainage standards. With proposed stormwater quality treatment, no direct discharges of waste materials to surface water would occur.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.

No ground water will be withdrawn and no discharge to ground water is proposed. The stormwater drainage from site development will be controlled by existing stormwater facilities constructed for the Hoffman Hills Village IV, Division 5 project.

- 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.

No waste material would be discharged into the ground or groundwater from development. The residential uses will be served by Pierce County public sewers.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this

water flow into other waters? If so, describe.

Stormwater would be generated by new impervious surfaces associated with residential homes and units. As under existing conditions, stormwater generated on the site would be infiltrated. Stormwater from the majority of Division 5 is collected, treated in water quality ponds, and infiltrated. Appropriate water quality treatment in accordance with City of DuPont and DOE standards would be provided prior to infiltration.

The permanent Hoffman Hills Village IV, Division 5 infiltration facility is located on the north side of Mounts Road and drains approximately 10 acres of Division 4 above and approximately 43 acres of the Hoffman Hills Village IV, Division 5 site. The infiltration pond has a 30 percent safety factor to handle storms above the 100-year event.

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

Following construction, there would be some potential for oil, grease, and chemicals associated with site traffic and lawn maintenance to enter ground or surface waters; however, water quality control measures would be implemented consistent with applicable City of DuPont and DOE stormwater standards. With required water quality control measures, the amount of waste materials entering surface waters or groundwater would not impact the quality of surface or groundwater.

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

- Stormwater runoff from new impervious surfaces would be controlled by a stormwater control system consisting of collection and conveyance utilizing tight lined systems, water quality treatment via water quality ponds, and infiltration facilities designed to infiltrate the 100-year storm event.
- The infiltration facilities are designed with a 30 percent safety factor to accommodate storms greater than the 100-year event.
- The stormwater control system would be designed and managed consistent with applicable stormwater standards of the City of DuPont and DOE.

#### 4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: Alder, Maple, Oregon White Oaks, Apple, Plum, Pear  
 evergreen tree: Fir, Cedar, Pine  
 shrubs  
 grass  
 pasture  
 crop or grain  
 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?

The site has been previously cleared. Grass and weeds will be removed for development.

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

No threatened, endangered or candidate plant species have been observed or are known to occur on or near the site.

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

Residential landscaping for each unit is expected to include grass and ornamental landscape materials.

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: Songbirds

mammals: Rodents

fish: None

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

The site itself contains no known threatened or endangered species.

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

The Nisqually River Delta is located approximately 1 mile southwest of the Hoffman Hills Village IV, Division 5 site area and is a nesting and feeding area for migratory waterfowl. The site is within the Pacific Flyway.

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

The site itself does not propose any measures to preserve/enhance wildlife. Wildlife habitat exists in the surrounding open space areas of Hoffman Hills Village IV, Division 5 as previously planned.

## 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.

Residential uses will consume energy for lighting, heating, and air conditioning. Energy sources would be electric and natural gas. Electricity is also be utilized for street lighting.

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

The future homes will have a maximum height of 35 feet, which will not impact the use of solar energy by adjacent properties.

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

The future homes will conform to the applicable provisions of the State of Washington Energy Code.

## 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.

No environmental health hazards will result from the proposal.

1) Describe special emergency services that might be required.

No special emergency services would be required as a result of the residential development on the site. Required emergency services would be typical of residential development and would include fire, emergency medical, and police protection, which would be provided by the City of DuPont.

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

This item does not apply.

b. Noise

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

Noise sources in the area include vehicular traffic on I-5 and local residential roads, and noise sources associated with activities at JBLM. Noise levels are not expected to impact the proposed residential development.

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.

Residential development would involve typical short-term noise associated with construction activity. Post-construction noise would be typical of residential developments and would primarily be related to traffic and outdoor recreational use.

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

No noise control measures are warranted or proposed.

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

The site is currently vacant and cleared. Adjacent properties are developed with residential uses. Eagles Pride Golf Course at Fort Lewis is east of Tract I and south of Tract I is a stormwater facility.

b. Has the site been used for agriculture? Is so, describe.

The site has not been used for agriculture.

c. Describe any structures on the site.

There are no structures on the site.

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

No structures are currently located on the site and no structures would be demolished.

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

The current zoning classification is Residential 12 (R12).

- f. What is the current comprehensive plan designation of the site?  
The current Comprehensive Land Use Plan designation is Residential 12.
- g. If applicable, what is the current shoreline master program designation of the site?  
The site is not located within the Shoreline Master Program jurisdictional area
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
No portions of Tract I has been classified as environmentally sensitive areas.
- i. Approximately how many people would reside or work in the completed project?  
Based on the average household (2.71 people per household) and family (3.27 people per family) sizes for DuPont from the 2010 US Census, approximately 43 to 52 people could reside in the 16 homes to be constructed on Tract I.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_10\\_DP\\_DPDP1](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1)
- j. Approximately how many people would the completed project displace?  
No people would be displaced by the proposed development.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None needed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
  
The proposed 16 attached zero lot line single family units on fee simple lots are compatible with the adjacent single family homes that have been developed on Swan Loop and Hoffman Hill Boulevard. Single family development is allowed in the subject zone.

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
The project proposes 16 single family homes. The homes will be in the middle income level.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
No housing units would be eliminated by the proposed development.
- c. Proposed measures to reduce or control housing impacts, if any:  
The proposed residential development would create new housing opportunities in the City as called for in the Comprehensive Land Use Plan.

**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?  
The buildings are expected to have a maximum height of 35 to 45 feet. The principal exterior building material would be building materials consistent with the Northwest Landing Design Standards, such as

wood, hardi-siding, stone, brick, and/or similar materials.

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

The planned development of Tract I will not obstruct any views that were not contemplated with the original SEPA Determinations made for Hoffman Hills Village IV, Division 5.

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

Residential development would incorporate design standards under the CC&Rs established for Northwest Landing and other applicable design standards of the City of DuPont, as required.

**11. Light and Glare**

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

Project generated light or glare could result from vehicle headlights, porch lights, and yard lights during evening hours.

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

Light or glare resulting from the proposed development is unlikely to be a safety hazard or affect views.

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

There are no existing off-site sources of light that affect the site.

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

- Street lighting would be designed according to the applicable City of DuPont standards.
- Exterior lighting of residences would be designed according to the applicable City of DuPont standards.

**12. Recreation**

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

The Eagles Pride Golf Course at Fort Lewis and Nisqually National Wildlife Refuge are located in the immediate vicinity of the site. Other recreation facilities nearby include those associated with City Parks in Historic DuPont, Clock Tower Green, neighborhood parks in Yehle Park Village, a community park associated with Hoffman Hill Village IV Division 3, and several neighborhood greens throughout Northwest Landing, Chloe Clark Elementary School, and numerous trails throughout surrounding natural areas and within the Northwest Landing community.

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

The proposed development will not displace any existing recreational uses as none currently exist on the site.

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

The proposed development will provide some open space that will be landscaped. No recreation amenities are proposed as they exist for the overall Hoffman Hills project.

### 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Prior environmental reviews have addressed historical and cultural resources for all of Hoffman Hill Village. No known archaeological artifacts or objects are present on the subject properties.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Prior environmental reviews have addressed historical and cultural resources for all of Hoffman Hill Village.

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

Complying with the 1988 and 1989 Agreements and the Comprehensive Management Plan, as well as customary professional standards and applicable state and federal laws.

The site has been previously cleared and prepared for development. It is presumed that there are no cultural resources on the site; however, if cultural resources are identified during construction, all activity shall immediately cease and the owner and contractor shall contact the City of DuPont, local Tribes, and/or the Office of Archaeology and Historic Preservation as applicable.

### 14. Transportation

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

Access to the site is provided by Hoffman Hill Boulevard and Swan Loop.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not directly served by public transit. The closest transit stop is currently for regional express and is located in the Sound Transit facility in DuPont Station.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Residential development would provide parking capacity according to the City of DuPont Land Use Code, including two spaces per single-family unit.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

A new private access drive will be provided.

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

The site is within 1 mile of I-5 and railroad lines. Air traffic exists at JBLM. The project will not impact air or rail transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 92.96 average daily trips will result from the proposed 16 zero lot line homes. Peak PM traffic is expected to generate approximately 8.32 trips.

- g. Proposed measures to reduce or control transportation impacts, if any:  
The project will pay required impact fees if they apply.

**15. Public Services**

- a. Would the project result in an increase need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposed development would result in an increased incremental need for fire protection, police protection, and schools.

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

Applicable provisions of the 1999 Steilacoom Historical School District and Weyerhaeuser Real Estate Company School Mitigation Agreement (for impacts to the School District resulting from Northwest Landing development) would apply. School impact fees have already been paid for Hoffman Hill Village IV Division 5.

If required by City of DuPont regulations, residential buildings would include fire sprinkler systems.

**16. Utilities**

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

- 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.

Future residential development would include utility demands typical of residential use and would be provided by the City of DuPont (stormwater drainage and domestic water), Pierce County (sewer), Puget Sound Energy (electricity and natural gas), Lemay Inc. (solid waste removal), Qwest (telephone), and Comcast (cable). Pipes 8-inches in diameter or larger will be used for stormwater, sewer and potentially water mains, as needed.

**C. SIGNATURE**

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: 

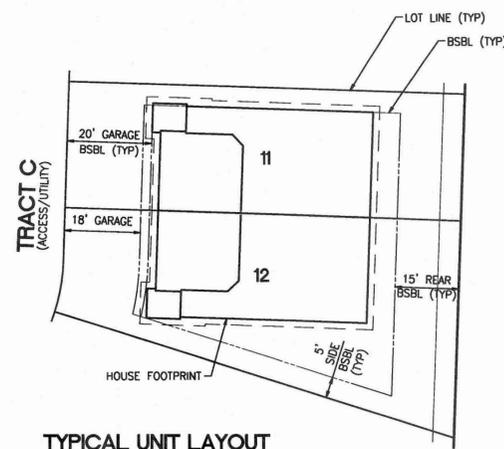
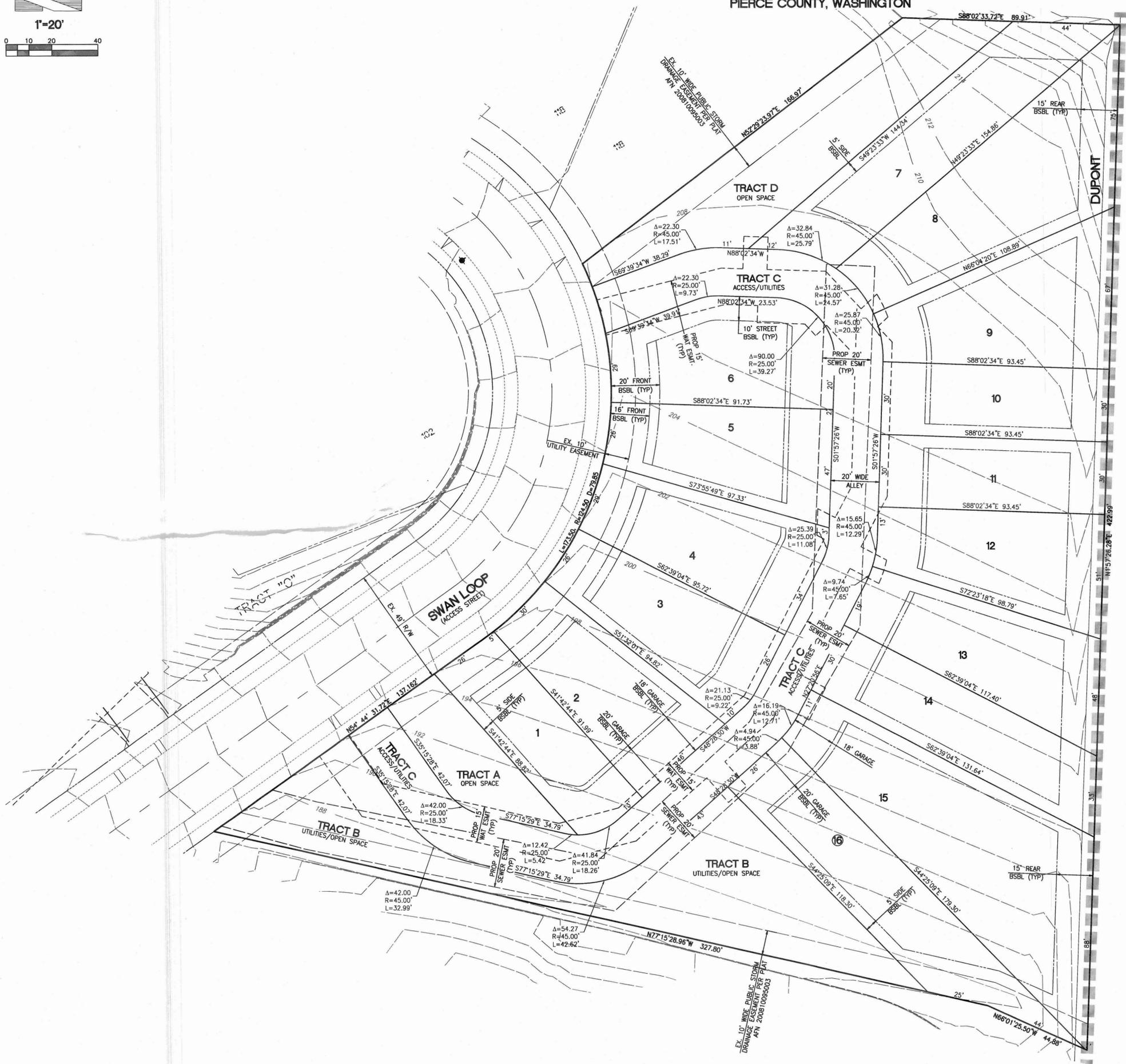
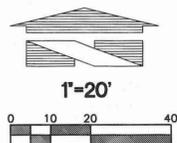
Print your name: Ivana Halvorsen

Date Submitted: 10/29/2014

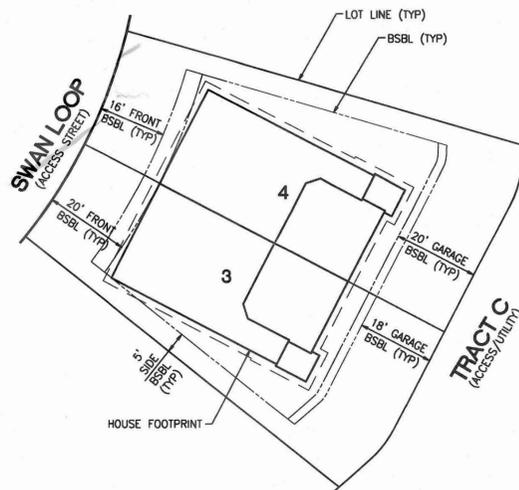


**PRELIMINARY PLAT OF TRACT I, HOFFMAN HILL, DIVISION 5**

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M  
PIERCE COUNTY, WASHINGTON



**TYPICAL UNIT LAYOUT**  
HOUSE SHOWN IS FOR EXAMPLE PURPOSES ONLY;  
NOT REPRESENTATIVE OF ANY ACTUAL PLAN OR STYLE.  
NOTE:  
UNIT SETBACKS WILL BE STAGGERED AS REQUIRED TO  
MEET REQUIREMENTS OF DM 25.20.040



**TYPICAL UNIT LAYOUT - FRONTING SWAN LOOP**  
HOUSE SHOWN IS FOR EXAMPLE PURPOSES ONLY;  
NOT REPRESENTATIVE OF ANY ACTUAL PLAN OR STYLE.  
NOTE:  
UNIT SETBACKS WILL BE STAGGERED AS REQUIRED TO  
MEET REQUIREMENTS OF DMC 25.20.040

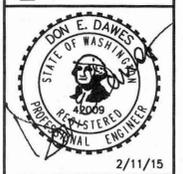
**ESTIMATED BUILDING AREAS:**

|           |            |
|-----------|------------|
| LOT 1/2   | 2,783 S.F. |
| LOT 3/4   | 2,783 S.F. |
| LOT 5/6   | 2,783 S.F. |
| LOT 7/8   | 2,783 S.F. |
| LOT 9/10  | 2,783 S.F. |
| LOT 11/12 | 2,783 S.F. |
| LOT 13/14 | 2,783 S.F. |
| LOT 15/16 | 2,783 S.F. |

| No. | Date    | By | Chk. | Appr. | Revision                                  |
|-----|---------|----|------|-------|---|
| 1   | 2/11/15 | AJ | JH   | JH    | REVISED PER COMMENT LETTER DATED 11/24/14 |
|     | 10/8/14 | AJ | JH   | JH    | PRELIMINARY PLAT SUBMITTAL                |

**Title:**  
PRELIMINARY PLAT MAP SITE PLAN  
PRELIMINARY PLAT OF TRACT I  
VILLAGE IV, DIVISION 5  
HOFFMAN HILL MULTI-FAMILY

**For:**  
NOJACK4, LLC  
1420 - 5TH AVENUE, SUITE 2200  
SEATTLE, WA 98101  
CONTACT: TED MCCAUGHERTY



|          |            |        |          |         |    |          |    |      |         |
|----------|------------|--------|----------|---------|----|----------|----|------|---------|
| Scale:   | Horizontal | 1"=20' | Vertical | N/A     |    |          |    |      |         |
| Designed | JH         | Drawn  | AJ       | Checked | JH | Approved | DD | Date | 12/6/13 |

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES



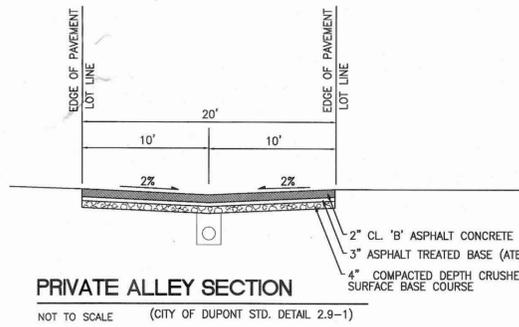
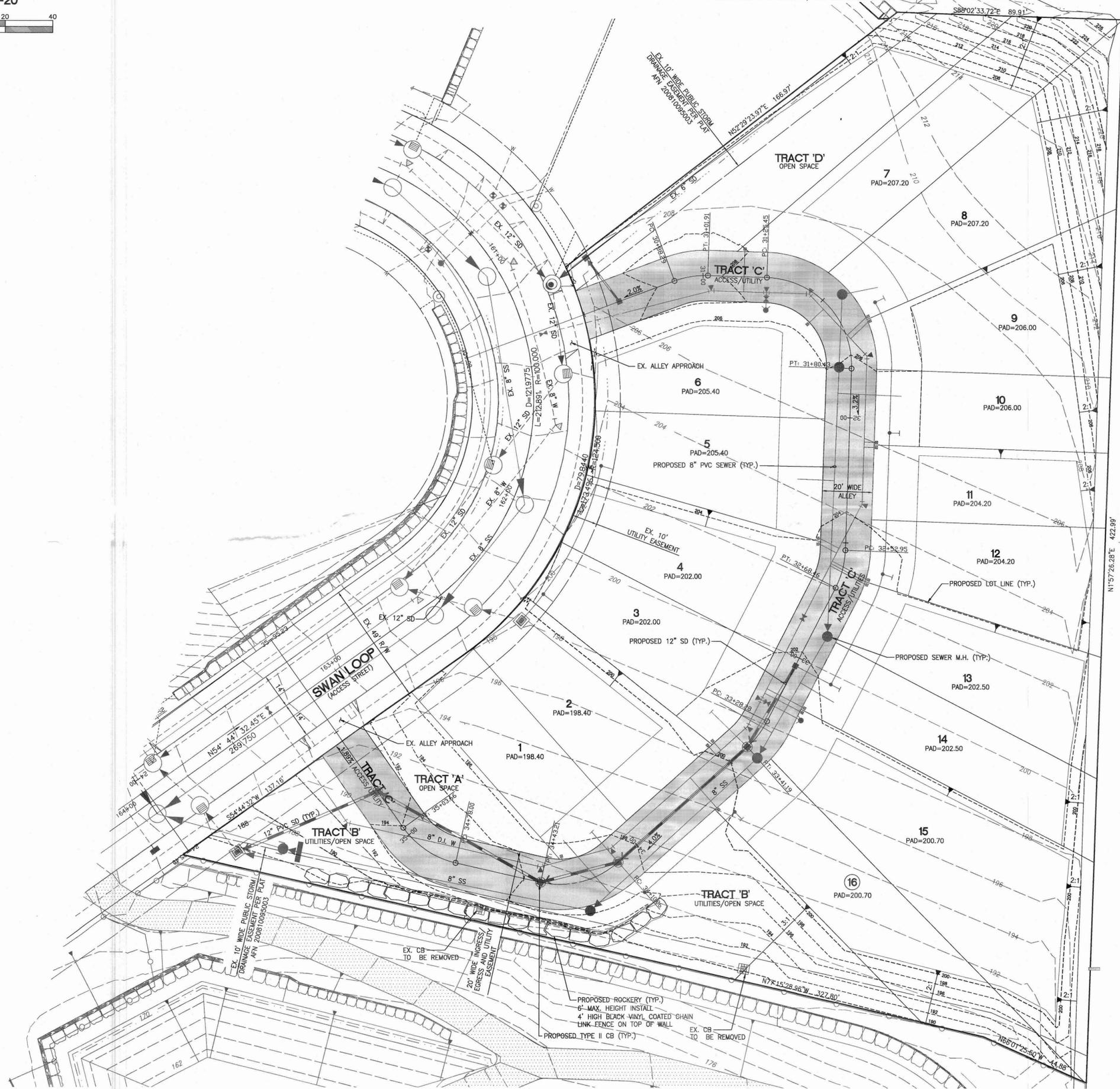
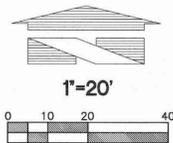
CITY FILE NO. SUB 14-02  
TRACT I

BASE SHEETS PREPARED USING DESIGN AND  
AS-BUILT INFORMATION FOR VILLAGE IV  
PROVIDED BY ESM CONSULTING ENGINEERS IN  
BOTH HARD COPY AND AUTOCAD FORMAT

|            |        |
|------------|--------|
| Job Number | 13173  |
| Sheet      | 2 of 5 |

**PRELIMINARY PLAT OF TRACT I, HOFFMAN HILL, DIVISION 5**

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M  
PIERCE COUNTY, WASHINGTON



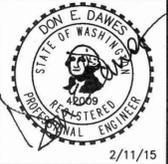
**PRIVATE ALLEY SECTION**  
NOT TO SCALE (CITY OF DUPONT STD. DETAIL 2.9-1)

| ESTIMATED EARTHWORK VOLUMES: |                                     |
|------------------------------|-------------------------------------|
| STRIPPING:                   | = 0 C.Y. (SITE PREVIOUSLY STRIPPED) |
| CUT:                         | = ±4,600 C.Y.                       |
| FILL:                        | = ±4,600 C.Y.                       |

| No. | Date     | By | Clk. | Appr. | Revision                                  |
|-----|----------|----|------|-------|---|
| 1   | 2/11/15  | AJ | HH   | HH    | REVISED PER COMMENT LETTER DATED 11/24/14 |
|     | 10/18/14 | AJ | HH   | HH    | PRELIMINARY PLAT SUBMITTAL                |

**Title:**  
PRELIMINARY GRADING PLAN  
PRELIMINARY PLAT OF TRACT I  
VILLAGE IV, DIVISION 5  
HOFFMAN HILL MULTI-FAMILY

**For:**  
NOJACK4, LLC  
1420 - 5TH AVENUE, SUITE 2200  
SEATTLE, WA 98101  
CONTACT: TED MCCAUGHERTY



Scale:  
Horizontal: 1"=20'  
Vertical: N/A

| Designed | Drawn | Checked | Approved | Date    |
|----------|-------|---------|----------|---------|
| DES      | DES   | DD      | DD       | 12/5/13 |

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
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CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES



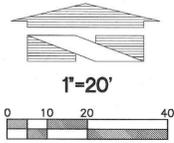
Job Number: 13173  
Sheet: 3 of 5

**CITY FILE NO. SUB 14-02**  
**TRACT I**  
BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT



**PRELIMINARY PLAT OF TRACT I, HOFFMAN HILL, DIVISION 5**

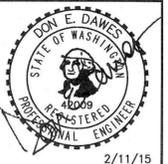
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PIERCE COUNTY, WASHINGTON



| No. | Date    | By | Clk. | Appr. | Revision                                  |
|-----|---------|----|------|-------|---|
| 1   | 2/11/15 | AI | IH   | IH    | REVISED PER COMMENT LETTER DATED 11/24/14 |
|     | 10/6/14 | AJ | IH   | IH    | PRELIMINARY PLAT SUBMITTAL                |

**Title:**  
 PRELIMINARY UTILITIES PLAN  
 PRELIMINARY PLAT OF TRACT I  
 VILLAGE IV, DIVISION 5  
 HOFFMAN HILL MULTI-FAMILY

**For:**  
 NOJACK4, LLC  
 1420 - 5TH AVENUE, SUITE 2200  
 SEATTLE, WA 98101  
 CONTACT: TED McCAUGHERTY



| Scale: | Horizontal | Vertical |
|--------|------------|----------|
| 1"=20' | 1"=20'     | N/A      |

| Designed | Drawn | Checked | Approved | Date    |
|----------|-------|---------|----------|---------|
| CES      | CES   | DD      | DD       | 12/5/13 |

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 SURVEYING, ENVIRONMENTAL SERVICES

Job Number: **13173**  
 Sheet: **5** of **5**

CITY FILE NO. **SUB 14-02**  
**TRACT I**  
 BASE SHEETS PREPARED USING DESIGN AND  
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# MEMORANDUM

RECEIVED  
OCT 28 2014  
CITY OF DUPONT

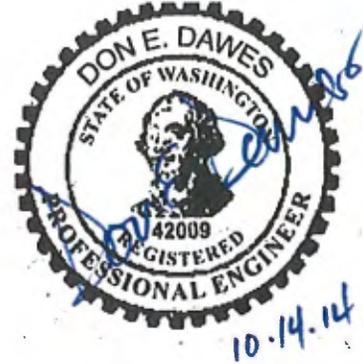
**DATE:** October 14, 2014

**TO:** Bill Kingman, City of DuPont

**FROM:** Don E. Dawes, Barghausen Consulting Engineers, Inc.

**CC:** Ted McCaugherty, Nojack4, LLC  
Ivana Halverson, Barghausen Consulting Engineers, Inc.  
Hal P. Grubb, Barghausen Consulting Engineers, Inc.

**RE:** Drainage Compliance for Tract I  
Hoffman Hills, Village IV, Division 5  
Our Job No. 13173



I have reviewed the drainage calculations provided to our office by ESM Consulting Engineers, L.L.C. as it relates to the Hoffman Hills Division 5, Tract I project (8 duplex buildings for a total of 16 units) and found that storm drainage water quality treatment and retention/detention are being provided by the plat infrastructure of the Northwest Landing project. Storm drainage stub-outs have been designed or provided to each of the tracts for Hoffman Hill Division 5. I was provided with ESM's approved Stormwater Calculations for Village IV – Division 5. Tract I drains to the existing Village IV, Division 5 Stormwater Facility located east of Hoffman Hill Boulevard. The approved calculations allow up to 75% of the multi-family tract area to be impervious. The following outline provides a summary of the Village IV, Division 5 design impervious area vs. the proposed impervious area of the multi-family tracts. The proposed duplex development will not exceed the allowed impervious area.

| Tract Description          | Tract Total Area (SF) | Tract Impervious Area Allowed (SF) (75% of total area) | Tract Impervious Area Proposed (SF) | Drainage Pond                          |
|----------------------------|-----------------------|--|-------------------------------------|--|
| Tract I, Village IV Div. 5 | 88,480                | 66,360   | 40,194                              | Village IV, Div. 5 Stormwater Facility |

This memorandum is provided for purposes of the Design Review submittal to the City of DuPont. Please let me know if you have questions regarding this summary.



# MEMORANDUM

**DATE:** October 10, 2014

**TO:** Bill Kingman, City of DuPont

**FROM:** Don E. Dawes, Barghausen Consulting Engineers, Inc.

**RE:** ITE Traffic Generation for Single-Family Development  
Proposed Plat of **Tract I** of Hoffman Hills Village IV, Division 5  
Our Job No. 13173

---

Based on the *Institute of Transportation Engineers Trip Generation Manual Volume, 9th Edition* (hereafter ITE Manual) Land Use 230, the proposed subdivision of **Tract I** to create 16 lots for 16 single-family zero lot line homes is expected to generate approximately 5.81 average trips per day (ADT) per lot and 0.52 average PM peak hour trips per lot.

$$16 \text{ lots} \times 5.81 \text{ ADT/Lot} = 92.96 \text{ Average Vehicle Trips per Day}$$

$$16 \text{ lots} \times 0.52 \text{ PM Peak/Lot} = 8.32 \text{ PM Peak Hour Trips per Day}$$

The impacts of traffic and trip generation were previously evaluated as part of Hoffman Hills Village IV, Division 5. The current subdivision project for **Tract I** has fewer development units (16) than the originally planned 20 condominium units. According to ITE Manual Land Use 230, residential condominium developments typically generate approximately 5.81 average trips per day per unit and 0.52 average PM peak hour trips per unit.

$$20 \text{ units} \times 5.81 \text{ ADT/Lot} = 116.2 \text{ Average Vehicle Trips per Day}$$

$$20 \text{ units} \times 0.52 \text{ PM Peak Trips/Lot} = 10.4 \text{ PM Peak Hour Trips per Day}$$

As shown by the calculations above, the traffic generation for the proposed 16-lot zero lot line preliminary plat of **Tract I** can be expected to generate approximately 23.24 fewer ADT and 2.08 fewer PM peak hour trips.



CITY OF DuPONT  
1700 Civic Drive • DuPont, WA 98327  
Phone: (253) 912-5381 • Fax: (253) 964-1455  
[www.ci.dupont.wa.us](http://www.ci.dupont.wa.us)

Water Availability Form

RECEIVED  
OCT 28 2014  
CITY OF DUPONT

Part A

To Be Completed By Applicant

Project Address Not assiged Application Number \_\_\_\_\_

Subdivision/Project Name Tract J of Hoffman Hills Village IV, Division 5 Parcel Please see attached list

Proposed Water Usage 5,400 gpd (300 gpd/lot)  Commercial  Residential # of Units 18

Customer Type (circle one) Rural Residential  Residential Multi-family Commercial Industrial

*I, the undersigned, or my appointed representative have requested the following purveyor to certify willingness and ability to provide the indicated service. I have read and understand the information provided by the water purveyor on this Certificate, and acknowledge that the proposed project may require improvements to the water system which would incur my financial obligation. Prior to final approval for water service, operational responsibility, and financial obligation may be required.*

Printed Name Ted McCaugherty Signature Ted McCaugherty

Address 1420 - 5th Avenue #2200 City Seattle State WA Zip 98101

Part B

To Be Completed by Water Purveyor

Water system to provide service: City of DuPont State ID#: 20500P

The proposed development is / is not within our approved service area (circle one).

This water utility will / will not be providing service (circle one).

Approved number of connections \_\_\_\_\_ Existing Source Capacity \_\_\_\_\_

Number of current/existing users \_\_\_\_\_ Existing Storage \_\_\_\_\_

Water service will be provided by:

- \_\_\_\_\_ Direct connection to approved, existing water main
- \_\_\_\_\_ Extension of existing water main(s)
- \_\_\_\_\_ New water system in accordance with WAC 246-290

Water Purveyor Signature \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*NOTE: Completion of page 2 and water purveyor signature are required\*\*\*\*\*



## Pierce County

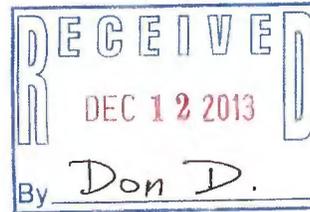
## Public Works and Utilities

9850 64th Street West  
University Place, Washington 98467-1078  
(253) 798-4050 Fax (253) 798-4637

December 6, 2013  
U-108801

City of Dupont  
Planning Department  
ATTN: Bill Kingman  
1700 Civic Drive  
Dupont, WA 98327

Subject: Hoffman Hill, Village IV Division 5 Condos Preliminary Plat Review  
Located in Section 33, Township 19 N, Range 01 E, W.M.  
Application Number: 766681  
Site Address: 3300 Hoffman Hills Boulevard  
Parcel Number: 9009340010



Brian J. Ziegler, P.E.  
Director

Brian.Ziegler@co.pierce.wa.us



Dear Mr. Kingman:

The Pierce County Public Works, Sewer Utility has reviewed the subject land use application and has the following two comments for inclusion in the regulatory requirements of your departments report to the hearing examiner:

1. The applicant shall connect the subject development to the Pierce County public sanitary sewer system.
2. All on-site and off-site sanitary sewer improvements required by the County to provide sanitary sewer service for this development shall be designed and constructed at the applicant's expense and must conform to the latest revision of the PCC Chapter 13, the Pierce County Sanitary Sewer Standard Plans, Checklists and Specifications, the Pierce County Sanitary Sewer Standard Details Manual, the Pierce County Unified Sewer Plan, and the Pierce County Sewer Utility Division's comprehensive sewerage strategies, as defined by the Pierce County Wastewater Utility Manager.

The developer will be required to submit final plat documents for Pierce County's review once the sewer line extension has been constructed and accepted by the County. Additional comments and specific notes will be required on final plat documents. Public Works and Utilities cannot approve the proposed formal plat prior to final acceptance of the construction of sanitary sewers and pending any other Public Works and Utilities requirements.

If you have any questions, please contact me at 798-2119, or [jroscoe@co.pierce.wa.us](mailto:jroscoe@co.pierce.wa.us). The sewer utility has reviewed the site plan provided with the subject permit application.

Sincerely,

Jeff Roscoe, P.E.  
Civil Engineer 2

JSR:dr  
Cors\U108801-JSR

cc: NOJACK4 LLC, 1420 - 5<sup>th</sup> Avenue, Suite 2200, Seattle, WA 98101  
Barghausen Consulting Engineers, 18215 - 72<sup>nd</sup> Avenue S., Kent, WA 98032





Sewer Utility Division  
 9850 64th St W  
 University Place, WA 98467  
 www.piercecountywa.org/sewer

Application No: 766681  
 Application Date: 12/03/2013  
 Approved Date: 12/09/2013  
 Expiration Date: 12/04/2014



Plan Review (253) 798-4050

**Sewer Development Review Application**

This applicant is applying to: review preliminary plat on sewer

Site Address: 3300 Hoffman Hill BLVD  
 Proj. Appl Name: Hoffman Hill Village IV Div 5 Condos

RTSQQ: 01193341  
 Parcel No(s): 9009340010

Property Owner: NOJACK4 LLC  
 1420 5th AVE STE 2200  
 SEATTLE WA 98101

Phone No: --

Applicant: BARGHAUSEN  
 18215 72ND AVE S  
 KENT WA 98032

Phone No: 425-251-6222

Contractor:

License No:

No. of Dwelling

ULID: N/A

N/A  
 N/A

N/A

N/A  
 N/A

N/A

Jurisdiction: DuPont

Building Permit #:

Sewer Comment:

| <u>Fee Amount</u> | <u>Fee Description</u>                       | <u>Quantity</u> | <u>Feet (Sq/Ln)</u> | <u>Valuation</u> |
|-------------------|--|-----------------|---------------------|------------------|
| \$180.00          | Preliminary Plat Sewer Review - Incorporated |                 |                     |                  |
| \$180.00          | Total Fees                                   |                 |                     |                  |
| \$180.00          | Total Paid                                   |                 |                     |                  |
| \$0.00            | Balance Due                                  |                 |                     |                  |



## Sewer Development Review Application

### Sewer Development Review Application (SWDR)

1. This is not a permit to perform any sewer work. If any sewer work is required as a part of this application, a Sewer Service permit and/or a Sewer Line Extension permit must be issued.
2. Pierce County's acceptance of this application pertains only to the County's regulatory jurisdiction. It is the owner/applicant's responsibility to ensure compliance with other federal, state, or local laws.
3. To check the current status of your application, please visit the Planning and Land Services website at [www.piercecountywa.org/pals](http://www.piercecountywa.org/pals).
4. For questions regarding plan reviews, submittal requirements, or application status, please call (253) 798-4050.
5. You can download the Sewer Utility Division's standard plans and forms at [www.piercecountywa.org/sewer](http://www.piercecountywa.org/sewer)
6. Payment of all sewer application related fees and connection charges must be made at the Pierce County Development Center, 2401 South 35th Street, Tacoma, WA 98409 or On-Line at <http://palsonline.co.pierce.wa.us/palsonline/dashboard>. Checks must be made payable to "Pierce County".
7. Acceptance of an application does not guarantee permit issuance, or vest the applicant in any given sewer construction regulations or standards.
8. Sewer Development Review application fees are not refundable unless the applications and/or fees were erroneously required by Department staff, or the application is cancelled in writing by the applicant within three full business days from the date of payment.
9. The Pierce County Department of Public Works and Utilities will not provide a commitment, or guarantee, of sewer availability for the subject proposal until payment of connection charges has been received by this department.
10. A sewer Development Review Application is valid for 12 months from the date of application. Sewer Development Review applications may be extended an additional 12 months from the original expiration date provided that the applicant submits to the Department a written Request for a 12 month expiration extension prior to the current date of expiration, and the applicant pays an additional permit fee in the amount of 25% of the review fees.
11. Building permits associated with this sewer application will not be issued until this sewer application has been approved and/or issued.



**AFFIDAVIT OF POSTING**

Application # SUB 14-02 / SEPA 14-03

I, Bill Kingman, Planning Manager applicant/applicant's agent for the above referenced project number, being duly sworn on oath, deposes and says: That on the 5th day of NOVEMBER, 20 14, I posted a notice prominently displayed, at the site.

Site/Project Description: PRELIMINARY PLAT NOTICE OF APPLICATION.

W.D. Kingman  
Signed By

**Notarization/Certification**

State of Washington, County of Pierce

Signed or attested before me this 10th day of November, 20 14.



X Erin D. Larsen  
Signature of notary public

Erin D. Larsen  
Printed or stamped name of notary public

**CITY OF DUPONT**  
1700 Civic Drive  
DuPont, Washington 98327  
Phone: 253-912-5393 FAX: 253-964-1455

## **Notice of Preliminary Plat Application**

### **Hoffman Hill Division 5 Phase 1 Tract I Multifamily Preliminary Plat**

Barghausen Consulting Engineers, on the behalf of NoJack4 LLC, filed a complete Type III preliminary plat application with the City of DuPont on November 5, 2014, to develop a 2.03 acre area identified as Hoffman Hill Division 5 Phase 1 Tract I with 16 residential lots for 16 zero lot line homes, utilities, and private alleys. The DuPont file numbers are SUB 14-02 and SEPA 14-03.

The site is bounded on the north by City open space, east by Joint Base Lewis McCord; the south by City regional stormwater facility, and the west by Swan Loop, in Section 27, Township 19 North, Range 1 East, W.M., DuPont, Washington, Pierce County, Parcel No. 300171241.

A Type III preliminary plat decision and Type I environmental decision must be obtained from the City of DuPont. The public may comment on this notice of Type III preliminary plat application by submitting written comments to the City of DuPont no later than 4 p.m., December 5, 2014.

Please contact Bill Kingman, AICP, Planning Manager, at 253-912-5393 (phone), 253-964-1455 (fax), or mail at 1700 Civic Drive, DuPont, 98327, for additional information.

Date of Notice:        November 5, 2014

**City of DuPont**  
**SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**  
**Hoffman Hill Division 5 Phase 1 (Village IV) Tract I Subdivision**  
**DuPont File No SEPA 14-03**

**DESCRIPTION OF PROPOSAL:** Subdivide Tract I of Hoffman Hill Division 5 Phase 1 plat, totaling 2.03 acres, into 16 residential lots for zero lot line homes including associated landscaping, utilities and private alleys.

**PROPONENT:** NoJack4 LLC, Seattle, WA.

**LOCATION OF PROPOSAL:** Swan Loop, near Hoffman Hill Boulevard in the City of DuPont, Washington. It is located in Section 33, Township 19 North, Range 1 East, W.M. in DuPont, Pierce County, Washington. Comprised of tax parcel numbers : 3001171241, 9009360010, -020, -030, -040, -050, -060, and -070.

**LEAD AGENCY:** City of DuPont

**RESPONSIBLE OFFICIAL:** Jeffrey S. Wilson, AICP  
Planning Director and City SEPA Official  
City of DuPont  
1700 Civic Drive  
DuPont, WA 98327  
(253) 912-5393  
jwilson@dupontwa.gov

The Responsible Official hereby makes the following findings and conclusions based on a review of the environmental checklist and attachments; comments received from City Departments; other information on file with the City; and the policies, plans, and regulations designated by the City of DuPont as a basis for the exercise of substantive authority under RCW 43.21C.060.

## **FINDINGS**

1. Earth - Soils consist of Nisqually loamy sand and Alderwood gravelly sandy loam. The site was previously rough graded. The steepest slope on the site is approximately 40 percent and is located in the northeast corner of the property (Tract D and Lots 7 and 8). The steep slopes were created by grading and generally are encumbered by setbacks. Earthwork quantities are approximately 5,000 CY of cut and fill for pad grading and road construction and no import or export of material is anticipated. Impervious surface coverage will be approximately 45 percent.
2. Air - Air emissions will occur from construction equipment and operation of private vehicles owned by residents. All applicable US Environmental Protection Agency and Washington State Department of Ecology standards governing air quality will be implemented with construction of the project and operation of private vehicles.
3. Water - The site is not located within 200 feet of a water body and is not located within a floodplain. No groundwater will be withdrawn or waste materials discharged into the ground.

Stormwater will be collected and conveyed to the permanent Hoffman Hill Village IV, Division 5 infiltration facility where it will be treated in water quality ponds, and infiltrated. The projects is required to meet the current adopted manual (Ecology 2012 with 2014 amendments), per DMC 22.01.090.

4. Plants & Animals - All existing vegetation was removed with rough grading and construction of the underlying plat, Hoffman Hill Division 5 Phase 1. The site provides little habitat for animals other than songbirds and rodents. Wildlife habitat exists in the surrounding open space areas of Hoffman Hills Village IV, Division 5. The site is in the Pacific Flyway, and is within 1.5 miles of the Nisqually River Delta. The Washington Department of Fish and Wildlife data indicate the site contains no priority habitats or species.
5. Environmental Health - A soil sampling report was not submitted. The Department of Ecology examined the Checklist and recommended mitigation measures for sampling and, if contaminated soils are found, cleanup, based on the site's location within the Asarco plume boundary and potential for arsenic or lead contamination.
6. Land Use - State Office of Financial Management sets 2.70 as the DuPont duplex people per household rate, which would allow for 43 new residents.

The DuPont Comprehensive Plan designates the site as Residential 12 in the Hoffman Hill Village. The City Zoning Map designates the site as Residential-12. The maximum density allowed is 12.5 units per gross acre. The proposed development density is 7.9 units per gross acre (16 dwelling units /2.03 gross acres).

7. Recreation - The property is located adjacent to the Eagles Pride Golf Course owned by JBLM. It is also located near other City and regional parks. All park requirements for the subject development were met with the previous underlying plat of Hoffman Hill Division 5 Phase 1.
8. Historic and Cultural Preservation - The site was previously cleared; however the proposal will require excavation that may unearth historic or cultural resources. The Checklist states there are no known archaeological or culturally important sites on or next to the site. A Cultural Resource Assessment was not submitted for the proposal but will be required. Weyerhaeuser Real Estate entered into two Memorandums of Agreement (MOA). The first MOA, dated August 7, 1989, is between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont.
9. Transportation - The applicant submitted a Trip Generation Memo which states the proposal is expected to generate approximately 5.81 average trips per day per lot and 0.52 average PM peak hour trips per lot, or 93 Average Vehicle Trips per Day and 8.32 PM Peak Hour Trips per Day for the subject plat. Vehicle trip generation and traffic impacts were previously evaluated as part of the underlying Hoffman Hill Division 5 plat, which anticipated 20 condominium dwelling units on Tract I, for 116.2 Average Vehicle Trips per Day and 10.4 PM Peak Hour Trips per Day for the subject plat. The subject development represents a decrease of approximately 23.24 Average Vehicle Trips per day and a decrease of approximately 2.08 PM Peak Hour Trips per day. DuPont Engineering examined the memo, subject application and previous traffic impact analysis for the underlying

Hoffman Hill Division 5 preliminary plat and concluded that mitigation is not necessary for the subject development.

10. Public Services - The proposal will result in an increased incremental need for fire protection, police protection, and schools. DMC 26.05.050 requires fire impact fees be paid at time of building permit issuance. Also, DuPont Municipal Code (DMC) 21.05 regarding the water permit fees states a water meter permit fee, meter connection fee, water service installation fee and system development charge is assessed against each parcel of land and paid at the time the property connects to the city water system per DMC 21.05.022. Also, DuPont Municipal Code (DMC) 22.04 regarding the storm sewer system utility states service charges and system development charges are assessed against each parcel of land and must be paid before a building or construction permit may be issued per DMC 22.04.060.
11. The previous DuPont SEPA decision for the same parcel, File No. SEPA 08-06, references an email dated July 17, 2008, from Quadrant Corporation which mitigates all school impacts for 80 multifamily units on the three multifamily tracts, Tract I, J and O of Hoffman Hill Division 5 Phase 1 plat via their School Funding Certificates account with the Steilacoom Historical School District. As such, all school impacts from the proposed development have been mitigated.
12. All services are available to the site. The providers are:
  - a. Water: City of DuPont
  - b. Sewer: Pierce County Public Utilities
  - c. Electricity & Natural Gas: Puget Sound Energy
  - d. Cable/Internet: Comcast or CenturyLink

#### Conclusions

The lead agency has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The file may be examined during regular City business hours at DuPont City Hall, 1700 Civic Drive, DuPont WA, 98327.

#### **MITIGATION MEASURES**

1. The site grading, paving and buildings shall be designed in accordance with the requirements of the Preliminary Geologic Hazards and Geotechnical Engineering Assessment, prepared by Associated Earth Sciences dated August 2004, or as updated.

#### **The following mitigation measures shall be in place prior to issuance of site development permits:**

2. Type III preliminary plat, Type II Site Plan Review and Type 1 Design Review approvals shall be granted by the City of DuPont.
3. The projects is required to meet the current adopted manual (Ecology 2012 with 2014 amendments), per DMC 22.01.090.
4. The source of fill material will be approved by the City in advance of filling the site.

5. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sedimentation Control (TESC) plan will be prepared per City of DuPont standards and implemented for the project to reduce and control erosion impacts.
6. The project will be required to obtain a Construction Stormwater General Permit from the Washington State Department of Ecology.

**The following mitigation measures shall be in place during construction:**

7. Best Management Practices to minimize dust during construction shall be used, including temporary paving of certain roads, street sweeping, and watering the site as needed.
8. The site soil shall be sampled and analyze for arsenic and lead. Follow the Tacoma Smelter Plume Model Remedies Guidance, Chapter 1, Characterization Soil Sampling. Contact Eva Barber with the Southwest Regional Office (SWRO), Toxic Cleanup Program at 360-407-7094 or via email at [Eva.Barber@ecy.wa.gov](mailto:Eva.Barber@ecy.wa.gov) for additional guidance about soil sampling within Tacoma Smelter Plume. The soil sampling results shall be sent to the City of DuPont and Ecology for review.
9. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360) 407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.
10. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
  - a) Enter into the Voluntary Cleanup Program with - Ecology prior to issuance of the clearing and grading permit and the initiation of any grading, filling, or clearing activities. For more information on the Voluntary Cleanup Program, visit Ecology website at: <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.
  - b) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under - MTCA prior to the issuance of any clearing and grading permit and the initiation of any grading, filling, or clearing activities. The City-issued clearing and grading plans shall be consistent with the plans reviewed and deemed consistent with MTCA by Ecology. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
  - c) If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

11. The Applicant shall fully implement the Memorandum of Agreement dated August 7, 1989, between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary professional standards for archaeology, and applicable state and federal laws.
  - a. The Applicant shall provide a professional archaeologist to monitor onsite soil disturbance activities.
  - b. The Project Archaeologist shall notify and allow a Nisqually Indian Tribe representative to be present during soil disturbance activities.
  - c. The Project Archaeologist shall notify the Nisqually Indian Tribal representative if Native American cultural resources are discovered during any soil disturbance activities. Construction activities that might disturb or affect such resources are to stop until the Tribal representative has had the opportunity to examine the find.
  - d. If the Tribal representative cannot be reached through reasonable efforts or does not come to the construction site within a reasonable period of time after being notified, construction does not need to stop. However, archaeological work shall follow the 1989 Memo of Agreement, customary professional standards for archaeology, and applicable state and federal laws.
  - e. The City of DuPont requests Native American artifacts recovered during construction activities be donated to the Nisqually Indian Tribe. Hudson's Bay Company-era artifacts should be donated to the Fort Nisqually Living History Museum, located in the City of Tacoma's Point Defiance Park. DuPont-era artifacts should be donated to the DuPont Historical Museum.
  - f. The Project Archaeologist shall forward a closing report to the City of DuPont. The report shall discuss contact with the Nisqually Indian Tribe, implemented procedures and observed conditions and be submitted prior to issuance of any permanent Certificate of Occupancy for the project.

**The following mitigation measures shall be in place prior to issuance of a building permit:**

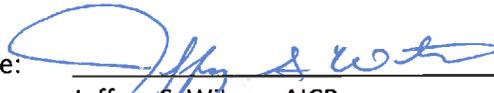
12. The Applicant shall pay DuPont \$940.87 per dwelling unit at time of building permit issuance to mitigate impacts to fire safety services per DMC 26.05.050.
13. The Applicant shall pay DuPont the water meter permit fee, meter connection fee, water service installation fee and system development charge at time of connection to the DuPont water system per DMC 21.05.022.
14. The Applicant shall pay DuPont the storm water system development charge prior to issuance of a DuPont building or construction permit per DMC 22.04.060.
15. Prior to the issuance of any City building permits, the applicant shall provide to the City of DuPont a "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

16. The Applicant will be required to submit a Temporary Erosion and Sedimentation Control Plan with the plat civil construction permit and building permits, per the requirements of the DuPont standards.
17. In accordance with DMC 26.05.050 fire impact fees are to be paid at time of building permit issuance at the rate in effect at that time.

**CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:** The Responsible Official has determined, with the mitigation measures listed above, that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described are recommended as conditions of project approval. This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

**PUBLIC COMMENT:** Copies of the documents pertaining to this SEPA Determination are available for review during regular business hours at City Hall at the address of the SEPA Official listed above. Comments will be accepted until 5:00 pm on July 28, 2017. This determination may be appealed to the City Hearing Examiner by submitting an appeal in writing and paying the fee. An appellant should be prepared to make specific factual objections. Contact Jeff Wilson to read or ask about the procedures for appeals. The deadline for submitting an appeal of the project is July 28, 2017.

SEPA Responsible Official Signature:



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Jeffrey S. Wilson, AICP  
Planning Director, City of DuPont

July 14, 2017

XX Notice Mailed to the following:

| DIST. | AGENCY/CONTACT   | DIST. | AGENCY/CONTACT  |
|-------|--|-------|---|
| XX    | Department of Ecology<br>Environmental Review Section<br><a href="mailto:SEPAunit@ecy.wa.gov">SEPAunit@ecy.wa.gov</a>  | XX    | DNR SEPA Center<br><a href="mailto:SEPACENTER@dnr.wa.gov">SEPACENTER@dnr.wa.gov</a>   |
|       | Dept. of Ecology<br>SW Regional Office<br>Toxic Clean-up Program<br>Marian Abbett<br><a href="mailto:Marian.abbett@ecy.wa.gov">Marian.abbett@ecy.wa.gov</a>    |       | Dept. of Natural Resources<br>South Puget Sound Region<br><a href="mailto:Southpuget.region@dnr.wa.gov">Southpuget.region@dnr.wa.gov</a>                  |
|       | Department of Ecology<br>SW Regional Office<br>Toxic Clean-up Program<br>Eva Barber<br><a href="mailto:Eva.barber@ECY.WA.GOV">Eva.barber@ECY.WA.GOV</a>        |       | WDFW<br>Michele Culver<br>Regional Director<br><a href="mailto:Teammontesano@dfw.wa.gov">Teammontesano@dfw.wa.gov</a>                                     |
|       | Dept. of Ecology<br>SW Regional Office<br>Shorelands & Environmental Assistance<br>Zachary Meyer<br><a href="mailto:ZMEY461@ECY.WA.GOV">ZMEY461@ECY.WA.GOV</a> | XX    | WDFW<br>SEPA Coordinator<br><a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a>  |
| XX    | Parks and Recreation Commission<br>P.O. Box 42650<br>Olympia, WA 98504-0917  | XX    | DAHP<br>Gretchen Kaehler<br><a href="mailto:Gretchen.Kaehler@DAHP.wa.gov">Gretchen.Kaehler@DAHP.wa.gov</a>  |
| XX    | State Department of Labor and Industries<br>P.O. Box 44000<br>Olympia, WA 98504  | XX    | Washington State Dept. of Health<br>Division of Drinking Water<br>P.O. Box 47822<br>Olympia, WA 98504-7822  |
| XX    | Puget Sound Partnership<br>Heather Saunders Benson<br>Environmental Planner<br><a href="mailto:Heather.benson@psp.wa.gov">Heather.benson@psp.wa.gov</a>        |       | National Marine Fisheries Service<br>Northwest Regional Office<br>7600 Sand Point Way NE<br>Seattle, WA 98115-0070  |
| XX    | LeMay<br><a href="mailto:Cust2180@wcnx.org">Cust2180@wcnx.org</a>  |       | Recreation and Conservation Office<br>Lorinda Anderson<br>Outdoor Planner<br><a href="mailto:Lorinda.anderson@rco.wa.gov">Lorinda.anderson@rco.wa.gov</a> |
| XX    | Clover Park School District<br>10903 Gravelly Lake Dr. SW<br>Lakewood, WA 98499  | XX    | PSE<br>Jeff Payne<br><a href="mailto:Jeff.payne@pse.com">Jeff.payne@pse.com</a>   |
|       | Lakewood Community & Economic Development<br>Frank Fiori<br>Planning Manager<br><a href="mailto:ffiori@cityoflakewood.us">ffiori@cityoflakewood.us</a>         |       | Washington State Dept. of Commerce<br>Anne Fritz, AICP<br><a href="mailto:Anne.fritz@commerce.wa.gov">Anne.fritz@commerce.wa.gov</a>                      |
| XX    | Steilacoom Historical School District<br>Celeste Johnston  | XX    | DSHS Lands & Bldg Div<br>Elizabeth McNagny  |

|    |  |    |   |
|----|--|----|---|
|    | <a href="mailto:cjohnston@steilacoom.k12.wa.us">cjohnston@steilacoom.k12.wa.us</a>   |    | P.O. Box 45848<br>Olympia, WA 98504-5848  |
| XX | Steilacoom Community Development<br>Doug Fortner<br>Town Planner<br><a href="mailto:Doug.fortner@ci.steilacoom.wa.us">Doug.fortner@ci.steilacoom.wa.us</a> |    | BNSF Railway<br>General Manager<br>2454 Occidental Ave. South, Ste 1A<br>Seattle, WA 98134-1451   |
| XX | Land Use Review<br>Capital Development-Pierce Transit<br>P.O. Box 99070<br>Lakewood, WA 98499-0070   | XX | Nisqually Nat'l Wildlife Refuge<br>Glynnis Nakai<br><a href="mailto:Glynnis.Nakai@fws.gov">Glynnis.Nakai@fws.gov</a>  |
| XX | Pierce Co. PALS<br>Adonais Clark<br><a href="mailto:aclark@co.pierce.wa.us">aclark@co.pierce.wa.us</a>   | XX | FEMA<br>John Graves<br><a href="mailto:John.graves1@dhs.gov">John.graves1@dhs.gov</a>   |
| XX | Pierce County Public Works<br>Debbie Germer<br><a href="mailto:dgermer@co.pierce.wa.us">dgermer@co.pierce.wa.us</a>  |    | CalPortland<br>Pete Stoltz<br><a href="mailto:Pstoltz@calportland.com">Pstoltz@calportland.com</a>  |
| XX | Pierce Co. Assessor/Treasurer-<br>Commercial Dept.<br>Darci Brandvold<br><a href="mailto:dbrand@co.pierce.wa.us">dbrand@co.pierce.wa.us</a>                | XX | Tacoma Pierce Co. Health Dept.<br>Frank DiBiase<br><a href="mailto:fdibiase@tpchd.org">fdibiase@tpchd.org</a>   |
| XX | Pierce Co. Environmental Services<br>Bldg<br>Public Works<br>Kip Julin<br>9850 64 <sup>th</sup> St. West<br>University Place, WA 98467                     | XX | USDA-Natural Resources<br>Conservation Service<br>941 Powell Ave SW. Ste 102<br>Renton, WA 98057  |
| XX | Environmental Official-Pierce County<br>Kathleen Larrabee<br><a href="mailto:Klarrab@co.pierce.wa.us">Klarrab@co.pierce.wa.us</a>                          |    | Dept. of Social and Health Services<br>Robert J. Hubenthal<br><a href="mailto:hubenbj@dshs.wa.gov">hubenbj@dshs.wa.gov</a>  |
|    | Puget Sound Regional Council<br>Michael Hubner<br><a href="mailto:Mhubner@psrc.org">Mhubner@psrc.org</a>   |    | US Army Corps of Engineers<br>(Regulatory Branch)<br>Suzanne Anderson<br><a href="mailto:Suzanne.l.anderson@usace.army.mil">Suzanne.l.anderson@usace.army.mil</a>     |
| XX | Puget Sound Clean Air Agency<br>Claude Williams<br><a href="mailto:claudew@pscleanair.org">claudew@pscleanair.org</a>                                      | XX | Nisqually Indian Tribe<br>Joe Cushman<br><a href="mailto:Cushman.joe@nisqually-nsn.gov">Cushman.joe@nisqually-nsn.gov</a>   |
| XX | WSDOT<br><a href="mailto:OR-SEPA-REVIEW@wsdot.wa.gov">OR-SEPA-REVIEW@wsdot.wa.gov</a>  | XX | Yakama Nation Environmental Mgmt.<br>Program<br>Cialita G. Keys<br><a href="mailto:ckeys@yakama.com">ckeys@yakama.com</a>   |
|    | Richard Weinman<br><a href="mailto:Richardw-llc@comcast.net">Richardw-llc@comcast.net</a>  | XX | JBLM<br>Public Works<br>Charles Markham<br>Deputy for Programs and Operations<br><a href="mailto:Charles.s.markham2.civ@mail.mil">Charles.s.markham2.civ@mail.mil</a> |
| XX | Geri Reinart, P.E.<br><a href="mailto:greinart@msn.com">greinart@msn.com</a>   | XX | JBLM<br>Steven Perrenot<br>Director Public Works<br><a href="mailto:Steven.t.perrenot.civ@mail.mil">Steven.t.perrenot.civ@mail.mil</a>                                |

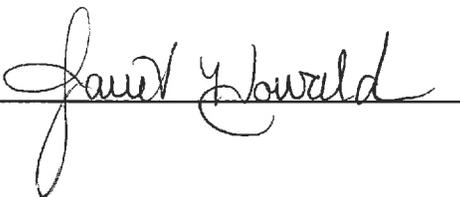
|    |   |  |    |  |
|----|---|--|----|--|
| XX | DuPont City Clerk<br>Karri Muir<br><a href="mailto:Kmuir@dupontwa.gov">Kmuir@dupontwa.gov</a>   |  | XX | WA St Dept of Ecology<br>SEPA Unit<br><a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a>                                     |
| XX | DuPont Post Office<br>Attn: Post Master<br>1313 Thompson Circle<br>DuPont, WA 98327   |  | XX | NWL Association<br>Emily Griffith<br><a href="mailto:Emily.griffith@reachone.com">Emily.griffith@reachone.com</a>                              |
| XX | Gray & Osborne<br>Dominic Miller, PE<br><a href="mailto:dmiller@g-o.com">dmiller@g-o.com</a>  |  | XX | NWL Associates<br>Larry Ackerman<br><a href="mailto:larryack@reachone.com">larryack@reachone.com</a>   |
|    | Dept. of Ecology<br>SW Regional Office<br>Shorelands & Environmental<br>Assistance<br>Donna Joblonski<br><a href="mailto:dmca461@ECY.WA.GOV">dmca461@ECY.WA.GOV</a>                     |  |    | Dept of Ecology<br>SW Regional Office<br>Sonia Mendoza<br>SEPA Coord<br><a href="mailto:Sonia.mendoza@ecy.wa.gov">Sonia.mendoza@ecy.wa.gov</a> |
| XX | NoJack 4 LLC<br>Ted McCaugherty<br>1420 -5 <sup>th</sup> Avenue, Ste 2200<br>Seattle, WA 98101  |  | XX | Barghausen Consulting Engineers<br>Don Dawes<br>18215 72 <sup>nd</sup> Avenue South<br>Kent, WA 98032  |
| XX | Barghausen Consulting Engineers<br>Ivana Halvorsen<br>18215 72 <sup>nd</sup> Avenue South<br>Kent, WA 98032<br><a href="mailto:ihalvorsen@barghausen.com">ihalvorsen@barghausen.com</a> |  |    |  |

**FILE NO.:SEPA 14-03**  
**NoJack 4 LLC:**

**AFFIDAVIT OF POSTING**  
**CITY HALL NOTICE BOARD**

On the 13th of July, **2017**, the SEPA (MDNS) Hoffman Hill Division 5 Tract I Related to City of DuPont File No SEPA 14-03 was posted on the City of DuPont public notice board.

I, Janet Howald, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 13th of July, **2017** at DuPont, Washington.

Signed:  \_\_\_\_\_

## Order Confirmation

**Customer**

BILL CITY OF DUPONT \*LEGALS

**Customer Account**

256347

**Customer Address**

1700 CIVIC DR  
DUPONT WA 983279603 USA

**Customer Phone**

253-964-8121

**Customer Fax**

253-964-3554

**Sales Rep**

crochefort@thenewstribune.com

**Payor Customer**

BILL CITY OF DUPONT \*LEGALS

**Payor Account**

256347

**Payor Address**

1700 CIVIC DR  
DUPONT WA 983279603 USA

**Payor Phone**

253-964-8121

**Customer EMail**

**Order Taker**

crochefort@thenewstribune.com

| <u>PO Number</u> | <u>Payment Method</u> | <u>Blind Box</u> | <u>Tear Sheets</u> | <u>Proofs</u> | <u>Affidavits</u> |
|------------------|-----------------------|------------------|--------------------|---------------|-------------------|
| MDNS SEPA 14-03  | Check                 |                  | 0                  | 0             | 1                 |

| <u>Net Amount</u> | <u>Tax Amount</u> | <u>Total Amount</u> | <u>Payment Amount</u> | <u>Amount Due</u> |
|-------------------|-------------------|---------------------|-----------------------|-------------------|
| \$295.79          | \$0.00            | \$295.79            | \$0.00                | \$295.79          |

| <u>Ad Order Number</u> | <u>Order Source</u> | <u>Ordered By</u> | <u>Special Pricing</u> |
|------------------------|---------------------|-------------------|------------------------|
| 0003176891             |                     | JANET HOWALD      |                        |
|                        |                     |                   | <u>Promo Type</u>      |
|                        |                     |                   | <u>Materials</u>       |

**Invoice Text**  
MDNS SEPA 14-03

**Package Buy**



**CITY OF DUPONT**  
1700 Civic Drive  
DuPont, Washington 98327  
Phone: 253-912-5393 FAX: 253-964-1455

**Notice of Public Hearing**

**Hoffman Hill Division 5 Phase 1 Tract I Preliminary Plat**

Description of Proposal: Subdivide Tract I of Hoffman Hill Division 5 Phase 1 plat, totaling 2.03 acres, into 16 residential lots for zero lot line homes including associated landscaping, utilities and private alleys.

Applicant: NoJack4 LLC, Seattle, WA

City File No.: SUB 14-02

Date of Application: October 28, 2014

Date of Notice of Application: November 5, 2014

Hearing Date and Time: August 11, 2017 at 9:00 a.m.

Hearing Location: DuPont City Hall, Council Chambers, 1700 Civic Drive, DuPont, Washington.

A public hearing will be held with the City of DuPont Hearing Examiner on August 11, 2017 at 9:00 am. All interested persons are invited to attend and provide testimony. The public may comment on the application by submitting written comments to the City of DuPont prior to the close of the public hearing. This hearing may also address any SEPA appeals filed by 5:00 pm on July 28, 2017.

A determination of consistency per DMC 25.175.040(1) and 24.03.040 will be summarized in a staff report available for review seven days prior to the public hearing. For questions on the application contact Jeff Wilson, AICP, Planning Director for the City of DuPont, at (253) 912-5393 or [jwilson@dupontwa.gov](mailto:jwilson@dupontwa.gov). Copies of the application are available at City Hall.

FILE NO.: SUB 14-02  
APPLICANT: NoJack4 LLC

**AFFIDAVIT OF POSTING  
CITY HALL NOTICE BOARD**

On the **25** of **July, 2017**, the attached Notice of Hoffman Hill Divison 5 Phase 1 Tract I Preliminary Plat Related to City of DuPont File No SUB 14-02 was posted on the City of DuPont public notice board.

I, Janet Howald , hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 25th of July ,2017 at DuPont, Washington.

Signed:  \_\_\_\_\_

**FILE NO.:** SUB 14-02

**APPLICANT:** Barghausen Consulting Engineers, Inc

**DECLARATION OF MAILING NOTICE OF  
PUBLIC HEARING**

On the **27** day of **July 2017**, the attached Notice of Public Hearing was mailed by the City to property owners within 300 feet of the property that is the subject of the above-referenced application. The names of which were provided by the applicant.

I, **Janet Howald**, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this date day of month year at DuPont, Washington.

Signed: Janet Howald

## Order Confirmation

**Customer**

BILL CITY OF DUPONT \*LEGALS

**Customer Account**

256347

**Customer Address**

1700 CIVIC DR  
DUPONT WA 983279603 USA

**Customer Phone**

253-964-8121

**Customer Fax**

253-964-3554

**Sales Rep**

lbastin@thenewstribune.com

**Payor Customer**

BILL CITY OF DUPONT \*LEGALS

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1700 CIVIC DR  
DUPONT WA 983279603 USA

**Payor Phone**

253-964-8121

**Customer EMail**

**Order Taker**

lbastin@thenewstribune.com

| <u>PO Number</u>         | <u>Payment Method</u> | <u>Blind Box</u> | <u>Tear Sheets</u> | <u>Proofs</u> | <u>Affidavits</u> |
|--------------------------|-----------------------|------------------|--------------------|---------------|-------------------|
| MTG 8/11 HOFFMAN TRACT 1 | Check                 |                  | 0                  | 0             | 1                 |

| <u>Net Amount</u> | <u>Tax Amount</u> | <u>Total Amount</u> | <u>Payment Amount</u> | <u>Amount Due</u> |
|-------------------|-------------------|---------------------|-----------------------|-------------------|
| \$222.39          | \$0.00            | \$222.39            | \$0.00                | \$222.39          |

| <u>Ad Order Number</u> | <u>Order Source</u> | <u>Ordered By</u> | <u>Special Pricing</u> |
|------------------------|---------------------|-------------------|------------------------|
| 0003195696             |                     | JANET HOWALD      |                        |
|                        |                     |                   | <u>Promo Type</u>      |
|                        |                     |                   | <u>Materials</u>       |

**Invoice Text**  
MTG 8/11 HOFFMAN TRACT 1

**Package Buy**





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

July 28, 2017

Jeffrey Wilson, AICP  
Planning Director and City SEPA Official  
City of DuPont  
1700 Civic Drive  
DuPont, WA 98327

Dear Mr. Wilson:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Hoffman Hill Division 5 Phase 1 (Village IV) Tract I Subdivision Project (File No. SEPA 14-03) located on Swan Loop, near Hoffman Hill Boulevard as proposed by Ted McCaugherty, NoJack4 LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**TOXICS CLEANUP: Eva Barber (360) 407-7094**

If contamination is suspected, discovered, or occurs during the proposed residential subdivision, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the SWRO, Toxic Cleanup Program at the phone number provided above.

This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool:

<https://fortress.wa.gov/ecy/smeltersearch/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area. The soil sampling results shall be sent to the local land use permitting agency and Ecology for review.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
  - 1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology's website at: <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.
  - 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
  - 3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health:

<https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html>.

For assistance and information about Tacoma Smelter Plume and soils contamination, the applicant shall contact, Eva Barber with the Toxic Cleanup Program at the phone number provided above or via email at [Eva.Barber@ecy.wa.gov](mailto:Eva.Barber@ecy.wa.gov).

**WATER QUALITY: Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - **Application**. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Jeffrey Wilson, AICP

July 28, 2017

Page 4

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(SM:17-3732)

cc: Eva Barber, TCP  
Chris Montague-Breakwell, WQ  
Ted McCaugherty, NoJack4 LLC (Proponent)



July 28, 2017

VIA EMAIL

[jwilson@dupontwa.gov](mailto:jwilson@dupontwa.gov)

Jeffrey S. Wilson, AICP  
Community Development Director  
City SEPA Official  
City of DuPont  
1700 Civic DR  
DuPont, WA 98327-9603

RE: Hoffman Hill Division 5 Phase 1 (Village IV) Tract I Subdivision (DuPont File No. SEPA 14-03) and Hoffman Hill Division 5 Phase 1 (Village IV) Tract O Subdivision (DuPont File No. SEPA 15-01)

Dear Mr. Wilson:

Please accept the following comments from the Steilacoom Historical School District (the "District") regarding the SEPA Mitigated Determinations of Nonsignificance for the above-referenced projects (the "Projects").

As you know, the District is a party to the 1999 School Mitigation Agreement with Weyerhaeuser Real Estate Company which provided for school mitigation credits (in consideration of property conveyed to the District) for up to 3,500 dwelling units in Northwest Landing. We understand from a March 31, 2017, email from Ted Danek, the City Administrator, that the City has permitted the construction of 3,541 units in Northwest Landing. This means that, as of the date of that email, 41 units were not subject to school mitigation. As we have discussed with the City, this oversight is a significant concern to the District. The District is continuing to explore its options related to this matter.

We understand that Finding 11 in both of the Mitigated Determinations of Nonsignificance identifies that mitigation in the form of 80 School Funding Certificates were applied to Tracts I, J, and O of Hoffman Hill Division 5 Phase 1 (Village IV) per City of DuPont File No. SEPA 08-06. This is the basis in the MDNS for each project that no further school mitigation is required. Please confirm the following for us:

- (1) That the units in the Projects are the same as and not in addition to the 80 units mitigated as a part of the plat approved under File No. SEPA 08-06;
- (2) That the units in the Projects are within the first 3,500 units in Northwest Landing; and
- (3) That Tract J, if already approved and/or constructed, is limited to 36 units and those 36 units are within the first 3,500 units in Northwest Landing.

If the City is unable to confirm any of the above items, the City must provide a mitigation condition for each project requiring the payment of school mitigation.

We look forward to your prompt response. Please let me know if you have any questions.

Sincerely,

K. Weight

Kathi Weight, Superintendent

cc: Board of Directors, SHSD  
Jim Brittain, SHSD  
Denise Stiffarm, Pacifica Law Group

**From:** [Jeff Wilson](#)  
**To:** [Weight, Kathi](#)  
**Cc:** [Scott, Samuel at Steilacoom SD](#); [Forbes, Bob at Steilacoom SD](#); [Denning, Don at Steilacoom SD](#); [Pierce, Jason](#); [Schenk, Steve](#); [Brittain, James](#); [Denise Stiffarm \(Denise.Stiffarm@pacificallawgroup.com\)](#); [Lisa Klein](#)  
**Subject:** RE: Comments from SHSD regarding SEPA Mitigated Determinations of Nonsignificance 7-28-17  
**Date:** Friday, July 28, 2017 3:05:40 PM  
**Attachments:** [School Certificates Tally.pdf](#)

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Superintendent Weight,

Thank you for your comment letter. Since today is the end of the appeal period I would like to respond quickly to the 3 questions raised at the bottom of page one of your letter, asking me to confirm the following:

1. That the units in the Projects are the same as and not in addition to the 80 units mitigated as a part of the plat approved under File No. SEPA 08-06. ***Hoffman Hills Tracts I, O & J were all considered in the SEPA File you referenced. The projects under review now are in fact these same tracts of Hoffman Hills Division 5 Phase 1 (Village IV). These 3 tracts are referenced as the Hoffman Hills Village IV, Division 5, Phase 1 (multifamily), which means they are covered by the original agreement with Weyerhaeuser (see attached). Tracts I & O are only proposed for a total of 44 units.***
2. That these units in the Projects are within the first 3500 units in Northwest Landing. ***See attached tally of units and certificates.***
3. That Tract J, if already approved and/or constructed, is limited to 36 units and those 36 units are within the first 3,500 units in Northwest Landing. ***See attached tally of units and certificates. Actually, Tract J as it is being developed will only contain 18 units, even though it was credited for 36 units.***

***All 3 tracts together only total 62 of the 80 credits approved on the attached tally.***

Please contact me if you have any additional questions.

V/R,  
Jeff

JEFFREY S. WILSON, AICP  
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF DUPONT  
1700 CIVIC DR  
DUPONT, WA 98327-9603

Office: (253) 912-5393

Cell: (253) 433-4238

Fax: (253) 964-1455

[jwilson@dupontwa.gov](mailto:jwilson@dupontwa.gov)

[www.dupontwa.gov](http://www.dupontwa.gov)

---

**From:** Weight, Kathi [mailto:kweight@steilacoom.k12.wa.us]

**Sent:** Friday, July 28, 2017 12:49 PM

**To:** Jeff Wilson <JWilson@dupontwa.gov>

**Cc:** Scott, Samuel at Steilacoom SD <SScott@steilacoom.k12.wa.us>; Forbes, Bob at Steilacoom SD <bforbes@steilacoom.k12.wa.us>; Denning, Don at Steilacoom SD <ddenning@steilacoom.k12.wa.us>; Pierce, Jason <jpierce@steilacoom.k12.wa.us>; Schenk, Steve <sschenk@steilacoom.k12.wa.us>; Brittain, James <jbrittain@steilacoom.k12.wa.us>; Denise Stiffarm (Denise.Stiffarm@pacificallawgroup.com) <Denise.Stiffarm@pacificallawgroup.com>  
**Subject:** Comments from SHSD regarding SEPA Mitigated Determinations of Nonsignificance 7-28-17

Please see attached comment letter from the Steilacoom Historical School District regarding the SEPA Mitigated Determinations of Nonsignificance for DuPont File No. SEPA 14-03 and DuPont File No. SEPA 15-01.

Thank you.

**Kathi Weight**, Superintendent  
Steilacoom Historical School District  
253-983-2215



# City of DuPont Fire Department

*Proudly serving the community of DuPont*

1780 Civic Drive, DuPont, WA, 98327

Phone 253.964.8414 • Fax 253.912.5240 • [www.ci.dupont.wa.us](http://www.ci.dupont.wa.us)

July 26, 2017

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: Hoffman Hill Div 5 Tract I Pre 16-09 (16 Dwelling Units)

**The DuPont Fire Department Prevention Division reviewed the above project and has the following comments.**

1. Prior to Fire Department approval for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13D Standard for Automatic Fire Sprinkler Systems. Three (3) sets of plans, hydraulic calculations, and material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. ***Separate Permit required.***
2. One additional fire hydrant shall be required and located on the property for fire ground operations. ***(Fire Department approval for location.)***

If you have any questions, you may call Fire Marshal Mike Turner at (253) 666-2760 or e-mail [mturner@dupontwa.gov](mailto:mturner@dupontwa.gov).

Sincerely,

Fire Marshal

Mike Turner



## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SERVICES DIVISION

1700 Civic Drive  
DuPont, WA 98327  
Ph 253.964.5387 Fax 253.964.1455

---

### MEMORANDUM

**TO:** Jeff Wilson

**FROM:** Bill Anderson

**RE:** Hoffman Hill, Village IV, Division 5 Tract I Multi-Family Preliminary Plat review. SUB 14-02, 8 Duplex structures (16 Dwelling Units)

**DATE:** July 26, 2017

I have reviewed the plan sheets submitted on April 14, 2017 for Preliminary Plat application review on the Hoffman Hill Division 5, Tract I residential project for preliminary design and criteria applicable through the building and related code standards, and have the following comments:

1. The structures, at the time of their Building Permit submittal, must be designed to meet the requirements of the building construction codes in effect at that time. The following codes are currently enforced by the City of DuPont: the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2015 Washington State Energy Code..
2. The project must receive all land use and civil construction approvals prior to issuance of building permits.
3. Prior to issuance of building permits for the structures, the applicant shall provide a copy of Pierce County Sewer Service Permit for each lot, for city record.
4. Provisions for collection and removal of drainage at the property lines and elevation changes must be incorporated into the design. (Note: the provisions of the IRC pertaining to site drainage away from the structure foundations must also be met in the design.)
5. The design must ensure that access to existing utility easements is maintained, or provided with the design.
6. Fire Suppression systems, in conformance with NFPA 13D, shall be installed within the structures per DuPont Municipal Code (DMC) Section 12.04.040. Permits for the structures fire suppression systems must be obtained through DuPont Fire Department prior to initiating any such work. Fire System permit applications are available on the City web site.

7. Fire flow requirements and on –site hydrant adequacy will be determined by the DuPont Fire Chief or designee as the project design is submitted.
8. Although not required by code, the building department encourages the applicant to consider providing accessible/adaptable dwelling units into the project to assist the city in providing accessible housing opportunities within the community.
9. Other requirements, conditions, and recommendations may be determined to be applicable to the project as it progresses through the land use and civil review processes.
10. Permit application forms may be obtained either at city hall, or may be downloaded through the city’s website. Assistance in completing applications is available by calling the permitting staff.

If there are any questions pertaining to these review comments, please do not hesitate to contact me at your convenience at 253-912-5216, or via email at [banderson@dupontwa.gov](mailto:banderson@dupontwa.gov)