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**Notice of Application with Optional DNS  
Barksdale Station Development, Lots 5 and 11  
City File Nos. PLNG 2018-055, -056, -057**

The City of DuPont has received a permit application for the following project that may be of interest to you. You are invited to comment on this proposed project.

**Date of Complete Application:** February 14, 2019

**Date of Notice of Application:** February 27, 2019

**Comment Due Date:** March 13, 2019

**Project Description:** The proposal is to develop two lots over two phases of construction. Phase 1 will be the construction of a 2,000 SF Starbucks Coffee Shop building with drive thru lane to replace the existing Starbucks coffee shop located within Barksdale Station currently with no drive thru lane. The work in this phase includes grading, landscaping, and converting the currently unpaved parking area to a paved parking lot with 38 parking spaces. This parking area will serve the new building and the existing multi-tenant building to the east. Phase 2 of the project includes constructing a new approximately 3,000 SF building, providing utilities stubs to the building, and constructing approximately 31 additional parking spaces. A user has not been identified for Phase 2, but is anticipated to be a fast food use.

**Project Location:** NE corner of Station Drive and DuPont-Steilacoom Road in the City of DuPont, Pierce County, Washington. Tax Parcel numbers 3000500110 and 3000500050. Section 36, Township 19N and Range 01E.

**Project Applicant:** Drie Zakenleben, LLC

**Applicant's Agent:** Tyrell Bradley, P.E., SCJ Alliance

**Environmental Review:** The City of DuPont has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to:

Jeff Wilson, AICP  
Community Development Director and City SEPA Official  
City of DuPont | 1700 Civic Drive | DuPont, WA 98327  
(253) 912-5393 | [jwilson@dupontwa.gov](mailto:jwilson@dupontwa.gov)

The following may require mitigation for the adverse environmental impacts of the proposal: Noise, light and glare typical of a commercial development; vehicular and delivery truck traffic, soil remediation and cultural resources mitigation measures are anticipated. (Note: These conditions are in addition to mitigation required by the development regulations listed below.)

**City Permits and Approvals:** SEPA Environmental Determination (PLNG2018-057), Site Plan Review Approval (PLNG2018-055), Design Review Approval (PLNG2018-056), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency.

**Other Permits and Approvals:** Trash Enclosure Location Approval by LeMay, Inc., Sanitary Sewer Permits by Pierce County, NPDES Permit by Department of Ecology, County Health Food Permit.

**Required Studies:** Environmental Checklist, Stormwater Site Plan, Traffic Impact Analysis, Geotechnical Report, Landscaping Plan, grading, and utilities and architectural plans.

The project will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24 Subdivision Regulations; and Title 25 Land Use Code.

**Public Comment:** The public may comment on this notice of Type II application (Administrative Decision) and Optional SEPA DNS by submitting written comments to the City of DuPont by 5 p.m. March 13, 2019. The City intends to issue the SEPA MDNS with a 14-day appeal period after the conclusion of the comment period stated above. Copies of all application plans and documents may be viewed at City Hall.

## SEPA Distribution List

XX Indicates notice mailed to the following:

Barksdale Station

PLNG2018-055,056,057

2/22/2019

Dist.	Agency/Contact	Dist.	Agency/Contact
<b>XX</b>	WA State Dept. of Archaeology & Historic Preservation <a href="mailto:SEPA@dahp.wa.gov">SEPA@dahp.wa.gov</a>		WA State Dept. of Labor and Industries PO Box 44000 Olympia, WA 98504
	WA State Dept. of Commerce Anne Fritzel, AICP <a href="mailto:Anne.fritzel@commerce.wa.gov">Anne.fritzel@commerce.wa.gov</a>		WA State Dept. of Natural Resources SEPA Center <a href="mailto:SEPACENTER@dnr.wa.gov">SEPACENTER@dnr.wa.gov</a>
<b>XX</b>	WA State Dept. of Ecology SEPA Unit <a href="mailto:Separegister@ecy.wa.gov">Separegister@ecy.wa.gov</a>		WA State Dept. of Natural Resources South Puget Sound Region <a href="mailto:Southpuget.region@dnr.wa.gov">Southpuget.region@dnr.wa.gov</a>
<b>XX</b>	WA State Dept. of Ecology Environmental Review Section <a href="mailto:SEPAunit@ecy.wa.gov">SEPAunit@ecy.wa.gov</a>		WA State Dept. of Social and Health Services Lands & Bldg Div Elizabeth McNagny PO Box 45848 Olympia, WA 98504-5848
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Donna Joblonski <a href="mailto:dmca461@ECY.WA.GOV">dmca461@ECY.WA.GOV</a>		WA State Dept. of Social and Health Services Robert J. Hubenthal <a href="mailto:hubenbj@dshs.wa.gov">hubenbj@dshs.wa.gov</a>
<b>XX</b>	WA State Dept. of Ecology SW Regional Office Toxic Clean-up Program Marian Abbett <a href="mailto:Marian.abbett@ecy.wa.gov">Marian.abbett@ecy.wa.gov</a>	<b>XX</b>	WA State Dept. of Transportation <a href="mailto:OR-SEPA-REVIEW@wsdot.wa.gov">OR-SEPA-REVIEW@wsdot.wa.gov</a>
<b>XX</b>	WA. State Dept. of Ecology SW Regional Office Toxic Clean-up Program Eva Barber <a href="mailto:Evba461@ECY.WA.GOV">Evba461@ECY.WA.GOV</a>		WA State Parks and Recreation Commission PO Box 42650 Olympia, WA 98504
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Zachary Meyer <a href="mailto:ZMEY461@ECY.WA.GOV">ZMEY461@ECY.WA.GOV</a>		Puget Sound Partnership Heather Saunders Benson Environmental Planner <a href="mailto:Heather.benson@psp.wa.gov">Heather.benson@psp.wa.gov</a>
<b>XX</b>	WA State Dept. of Health <a href="mailto:SEPA.reviewteam@doh.wa.gov">SEPA.reviewteam@doh.wa.gov</a>	<b>XX</b>	Puget Sound Clean Air Agency 1904 3 <sup>rd</sup> Ave #105 Seattle, WA 98101 <a href="mailto:SEPA@pscleanair.org">SEPA@pscleanair.org</a>
<b>XX</b>	WA State Dept. of Fish & Wildlife(WDFW) SEPA Coordinator <a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a>		BNSF Railway General Manager 2454 Occidental Ave. South, Ste 1A Seattle, WA 98134-1451
	WA State Dept. of Fish & Wildlife (WDFW) Michele Culver Regional Director <a href="mailto:Teammontesano@dfw.wa.gov">Teammontesano@dfw.wa.gov</a>		FEMA John Graves <a href="mailto:John.graves1@dhs.gov">John.graves1@dhs.gov</a>

		<b>XX</b>	DuPont City Clerk Karri Muir <a href="mailto:Kmuir@dupontwa.gov">Kmuir@dupontwa.gov</a>
<b>XX</b>	JBLM Public Works Charles Markham Deputy for Programs and Operations <a href="mailto:Charles.s.markham2.civ@mail.mil">Charles.s.markham2.civ@mail.mil</a>	<b>XX</b>	Nisqually Indian Tribe Joe Cushman <a href="mailto:Cushman.joe@nisqually-nsn.gov">Cushman.joe@nisqually-nsn.gov</a>
<b>XX</b>	JBLM Steven Perrenot Director Public Works <a href="mailto:Steven.t.perrenot.civ@mail.mil">Steven.t.perrenot.civ@mail.mil</a>	<b>XX</b>	Yakama Nation Elizabeth Sanchez <a href="mailto:Elizabeth_sanchez@yakama.com">Elizabeth_sanchez@yakama.com</a>
	US Army Corps of Engineers (Regulatory Branch) Suzanne Anderson <a href="mailto:Suzanne.l.anderson@usace.army.mil">Suzanne.l.anderson@usace.army.mil</a>		Lakewood Community & Economic Development Frank Fiori Planning Manager <a href="mailto:ffiori@cityoflakewood.us">ffiori@cityoflakewood.us</a>
	USDA-Natural Resources Conservation Service 941 Powell Ave SW. Ste 102 Renton, WA 98057		Steilacoom Community Development Doug Fortner Town Planner <a href="mailto:Doug.fortner@ci.steilacoom.wa.us">Doug.fortner@ci.steilacoom.wa.us</a>
	DuPont Post Office Attn: Post Master 1313 Thompson Circle DuPont, WA 98327		Clover Park School District 10903 Gravelly Lake Dr. SW Lakewood, WA 98499
	National Marine Fisheries Service Northwest Regional Office 7600 Sand Point Way NE Seattle, WA 98115-0070		Steilacoom Historical School District Celeste Johnston <a href="mailto:cjohnston@steilacoom.k12.wa.us">cjohnston@steilacoom.k12.wa.us</a>
	Nisqually Nat'l Wildlife Refuge Glynnis Nakai <a href="mailto:Glynnis.Nakai@fws.gov">Glynnis.Nakai@fws.gov</a>	<b>XX</b>	LeMay <a href="mailto:Cust2180@wcnx.org">Cust2180@wcnx.org</a>
<b>XX</b>	Environmental Official-Pierce County Kathleen Larrabee <a href="mailto:Klarrab@co.pierce.wa.us">Klarrab@co.pierce.wa.us</a>	<b>XX</b>	PSE Jeff Payne <a href="mailto:Jeff.payne@pse.com">Jeff.payne@pse.com</a>
<b>XX</b>	Land Use Review Capital Development-Pierce Transit PO Box 99070 Lakewood, WA 98499-0070	<b>XX</b>	AHBL Lisa Klein <a href="mailto:Lklein@AHBL.com">Lklein@AHBL.com</a>
<b>XX</b>	Pierce Co. Assessor/Treasurer-Commercial Dept. Darci Brandvold <a href="mailto:dbrandv@co.pierce.wa.us">dbrandv@co.pierce.wa.us</a>	<b>XX</b>	Gray & Osborne Dominic Miller, PE <a href="mailto:dmiller@g-o.com">dmiller@g-o.com</a>
<b>XX</b>	Pierce Co. Environmental Services Bldg Public Works Kip Julin 9850 64 <sup>th</sup> St. West University Place, WA 98467	<b>XX</b>	Geri Reinart, P.E. <a href="mailto:greinart@msn.com">greinart@msn.com</a>
<b>XX</b>	Pierce Co. PALS Adonais Clark <a href="mailto:aclark@co.pierce.wa.us">aclark@co.pierce.wa.us</a>		CalPortland Pete Stoltz <a href="mailto:Pstoltz@calportland.com">Pstoltz@calportland.com</a>

<b>XX</b>	Pierce Co. Public Works Debbie Germer <a href="mailto:dgermer@co.pierce.wa.us">dgermer@co.pierce.wa.us</a>	<b>XX</b>	NWL Association Emily Griffith <a href="mailto:nwlassistdirector@reachone.com">nwlassistdirector@reachone.com</a>
<b>XX</b>	Tacoma Pierce Co. Health Dept. Sara Bird <a href="mailto:SEPA@tpchd.org">SEPA@tpchd.org</a>	<b>XX</b>	NWL Associates Larry Ackerman <a href="mailto:nwldirector@reachone.com">nwldirector@reachone.com</a>
<b>XX</b>	Nisqually Indian Tribe Annette Bullchild, THPO <a href="mailto:Bullchild.annette@nisqually-nsn.gov">Bullchild.annette@nisqually-nsn.gov</a>	<b>XX</b>	Nisqually Indian Tribe Jackie Wall, THPO <a href="mailto:Wall.jackie@nisqually-nsn.gov">Wall.jackie@nisqually-nsn.gov</a>
	Carol Estep President, DuPont Historical Society <a href="mailto:estepcarol@gmail.com">estepcarol@gmail.com</a>		
	Name Title Address Address Email		Name Title Address Address Email

Permit Applicant Information

<b>XX</b>	Tyrell Bradley SCJ Alliance <a href="mailto:Tyrell.bradley@scjalliance.com">Tyrell.bradley@scjalliance.com</a>	<b>XX</b>	Drie Zakenleben, LLC 9645 Regency LP SE Olympia, WA 98513
	Name Title Address Address Email		Name Title Address Address Email



# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable:

*Barksdale Station Development, Lots 5 and 11*

2. Name of applicant:

*Drie Zakenleben, LLC*

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

*9645 Regency Loop SE, Olympia, WA 98513  
253.548.6048*

4. Date checklist prepared:

*November 2018*

5. Agency requesting checklist:

*City of Dupont*

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

*Start Construction by May 2019 and finish by October 2019*

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

*Yes. The purpose of this project is to develop the remaining two lots into two separate commercial pads over 2 phases of construction. Phase 1 being the relocation of the existing Starbucks Coffee Shop and preparing one lot for construction and the second lot as a "pad ready" lot with utilities (proposed). The 2nd phase (future phase) will consist of constructing a new +/- 3,000 sq. ft. building along with associated parking and utilities.*

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

*Geotech report and Traffic Analysis.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*None known.*

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

*Grading Permit, Engineering Permits, Site Plan Review Permit, SEPA Checklist, and Building Permits*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The Barksdale Station commercial binding site plan was created in the mid to late 90's by Weyerhaeuser Real Estate Company and amended in the early 2000's. The development has multiple tenants including dental care, law offices, hotels, Better Business Bureau, and a Starbucks Coffee Shop. Of the original twelve commercial lots, only two remain undeveloped. The purpose of this project is to develop the remaining two lots into two separate commercial pads over two phases of construction. Phase 1 being the relocation of the existing Starbucks located within the Barksdale Station, currently with no drive thru, and constructing a new 2,000 sq. ft. building with drive thru and associated utilities and parking. The second pad will be rough graded in Phase 1 and have utilities stubbed to the Phase 2 site. Phase 2 will consist of constructing a new +/- 3,000 sq. ft. building along with associated parking and utilities. The second tenant is planned to be a fast food use.*

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

## **B. Environmental Elements** [\[HELP\]](#)

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

a. General description of the site:

(circle one): **Flat, rolling**, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

*0% to 5%*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

*According to SoilWeb website the soil type is 85% Spanaway and up to 8% Spana*

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

*There are no known surface indications or history of unstable soils in the immediate vicinity.*

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

*For both Phase 1 and Phase 2 grading purposes, approximately 1,500 CY of cut and 1,500 CY of fill will take place in order to construct the on-site improvements which include rough grading of Phase 2.. Any imported fill will be from an approved source.*

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

*It is possible that erosion could occur because of clearing and construction. However, the project will comply with the City of Dupont's engineering requirements and best management practices will be applied to prevent erosion from occurring.*

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

*Approximately 80% will be impervious surface.*

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

*The project will meet or exceed the engineering design standards for erosion control and shall apply best management practices throughout the construction of the project such as silt fencing.*

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

*Types of emission to the air would be from construction equipment and dust from construction. Quantities are unknown.*

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

*According to the Olympic Regional Clean Air Agency (ORCAA) there are no off site emission sources near the project site.*

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

*There are no measures proposed or needed to reduce or control emissions.*

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

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*According to the Washington Department of Natural Resources there are no streams or rivers located in the immediate vicinity of the project site. According to the National Wetlands Inventory there is a wetland located approximately 450 feet away from the project site located to the west and north, across the Dupont Steliacoom Road.*

- 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.

*The project will not require any work over, in, or adjacent to (within 200 feet) of the identified wetland.*

- 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.

*There is no fill and dredge materials proposed that would be removed or placed from surface water or wetlands.*

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

*The project will not require surface water withdrawals or diversions.*

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

*According to the Federal Emergency Management Agency (FEMA) the project site is located in an "Area of Minimal Flood Hazard."*

- 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.

*The proposal does not involve discharges of waste materials into surface waters.*

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

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

*Groundwater will not be withdrawn from a well for drinking water or other purposes.*

- 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.

*There are no anticipated discharges into the ground from septic tanks or other sources.*

c. Water runoff (including stormwater):

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

*Stormwater runoff will be generated from sidewalks, parking lot, and buildings. Approximately 0.39 acres of stormwater runoff will be collected in catch basins and conveyed to the master planned storm pond for Barksdale Station where stormwater treatment and infiltration will occur. The remaining area will be collected and treated/infiltrated on-site via storm filters and a rock gallery.*

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

*It is possible that waste materials can enter ground or surface waters but it is not proposed or anticipated. However, the project will meet or exceed all engineering and design standards of the City to prevent the possibility of waste materials entering ground or surface waters.*

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

*The project as proposed does not alter or otherwise affect drainage patterns in the vicinity of the site.*

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

*Stormwater runoff from Barksdale Station is master planned to go to a regional stormwater facility. All project impacts outside of the master planned areas will treat and infiltrate 100% of the stormwater runoff on-site.*

#### 4. **Plants** [\[help\]](#)

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

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.

- \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

*There is not much vegetation on site. The project will remove the grass, weeds, and two trees from the site to create the building pads, drive isles, and parking facilities. The amount of vegetation to be removed is approximately 30,000 sq. ft. of weeds and grass.*

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

*There are no known observed endangered plant species on or near the site. However, according to the U.S. Fish and Wildlife Service (IPAC) for endangered plant species, the Golden Paintbrush, March Sandwort, and the Water Howella are identified as being present in this region.*

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

*The project is proposing to landscape this development and intends to use native plant species.*

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

*According to field observations, the Early Detection and Distribution Mapping System (EDDMaps) website, and the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) websites there are no known noxious weeds or invasive plant species known to be on or near the site.*

## 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, **songbirds**, other:
- mammals: **deer**, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

*According to the Washington Department of Fish and Wildlife Priority Habitats and Species Report (PHS data) there are no listed priority habitat species listed on the project site, however, the listed species near the site are Big Brown Bat, Little Brown Bat, and Yuma Myotis.*

*Additionally, according to the U.S. Fish and Wildlife Service (IPAC) mapping system, other species of animals are identified to be in the area which include the North American Wolverine, marbled Murret, Northern Spotted Owl, Streaked Horned Lark, Yellow-billed Cuckoo, Oregon Spotted Frog, and Bull Trout.*

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

*Migration routes may exist near the site. Washington is within the Pacific Flyway Route.*

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

*Native landscaping will be planted as part of the project.*

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

*According to the Washington Department of Fish and Wildlife Priority Habitats and Species Report (PHS data) there are no listed priority habitat species listed on the project site, however, the listed species near the site are Big Brown Bat, Little Brown Bat, and Yuma Myotis.*

*Additionally, according to the U.S. Fish and Wildlife Service (IPAC) mapping system, other species of animals are identified to be in the area which include the North American Wolverine, marbled Murret, Northern Spotted Owl, Streaked Horned Lark, Yellow-billed Cuckoo, Oregon Spotted Frog, and Bull Trout.*

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

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*The project once constructed will use electricity and natural gas for hearing and lighting.*

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

*No*

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:

*Construction energy needs will meet or exceed Washington State Energy Codes.*

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

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

*There are no known environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste.*

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

*According to the Department of Ecology the project site has not been classified as a contaminated site from present or past uses.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*There are no existing hazardous chemicals/conditions that will affect the project development.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

*There will be no storing, useage, or production of toxic or harzardous chemicals as part of this project.*

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

*None required.*

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

*No measures are needed, there are no environmental health hazards.*

#### **b. Noise**

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

*Noise is currently produced from traffic along the freeway and along Dupont Steliacoom Road. Additionally, noise from patrons of the commercial development are also present.*

- 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.

*Short-term construction noise (heavy equipment, framing, etc.) would occur during hours permitted by the City of Dupont. Long-term noise associated with the project are noises associated with commercial services and should be minimal and is not expected to increase over existing noise levels.*

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

*Construction will be limited to normal working hours as prescribed by the City of Dupont ordinance so nearby residents and businesses should not experience long-lasting adverse noise impacts.*

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

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

*The current use of the site is vacant land. The project is within a commercial area that houses a dental care office, law offices, hotels, the Better Business Bureau, and a Starbucks Coffee Shop.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

*No*

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

*No*

- c. Describe any structures on the site.

*There is one structure on the site that is a mixed use building with tenants.*

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

*No structures will be demolished*

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

*Commercial (COM)*

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

*Old Fort Lake*

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

*N/A*

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

*No part of the site has been classified as a critical area by the City or County*

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

*During peak business times the project would have up to 7 employees on site. During non peak business times as little as 3 employees. There will be no people residing in the completed project.*

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

*None*

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 project will meet all zoning land use and development requirements consistent with the City of Dupont's zoning code and the Comprehensive Plan.*

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

*None required.*

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

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

*None*

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

*None*

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

*None needed or required.*

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

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

*Approximately 25 feet in height. The principal exterior building materials proposed are Lower stone wall panel system with composite vertical channel bevel siding.*

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

*There are no views in the immediate vicinity that would be altered or obstructed.*

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

*None required.*

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

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

*Light will be produced from patrons to the building during the evening hours. Additionally, lighting associated with lamination of the building will also be present during the evening hours.*

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

*Light or glare from the finished project is not anticipated to be a safety hazard or interfere with views.*

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

*Existing off-site sources of light or glare are produced from existing development and vehicle lighting which is not anticipated to affect this proposal.*

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

*None needed.*

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

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

*There are 3 designated recreational opportunities within 1 mile of the project site. Iafrati Park, Robinson Park, and Dupont Community Center.*

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

*The proposed project will not displace any existing recreational uses.*

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

*No measures are proposed to reduce or control impacts on recreation.*

### **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

*According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) adjacent to the project site located at 600 Station Drive, Dupont WA that is determined to be eligible as a historic property. Additionally, the Dupont Village Historic District and the Fort Lewis Garrison Historic District are located to the west and east of the project site.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*There are no known landmarks, features, or other evidence of Indian or historic use or occupation. However, according to WISAARD's predictive model, the project site is listed as both low risk and high risk.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

*The methods used to assess the potential impacts to cultural and historic resources on or near the project site was by using the Washington Informaiton system for Architecural and Araeological Records Data (WISAARD).*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*There are no measures proposed.*

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

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

*The project site is located within a commercial development that has Interstate 5 (I-5) located to the south, the Dupont Steliacoom Road to the south west and to the west. Access will be from Dupont Steliacoom Road.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

*The site is not currently served by public transit.*

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

*The site does not currently have formal parking, but does have a gravel lot that can fit approximately 40-50 cars. The proposed project will create approximately 65 paved parking stalls.*

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

*There will be one new driveway cut installed on Station Drive, as well as the replacement of existing driveway cut on Station Drive. Pedestrian access to the site will be improved off of Station Drive as well as Dupont Steliacoom Road.*

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

*No*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

*The traffic analysis includes Phase 1 and Phase 2 combined. The total new daily traffic generation is estimated to be approximately 1,174. Approximately 133 will occur during the morning peak hours, which is expected to be the peak hour for the day. This project will generate almost exclusively passenger vehicle trips, with an occasional service vehicle or delivery vehicle trip.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.*

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

*There are no measures proposed to reduce or control transportation impacts.*

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

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

*This project is a relocation of an existing Starbucks Coffee Shop. There is no projected need for increased public services.*

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

*No measure are proposed.*

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

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

c. 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.

*The project proposes to utilize the utility services from the City of Dupont.*

**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the  
lead agency is relying on them to make its decision.



Signature:

\_\_\_\_\_

Name of signee Brett Bures

Position and Agency/Organization Project Manager, SCJ Alliance.

Date Submitted: January 2019

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

**(IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction  
with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of  
activities likely to result from the proposal, would affect the item at a greater intensity or  
at a faster rate than if the proposal were not implemented. Respond briefly and in  
general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; pro-  
duction, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

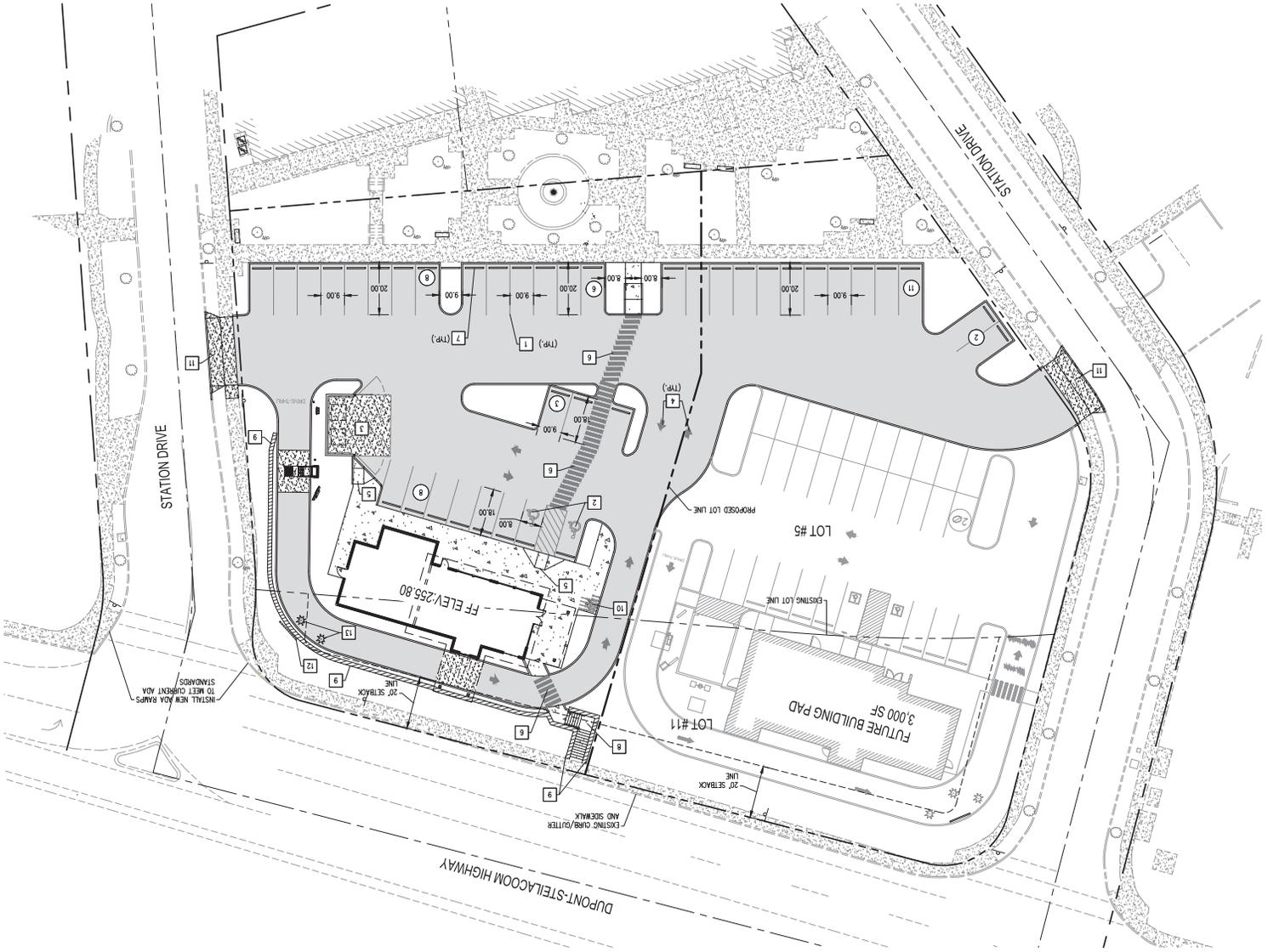
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

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

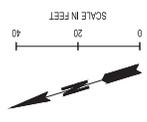
CALL BEFORE YOU DIG  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



SEC. 36, T19N, R1W, W.M.

- CONSTRUCTION NOTES:**
1. 4" WIDE WHITE PAINT STRIPE.
  2. ACCESSIBILITY SYMBOL.
  3. TRASH ENCLOSURE.
  4. DIRECTIONAL ARROW.
  5. CURB RAMP.
  6. CROSSWALK.
  7. WHEELSTOP.
  8. CONCRETE STAIRS.
  9. 6.0' MAX HEIGHT ARCHITECTURAL FINISHED RETAINING WALL.
  10. BRICK BACK.
  11. NEW CONCRETE DRIVEWAY.
  12. EXISTING SIGN TO BE PROTECTED AND REMAIN IN PLACE.
  13. TREES TO BE REMOVED, SEE LANDSCAPE PLANS.
- EARTHWORK CALCULATIONS:**
- CUT: 1,260 CY  
 FILL: 900 CY  
 NET: 360 CY CUT

- LEGEND**
- (XX) PROPOSED BUILDING
  - STALL COUNT
  - CEMENT CONCRETE TRAFFIC CURBS
  - CEMENT CONCRETE SIDEWALK
  - CEMENT CONCRETE PAVEMENT
  - ASPHALT PAVEMENT
  - WHEELSTOP
  - RETAINING WALL



SHEET NO.	3 of 9	DATE	FEBRUARY 2018	DRAWING BY	T. BRADLEY
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DRAWING FILE NO.	248341-SP-01	DESIGNER			
JOB NO.					
DATE					
APPROVED BY					
DRAWN BY					
DESIGNER					

**PRELIMINARY SITE PLAN**

**BARSDALE STATION DEVELOPMENT**  
 LOTS 5 AND 11  
 DUPONT, WASHINGTON

**SCJ ALLIANCE**  
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