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CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

SEPA ENVIRONMENTAL POLICY ACT

MITIGTED DETERMINATION OF NONSIGNIFICANCE

DuPont Public Works Operations Facility (aka North Site)
DuPont Public Works Decant & Wash Facility (aka South Site)

The City of DuPont is issuing a SEPA Determination on two proposals that are located on separate properties that are both related to improving the City's Public Works facilities and operations. Pursuant to WAC 197-11-060(3) (b), proposals or parts of proposals that are related to each other shall be evaluated in the same environmental document.

City File Nos North Site: PLNG2019-024 (Site Plan Review); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification); PLNG2020-001 (Variance).

City File Nos South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

City File No. for Combined SEPA Environmental Review: SEPA2019-005 (SEPA)

Description of Proposal DuPont Public Works Operations Facility (aka North Site):

The Public Works Operations Facility is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive for the purposes of storing and maintaining the heavy vehicles used for maintenance of public properties and for administrative offices for public works staff. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 33 parking spaces, paving, and landscaping. The fuel station includes two above ground fuel tanks: a 1,000 gallon diesel tank and 2,000 gallon unleaded gasoline tank. The site can be accessed from two existing driveways off Civic Drive. A variance is requested to deviate from the City's front yard setback, building entrance location and roof pitch requirements.

Description of Proposal DuPont Public Works Decant & Wash Facility (aka South Site):

The Public Works Decant & Wash Facility is a proposed 4,560 square foot building that includes a decant facility, vehicle wash bay, and de-icing bay (brine making and storage) for use by the City of DuPont Public Works Department. The proposal includes a 40-yard dumpster, and no parking spaces. The site will have intermittent use throughout the week with potential for daily operations during inclement weather. Access is provided via a new driveway extending south from Civic Drive. The proposal includes a short plat application to subdivide the approximately 4.46 acre property into two lots. The smaller 0.48-acre lot will be home to the proposed project. The larger 3.98-acre lot will remain vacant land.

Location of Proposal:

North Site: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.

South Site: Southwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266002, in Section 26, Township 19 and Range 01.

Proponent: Gus Lim, P.E., Director, City of DuPont Public Works Department

Lead agency: City of DuPont

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. The Optional DNS process in WAC 197-11-355 is being used. A Notice of Application was issued on December 19, 2019 with a 14-day comment period. A Revised Notice of Application was issued on December 29, 2020 with an extension of the comment period to January 9, 2020. Comments received from agencies and the public were reviewed and considered in the findings and conclusions of this Determination.

The lead agency has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and/or mitigating measures have been applied that ensure no significant adverse impacts will be created.

Responsible Official: Jeffrey S. Wilson, AICP
Director Community Development & Emergency Management
City of DuPont

Contact Information: City of DuPont | 1700 Civic Drive, DuPont, WA 98327 | 253-912-5393

A. FINDINGS

This determination is based on the following findings and conclusions:

1. The two projects are located on separate properties separated by Civic Drive, one to the north (Public Works Operations Facility) and one to the south (Public Works Decant & Wash Facility). Per WAC 197-11-060(3) (b), they are related proposals and are to have one combined SEPA Environmental Review process.

2. The North Site is located on City property north of Civic Drive and west of Center Drive within the existing City Hall Campus. The site is located to the north and west of the existing Public Safety Building in an area that is largely cleared with the exception of some ornamental landscaping and an area where the City is cultivating street trees. The proposed Public Works facility is located on the City's Civic Center campus. The proposal is located south of Sequalitchew Creek and Sequalitchew Creek Trail and all work is located outside of the Sequalitchew Creek 100-foot critical area buffer and outside of steep slope setbacks.

3. The South Site is located on City property south of Civic Drive on land that was previously cleared and is devoid of vegetation. It is located adjacent to a City stormwater pond on a 4.46-acre parcel. The proposal will subdivide the parcel to create a separate tax parcel for the new Public Works Decant & Wash Facility. The City may develop the residual parcel in the future for a new south Civic Center Campus, which may include other City facilities. Any future development on the remainder parcel will undergo its own SEPA Environmental Review process at the time a specific land use application is submitted.

4. A Combined Notice of Application with Optional DNS was issued on December 19, 2019 with a 14-day comment period. A Revised Combined Notice of Application with Optional DNS was issued on December 29, 2019 to extend the comment period for an additional 14-day comment period; which concluded on January 9, 2020.

5. Comments received during the comment period are summarized as follows:

   a. Department of Ecology issued two comment letters on December 31, 2019 and January 9, 2020. Ecology commented on the soil sampling completed for the project and concluded that no additional samples, or entering the Voluntary Cleanup Program, are required. They provided guidance on the dangerous waste regulations and for safely managing hazardous waste and potential waste generator status as it pertains to the petroleum oils, pesticides and fertilizer that will be stored and used onsite. The decant facility will need to be in compliance with Chapter 173-350 WAC, Solid Waste Handling Standards. Only clean fill may be used in grading and filling of the land and removed debris must be disposed of at an approved site. Ecology also provided guidance for Construction General Stormwater Permit Requirements.

   b. Washington State Department of Archaeology & Historic Preservation reviewed the Cultural Resources Study and concluded in an email dated January 16, 2020 that they have no specific concerns for the project moving forward and recommended the standard procedures for an Inadvertent Discovery Plan be followed unless a Monitoring Plan is already in place.

   c. Tacoma Pierce County Health Department commented on January 10, 2020 that the area may have been contaminated with heavy metals due to the air emissions originating from the old Asarco Smelter in north Tacoma. They provided guidance from Department of Ecology for sampling and, if required, cleanup.

   d. A comment letter was received on January 9, 2020 from Beth Elliott expressing opposition to the location of the proposed Decant, Vehicle Washing and Brining Facility on the South Site as the site should have a better use than the proposal. Ms. Elliott recommended moving the facilities to the current public works facility located in the Historic Village. The City will address these comments within the land use application for the South Site.

6. Earth – The North Site slopes gently from the north property line to the south property line. The South Site is flat. The North Site north property boundary is located near the crest of an offsite steep slope that descends to Sequalitchew Creek. The offsite slope is classified as a Landslide Hazard Area per DMC 25.105.070(2). A 50-foot steep slope buffer is provided from the top of the steep slope, which extends onsite. No work is proposed within the buffer. The land use application will be reviewed for its compliance with the City's Critical Areas regulations (DMC 25.105).

A geotechnical report was prepared by PanGeo dated April 25, 2019. The soils are primarily medium dense to dense sand and gravel that is considered adequate for supporting new buildings on conventional spread footings. There are some areas of fill in the northwest portion of the property. Anticipated cut and fill quantities are:

North Site: Cut: 3,100 CY / Fill: 1,300 CY, plus 10 CY of foundation gravel.
South Site: Cut: 800 CY / Fill: 400 CY, plus 190 CY of foundation gravel.

Approximately 73% of the north site will be impervious surfaces after project construction. The South site will be about 82% impervious for the newly created .475-acre parcel.

The City will require a temporary erosion and sedimentation control plan be prepared with site development permits to include Best Management Practices for erosion control. Design and construction will be required to follow the recommendations of the geotechnical engineer. Expected measures include: seeding, fertilizing, and mulching as soon as possible; roughening the ground surface prior to seeding; construction during dry season; catch basin filters; silt fences, street cleaning, and temporary cover of disturbed areas. *(Mitigation Measures 2 and 10)*

7. Air – Emissions during construction are related to construction vehicles and dust. Emissions post construction will be related to truck and vehicular traffic and refueling. During refueling CARB-certified vapor recovery systems will minimize vapor release and odors. Permits for air emissions from state agencies may be required. The City will require construction equipment be maintained and in good working condition. Watering down areas during construction will assist in controlling dust. *(Mitigation Measures 6, 14 and 15)*

8. Water – There are no surface waters within the parcel boundaries of the proposed development. Sequalitchew Creek, the western portions of which are fish-bearing, is located approximately 100 feet north of the north boundary of the North Site and flows to the west to Puget Sound. All proposed structures are located outside of the required Fish and Wildlife Habitat Conservation area buffer and structural setback associated with Sequalitchew Creek. The land use application will be reviewed for its compliance with the City's Critical Areas regulations (DMC Chapter 25.105).

   No groundwater will be withdrawn or waste material discharge to the ground. For the North Site runoff will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the south. Rainfall from building roof top will be conveyed to an infiltration trench. For the South Site, runoff from the new impervious surfaces will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the west or, for the building roof top, to an onsite infiltration trench. *(Mitigation Measures 9 and 11)*

9. Pl ants – The South Site is currently largely grass and devoid of vegetation. The north site contains trees along the north property line that were assessed in the Sound Urban Forestry (SUF) Tree Assessment dated August 13, 2019. The SUF Tree Assessment found a total of 15 Oregon white oak and Douglas fir trees all in good or fair condition with the exception of one Douglas fir that is 90% dead.

   DuPont Municipal Code regulates tree removal, retention and protection. DMC 25.120.030(2) requires retention of all "landmark" Oregon white oak trees within a protection zone one and one-half

times the radius of the oak's canopy, as well as at least half of all other (non-oak) landmark trees. DMC 25.120.030(3) requires retention of at least three trees per acre. DMC 25.120.030(5) specifically requires:

> *"no clearing, grading, trenching, cutting, impervious surfacing, or other construction within the drip line of any tree to be retained, or within one and one-half times the radius of the canopy in the case of oak trees to be retained, no shall grades be lowered or raised so near as to jeopardize said trees; unless there is no other alternative and the intrusion is the minimum possible as determined by the director."*

All *regulated* trees are proposed to be retained; however the applicant has submitted a Tree Modification application to request to work within the drip line and/or one and one-half times the radius of the canopy of the one Landmark Oregon white oak tree (Tree #3) and five other trees that are intended to be retained (Trees #1, 2, 4, 12, and 13). SUF submitted Tree Encroachment Recommendations dated November 20, 2019 which includes protection measures to protect the health and stability of the oak trees with the intent for long term retention. These measures include fencing, inspections during clearing and grading, and root protection.

The north site is also partially located in Oak Mapping Unit MO-13, which requires retention of 80% of the Mapping Unit in one continuous block. The Mapping Unit is largely comprised of Sequalitchew Creek Riparian Buffer (see MO-13 and Oak Tree Exhibit prepared by Gray & Osborne, Inc.). The applicant has provided a calculation demonstrating that the Public Works Operations Facility on the North Site will impact less than 4% of the MO-13 area, retaining approximately 96.1%.

Interior landscaping is proposed for both sites, including screening and parking lot landscaping. Landscaping will be provided in accordance with the requirements of DMC Chapter 25.90. *(Mitigation Measure 13)*

10. Animals – There are no federally-listed endangered or threatened species on or near the site. Sequalitchew Creek is located approximately 100 feet north of the subject property and is known to contain Coho salmon, Cutthroat trout, Resident coastal cutthroat trout, and Summer chum salmon. The following bat species are shown on Priority Habitat Species (PHS) maps as having habitat in the same township as the subject parcels: big brown bat (Eptesicus fuscus), Yuma myotis (Myotis umanensis), and little brown bat (Myotis lucifugus). The site has been previously cleared of vegetation, however, and it is not likely that the site would be used by bats for hibernation, roosting, or nursery sites. There are no specific management recommendations provided by WDFW for the big brown bat, Yuma myotis, or little brown bat. Very limited vegetation removal is proposed and there are no specific codes or State regulations for management or protection of the PHS; therefore no construction-related mitigation is required.

11. Environmental Health – Environmental health hazards are not anticipated. A Soil Sampling report was prepared by Urban Environmental Partners dated August 1, 2019 which determined that lead and arsenic levels in the soils are below the MTCA cleanup levels. Although below cleanup levels for residential uses, the report recommends that any exported soils not be re-used on residential properties. Ecology has reviewed the sampling results and does not require additional sampling or entering into their Voluntary Cleanup Program.

During the operating life of the project, the North Site will have petroleum oils, pesticides and fertilizer. These will be stored and contained according to the building code in the North Site storage building. The North Site fueling facility will also include a 2,000 gallon gasoline and a 1,000 gallon diesel fuel tank. The tanks will be above ground and located under cover in the fueling facility. Incidental exposure to gasoline during refueling, the risk of fire, and the possibility of a fuel spill are potential sources of environmental hazards. A spill prevention plan will be required to be approved by Pierce County. An oil-water separator will pre-treat runoff before entering the Pierce County Sewer System.

Ecology has provided guidance on the dangerous waste regulations and for safely managing hazardous waste and potential waste generators. Ecology requires that the decant facility be in compliance with Chapter 173-350 WAC, Solid Waste Handling Standards. The South Site decant facility will include an oil-water separator to pre-treat runoff before entering the Pierce County Sewer System. Only clean fill may be used in grading and filling of the land and removed debris must be disposed of at an approved site. *(Mitigation Measures 4, 5, 8 and 22)*

12. Noise – Noise is regulated by DuPont Municipal Code Chapter 9.09. Noise from construction equipment would be created from 7 am to 6 pm, Monday through Friday. Long-term noise will be associated with vehicle maintenance activities occurring inside the maintenance bays, operating the vehicle wash and brine making pumps, and traffic.

    The City of DuPont Municipal Code Chapter 9.09 regulates off-site noise impacts by establishing maximum permissible noise levels to receiving properties, which varies depending upon the classification of the noise source and receiving property, duration of the noise, as well as the time of day. The source property is Class B EDNA-Commercial Use and the Sequalitchew Creek Trail is a Class A EDNA-residential areas (the most sensitive receiving EDNA). The maximum permissible noise to Sequalitchew Creek Trail is 57 dBA between the hours of 7:00 am and 10:00 pm and is reduced to 47 dBA in the nighttime hours. Noise levels may be exceeded for any receiving property at any time of day by no more than 5 - 15 dBA for noise of limited durations during any one hour period.

    Two Noise Studies were prepared, one each for the North and South Site proposals, by SSA Acoustics. To forecast noise impacts, ambient noise levels were measured in two locations, along the north property line of the North Site and along the Sequalitchew Creek Trail, during a one week period in July 2019, with the following findings:

Table 1 - Measured Ambient Noise Levels at Sequalitchew Creek Trail and North Property Line

Time Period	Hourly Sound Level Range at Trail, dBA Leq	Hourly Sound Level Range at property line, dBA Leq
Daytime (7 AM – 10 PM)	32 - 45	34 – 52
Nighttime (10 PM – 7 AM)	30 – 46	33 – 48

Noise levels from the major noise generating activities were predicted in the SSA Noise Studies to the Sequalitchew Trail. For the North Site, the noise generating activities will be conducted within the shop, and therefore noise will be primarily contained within the shop. The garage doors are assumed to be closed most of the time, except when a vehicle is entering the shop. Since the doors may be

open, noise from a worst-case scenario with garage doors open was evaluated. The noise exiting through the garage door will be attenuated by 4dB due to the significant dense vegetation between the facility and the Trail. For the South Site, the noise generating activities are related to the use of the vehicle wash and brine making equipment, both of which have pumps located within an equipment enclosure closet on the east end of the bays. The noise levels were predicted at the nearest portion of the Sequalitchew Creek Trail to be more than 10 dB less than the lowest measured ambient daytime noise levels at the Trail and will not be perceptible, and will not impact the acoustical environment of the portion of the proposed path closest to the public works facilities. All noise generation is provided for daytime hours in accordance with the typical public works operations.

Predicted Sound Levels Received at Sequalitchew Creek Path		
Time Period	**North Site Generated Noise – Sound Level Range at Trail, dBA**	**South Site Generated Noise – Sound Level Range at Trail, dBA**
Daytime (7 AM – 10 PM)	20-37	0-15

The Noise Study provides a listing of the activities that are predicted to occur within the vehicle maintenance bays. The highest noise level possible is from drilling (assumed to be a pneumatic-type drill for vehicle maintenance); which is predicted to be 5 dB above the lowest measured ambient daytime noise levels at the path when garage doors are open. The predicted noise levels from the other noise generating activities at the nearest portion of the path will be within 2 dB of the lowest measured ambient daytime noise levels and will be barely perceptible and will not noticeably impact the acoustical environment of the portion of the proposed path closest to the public works facility. Noise levels were also predicted to receiving properties at each of the property lines and determined to be below the maximum allowed by DMC Chapter 9.09.

The results of the noise study has determined that if the North Site garage doors are kept closed, noise impacts to Sequalitchew Creek Trail and neighboring properties should not be noticeable. In the worst case scenario when doors are left open the noise impacts will likely be audible but will be within the code limits.

For the South Site, the noise generating activities are related to the use of the vehicle wash and brine making equipment, both of which have pumps located within an equipment enclosure closet on the east end of the bays. The South Site Noise Study predicted noise levels to receiving properties to the northeast (distance of 940 feet), east (distance of 475 feet), west (distance of 25 feet) and south (distance of 265 feet). The noise levels at these locations are all predicted to be at or below the allowed dBA for the EDNA Class in each instance. However, noise levels at the proposed property lines, which are much closer in distance, were not provided for in the South Site Noise Study and are assumed to exceed the allowed dBA for the EDNA Class. Additional noise attenuation will be required to be provided in the form of design changes. In addition a revised Noise Study for the South Site is required, demonstrating that the City's maximum EDNA will be met at each property line. *(Mitigation Measures 3, 18 and 19)*

13. Land Use – The North Site is part of a larger property that is currently owned and used by the City of DuPont for its City Hall and Civic Center campus. To the north of that property is vacant land. Immediately to the west is vacant land owned by the Nisqually Tribe and to the west of that is the

Home Course golf course. To the south is Civic Drive, vacant land and a stormwater pond, and to the east is Center Drive. Across Center Drive are open space/community park and residential uses.

The South Site is currently vacant land that was previously cleared and graded. To the north are Civic Drive, City Hall and the existing Public Safety Building. To the west is an existing stormwater pond, vacant land owned by the Nisqually Tribe. To the east is Center Drive and across Center Drive are open space/community park and residential uses. To the south is vacant land.

The sites are located in the Mixed Use District (MXD) zoning district and the Civic Center land use designation. There are no regulated critical areas onsite. A small portion of critical area buffers (Landslide Hazard Area and Fish and Wildlife Habitat Conservation Area buffers) extend inside the north property boundaries of the North Site.

14. Aesthetics – Plans indicate building height will be less than the maximum 50-foot height maximum for the Mixed Use District. The proposed buildings will be reviewed during the City's Design Review process for compliance with the City's Commercial Design Standards (DMC Chapter 25. 70), including site design, architectural details and landscaping requirements as well as architectural compatibility with the existing adjacent City buildings. Screening will be required to buffer the decant facility (South Site) from view from all property lines.

15. Light and Glare – During construction, light and glare from construction equipment could occur during the hours of 7 am to 6 pm. After construction, light and glare from building windows and on-site parking lot lighting will occur. Non-glare glass and shielded lighting fixtures will help reduce and control light and glare impacts. The applicant did not provide a photometric analysis at this time. Lighting will be reviewed with the site development permit application to ensure appropriate levels are provided within public areas and that no light spill occur at residential property lines. *(Mitigation Measures 12, 16 and 20)*

16. Historic and Cultural Preservation – A Cultural Resources Assessment was completed for the properties by Cultural Resources Consultants (CRC) in April and May 2019. Previous archaeological studies have been conducted in the project location in response to soil remediation efforts from historic contamination and in conjunction with construction of the existing City Hall and Public Safety buildings. The CRC study process involved contacting cultural resources staff at the Squaxin, Muckleshoot, Nisqually and Puyallup Tribes. A representative of the Nisqually Tribe stated that DuPont is an important location to their tribe as it contains many precontact sites and burial locations, and they would like notification when survey work would take place. The Squaxin Island Tribe responded that they did not have any specific concerns for cultural resources at the present time. CRC reviewed available project and site cultural and historic information and conducted field investigations. No cultural resources were identified. Background research identified one recorded historic archaeological site determined not eligible for listing on historic registers overlapping the southern portion of the project and two locations where archaeological material was collected during previous archaeological monitoring in the immediate vicinity of the northern portion of the project. CRC concluded that it is unlikely that any archaeological deposits remain within the project location. No further cultural resources investigations were recommended by CRC.

    A Memorandum of Agreement dated August 7, 1989, was executed 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. Implementation of the MOA requires archaeological monitoring during soil disturbing activities, including extending an invitation to the Nisqually Tribe to be present during such activities, and preparation of a closing report. 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. *(Mitigation Measures 17 and 21)*

17. Transportation – Access to the North Site will be provided via an easement that extends northerly from Civic Drive. Another driveway will connect the new Public Works Facilities with the existing campus in the northeast corner. Access to the South Site will be provided via a new driveway from Civic Drive. The North Site will provide 33 new parking spaces. The decant facility at the south site is an "unstaffed" facility and no parking is required or provided. No parking spaces will be eliminated. A Trip Generation Summary was prepared by Geralyn Reinart, P.E. which estimated approximately 109 total daily trips are expected to be generated by the proposal on a typical weekday with 22 trip during the AM peak hour and 16 trips during the PM peak hour. No traffic impacts or anticipated and no mitigation measures are required.

18. Public Services – All utilities are available to serve the proposal.

B. MITIGATION MEASURES

General Mitigation Measures:

1. Land use approvals are required for the project, which will include Conditions of Approval. The project shall comply with the Conditions of Approval for all land use approvals:

    a. North Site: PLNG2019-024 (Site Plan Review), PLNG2019-034 (Design Review) PLNG2019-036 (Tree Modification) and PLNG2020-001 (Variance)

    b. South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

2. The proposal shall comply with the recommendations provided in the PanGeo geotechnical report dated April 25, 2019, and as amended. The report shall be amended so that it is not in "Draft" form and include a recommended setback from the top of the Landslide Hazard Area, as required per DMC 25.105.050(3)(c)(i).

3. All garage doors on the North Site should remain closed during maintenance activities, particularly activities that require use of a drill, to minimize noise impacts to the adjoining property and the Sequalitchew Creek Trail. It is recognized that there may be certain times of the year when the garage doors need to be opened for ventilation or heat reduction. These time periods are to be minimized to the greatest extent practicable.

4. During the operating life of the project the City is required to safely handle dangerous and hazardous waste in accordance with Department of Ecology's Hazardous Waste & Toxics Reduction Program.

5. The decant facility on the South Site shall comply with Chapter 173-350 WAC, Solid Waste Handling Standards.

6. The applicant is responsible to meet any requirements of the Puget Sound Clean Air Agency for registration of the gasoline dispensing operation.

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

7. A haul route plan for the clearing and grading shall be submitted to the City for review and approval prior to issuance of any site construction permits.

8. Only clean fill may be used. The source of fill material will be approved by the City in advance of filing the site. Any fill removed from the site shall be disposed of properly at an approved site. Per Ecology's recommendations, any fill removed from the property may not be used on residential property.

9. The improvements are to be designed following the requirements of the Department of Ecology Stormwater Management Manual for Western Washington (2012 version with 2014 amendments), as adopted by the City of DuPont.

10. A Stormwater Pollution Prevention Plan (SWPPP), an Operations and Maintenance Manual 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.

11. The project may be required to obtain a Construction Stormwater General Permit from the Washington State Department of Ecology.

12. The site lighting plan and photometric analyses shall be submitted for review and approval. Lighting will be reviewed with the site development permit application to ensure appropriate levels are provided within public areas and that no light spill occur at residential property lines.

13. Tree Protection Measures will be required for all trees proposed to be retained. The proposal shall comply with the specific requirements described in the conditions of approval in the Tree Modification Request (PLNG2019-036) following the requirements of DMC Chapter 25.120 - Tree Retention. At a minimum they shall include:

    a. All landscape plans and grading plans shall show the grading limits and indicate which trees are to be saved/protected and which are to be removed.

    b. The landscape plans shall include the tree protection measures provided in this SEPA Determination as well as the measures required in the Tree Modification Request.

    c. No clearing, grading, trenching, cutting, impervious surfacing or other construction is allowed within the dripline of any tree to be retained, unless approved by the City through a Tree Modification request.

    d. The City arborist shall be present when the grading near the trees takes place to provide documentation and supervision. In addition, the following measures shall be provided:

i. Any roots measuring 3" or greater in diameter that are exposed/disturbed during the site work, shall be cleanly cut with a hand saw/pruners.

ii. In all cases, all roots are not to be torn or pulled with equipment. If needed, roots shall be treated to help ensure the continued health and stability of the trees.

iii. The arborist shall provide specific recommendations prior to submittal of site development permits for the protection measures for roots less than 3" in diameter.

e. A protective construction fence conforming to City's standards shall be installed around the tree's canopy, trunk, and roots, prior to any site clearing. A fencing plan shall be submitted with signature blocks for the City's arborist and Community Development Director for their approval after inspection of installed fences. No work, excavation, trenching, material storage, or other disturbances will be allowed behind the protective fence except by approval by the City Director of Community Development and the arborist.

f. The applicant shall submit a maintenance and monitoring plan that provides for periodic evaluation and treatment, if needed, to address the health of the regulated trees that are proposed to be impacted by the construction activities. The plan shall be reviewed and approved by the City's arborist and guaranteed through a financial security device. If any of the Landmark trees health should decline as a result of construction impacts, they are required to be replaced by a tree of similar type and size.

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

14. 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.

15. Construction equipment shall be maintained to meet emission standards. Construction vehicles shall be turned off when not in use to limit emissions caused by idling.

16. Site lighting during construction shall be directed away from the public right of way to ensure there is no light spill to these areas.

17. 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 to 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.

18. Construction activity will be audible from the Sequalitchew Creek Trail, which is heavily used. No construction activity will be allowed on the weekends without prior City approval. Requests shall be submitted at least two weeks in advance and, if approved, the site posted with weekend construction hours at least one week in advance.

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

19. It is anticipated that the South Site Decant and Brining Facility will likely generate noise levels to receiving properties that exceeds the maximum dBA allowed, per DMC Chapter 9.09. The design of the facility shall incorporate noise reduction measures to ensure compliance with the City's noise regulations. A revised Noise Study for the South Site shall be submitted for City review and approval prior to issuance of a building permit. Noise levels shall not exceed acceptable levels to all receiving properties based on the EDNA class for the receiving properties.

20. Light fixtures shall be full cut-off type and shielded to minimize light spill and glare. Building glass will be required to be non-glare.

The following mitigation measures shall be in place prior to the issuance of a Certificate of Occupancy:

21. 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.

22. An Accidental Spill Prevention Plan shall be reviewed and approved by Pierce County prior to Certificate of Occupancy and all requirements shall be met during the operation of the facility.

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.

APPEAL PERIOD: This MDNS is issued using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Consistent with DMC 25.175.060(4) and WAC 197-11-680, this Determination may be appealed to the City hearing examiner. Pursuant to DMC 25.175.060(3), only parties of record may file an administrative appeal. **Appeals must be filed within 14 days after issuance of this MDNS (no later than 5:00 pm on March 12, 2020)**. Instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee ($1,500), and contain the information detailed in DMC 25.175.060(4) (d). You should be prepared to make specific factual objections. Contact Jeff Wilson to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official Signature: Jeffrey S. Wilson 2/24/2020

Jeffrey S. Wilson, AICP
Community Development Director
City of DuPont

Date

Issue Date: February 27, 2020

End of Appeal Period: March 12, 2020

Parties of Record:

- Applicant: Gus Lim, City of DuPont Public Works
- Washington State Department of Ecology
- Tacoma-Pierce County Health Department
- Washington State Department of Archaeology and Historic Preservation
- Beth Elliott, 1485 Kittson Street, DuPont, WA 98327

Distributed to the Attached List

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:

   Public Works Facilities (North and South)

2. Name of applicant:

   City of DuPont
   1700 Civic Drive
   DuPont, WA 98327

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

   Gum Lim
   Public Works Director
   City of DuPont
   1700 Civic Drive
   DuPont, WA 98327
   (253) 912-5381

4. Date checklist prepared:

   February 19, 2020

5. Agency requesting checklist:

   City of DuPont

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

   Construction is anticipated to start in the fall of 2020 and will end in the Winter of 2021.

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

   There are no additional plans for expansion upon completion of the Public Works Facilities.

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

   Cultural Resource Study, Traffic Impact Analysis, Noise Studies, Geotechnical Engineering Report, Tree Retention Plan, Soil Samples Report on Lead and Arsenic, Consent Degree between Washington State Department of Ecology and Weyerhauser Company and DuPont Company. A stormwater site plan and a construction Stormwater Polution Prevention Plan will be prepared for the project.

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.

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

Pierce County Industrial Wastewater Discharge Permit, Pierce County Significant Industrial User Pretreatment Review, Pierce County Commercial Sewer Service Application, NPDES Stormwater Construction Permit, City of DuPont Land Use Application, PSAPCA Permit, SEPA review, and the City of DuPont Building Permit.

Add Short Plat and possible setback variance, Tree Modification Request

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 Public Works Department Facility-North Site is a proposed 14,707 square feet of floor area on two levels. It includes the Public Works Department office building, 533 square feet of enclosed storage, 2,376 square feet of covered storage, and a 900 square foot covered gas and diesel fueling station. The fuel station above ground fuel tanks will have a 1,000 gallon diesel tank and 2,000 gallon unleaded tank. The proposal also includes 30 additional parking stalls, additional paving, and landscaping. The site can be accessed from two existing driveways off Civic Drive.

The Public Works Department Facility-South Site is a proposed 4,560 square foot building that will include a decant facility, vehicle wash bay, and deicing bay (brine making and storage) for the City of DuPont Public Works Department. The site plan indicates one access drive off of Civic Drive, a 40 yard dumpster, and no parking spaces.

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

The Public Works Facility-North Site project is located at the City of DuPont's Public Safety Building and the City of DuPont's City Hall property. The site address is 1700 to 1780 Civic Drive, DuPont, WA (0119266004), Section 26 Township 109 Range 01.The Public Works Facility-South Site project is located to the south of said property (0119266002), Section 26 Township 19 Range 01.

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)?

The site is predominantly flat. The North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek. The overall slope height is about 30 feet and the slope gradient is 40 percent or greater, which classifies the slope as a Landslide Hazard Area per DMC 25.105.070(2). No work is proposed within 50 feet of a slope exceeding 40 percent.

The South Site is flat.

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.

The geotechnical report by PanGeo dated April 25, 2019, states: the site and its vicinity are underlain by unconsolidated fill deposits and Vashon recessional outwash gravel. Fill is mapped in the northwest portion of the North Site and is described as clay, silt, sand, gravel, organic matter, shells, rip-rap and debris. The remainder of the project is mapped as Vashon recessional outwash gravel which is described as recessional and proglacial, stratified, pebble to bourlder gravel, locally containing silt and clay. This unit is locally known as Steilacoom Gravel.

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

Yes, the North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek.

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.

The proposed project would require earthwork activities, including filling and excavation for foundations, footings, utilities, walls, and pavement.

The North site slopes to the southeast, the proposed site grades will require movement of on-site soils to re-contour the site for proposed improvements. The existing soils maybe used for structural fill so very little if any will be need to be imported. Approximately 3,100 CY of the existing material will be cut for site improvements. Approximately 1,300 CY of the cut material may be used in fill areas and the remain would be hauled off site. 12 inches of foundation gravel will be imported from a gravel pit in Pierce County for all structures for approximately 510 cubic yards.

The south site is relatively flat, the proposed site grades will remain roughly consistent with the existing topographic conditions. The existing soils maybe used for structural fill so very little if any will be need to be imported. Approximately 800 CY of the existing material will be cut for site improvements. Approximately 400 CY of the cut material may be used in fill areas and the remain would be hauled off site. 12 inches of foundation gravel will be imported from a gravel pit in Pierce County for all structures for approximately 190 cubic yards.

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

Yes, erosion could occur as a result of construction activities, however, a temporary erosion and sedimentation control plan will be designed and implemented according to Best Management Practices (BMP) as recommended by the City of DuPont.

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

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

The North Site will be about 73% covered with impervious surfaces after project construction. The South Site will be about 82% covered with impervious surfaces after project construction.

The South site (Short Plat) is approximalety 20,700 SF with 16,935 SF of impervious surfaces.

The North site (Short Plat) is approximalety 46,427 SF with 34,127 SF of impervious surfaces.

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

A plan incorporating Best Management Practices (BMP) for erosion control will be submitted to the City of DuPont. The project will meet or exceed the engineering design standards for erosion control. Measures expected to be used include: seeding, fertilizing, and mulching as soon as possible; roughening the ground surface prior to seeding; construction during dry season; catch basin filters; silt fences, street cleaning, and temporary cover of disturbed areas.

All work will be located outside of Landslide Hazard Area buffers extending from the top of the steep slope.

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.

Air emissions will occur from construction equipment during construction of the facility. Vehicles emissions will occur during operation of each facility. 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.

Puget Sound Clean Air Agency regulates emissions in Pierce Co.

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

The project should fully implement applicable US Environmental Protection Agency, Washington State Department of Ecology and Puget Sound Clean Air Agency standards and requirements governing air quality with construction and operation of the buildings.

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.

Sequalitchew Creek, a seasonal stream, is located approximately 100 feet north of the site and flows to the west to discharge to the Puget Sound.

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.

Yes, work will be conducted within 200 feet of Sequalitchew Creek.

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 fill of dredge material will be placed in or removed from surface waters.

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 are proposed.

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

This site is not located within a 100-year flood plain.

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 waste materials will be discharged to surface water under this proposal.

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.

No groundwater will be withdrawn or water discharged to groundwater under this proposal.

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 will be discharged to the ground. All sanitary sewer effluent will be collected and conveyed via tightline pipe to the existing sanitary sewer system.

c. Water runoff (including stormwater):

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

For the Public Works Facility-South Site, the source of runoff will be rainfall from the building roof top and pavement areas. Stormwater from pavement areas will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the west. Rainfall from building roof top will be collected and conveyed through storm pipe to a proposed onsite infiltration trench.

For the Public Works Facility-North Site, the source of runoff will be rainfall from the building roof top and pavement areas. Stormwater from pavement areas will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the south. Rainfall from building roof top will be collected and conveyed through storm pipe to a proposed onsite infiltration trench.

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

No waste materials would enter groundwater under this proposal. All sanitary sewer effluent will be collected and conveyed to the existing sanitary sewer system.

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

No.

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

A storm drainage system will be designed and constructed per City of DuPont Standards to control runoff from the proposed project.

4. Plants [help]

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

_X___deciduous tree: alder, maple, aspen, other
_X__evergreen tree: fir, cedar, pine, other
____shrubs
_X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

Grass and weeds from previous grading, roughly about 10,000 square feet.

The site is encroached by Oak Management Unit MO-13. The remaining preserved area of MO-13 is 96.1% of the total 13.58 acre size of MO-13.

DuPont Municipal Code 25.120.040 requires that 80 percent of the area of Unit MO-13 be retained. The project site covers 6 percent of MO-13, therefore the 80 percent preservation requirement of DMC 25.120.040 is met.

A total of 15 trees were identified within the project site, 11 Oregon Oak and 4 Douglas Fir. All Oregon Oak were noted to be in Good condtion. One Douglas Fir was noted to be in Poor (90% dead) condition, two were in Good condition and the other one was noted to be in Fair condition. Two of the Douglas firs will be removed, all other trees will be retained.

Site development includes grading within 1.5 times the drip line of the retained trees. The applicant intends to obtain approval for a tree modification request as supported by the Arborist memo dated 11/20/19.

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

None are known to exist to our knowledge.

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

Proposed landscaping will be examined for compliance with DuPont Municipal Code (DMC) 25.70 regarding commercial design, DMC 25.90 regarding landscaping and DMC 25.95 regarding off-street parking with review of the land use application. Tree retention has been examined for compliance with DMC 25.120 with review of the land use application.

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

None are known to exist on or near the site to our knowledge.

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.

Washington State Department of Fish and Wildlife Habitats and Species Maps indicate the following endangered animal species located within the proposed site: Big Brown Bat, Yuma Myotis, and the Little Brown Bat.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds.

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

Landscaping plan will be designed and implemented per City of DuPont Standards to preserve and enhance wildlife.

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

None are known to exist on or near the site to our knowledge.

6. *Energy and Natural Resources* [help]

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

Electricity and natural gas are available to the site. Electricity will be used for lighting and HVAC. Natural gas, wood, oil and solar will not be used.

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:

The project will comply with all state energy code requirements. No other specific measures are proposed.

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.

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

The presence of arsenic and lead are likely from possible air-fall contamination which may have resulted from two sources:

A) The past ore smelting operations in Tacoma as outlined in the Area Wide Soil Task Force Report (AWSTFR) published June 2003 by the Washington State Department of Ecology.The AWSTFR has defined concentrations of total arsenic less than 200mg/kg to be within the low to moderate range for commercial properties such as the subject site. The subject site falls within a potential impact zone on a map of Washington State depicting the potentially affected areas.

B) The past activities of the DuPont Works operations located northwest of the subject site. Lead contamination has been detected site-wide. Arsenic contamination is generally detected within 25 feet of the former NGRR track beds but can occur in other discrete areas.

A Soil Sampling Report was prepared by Urban Environmental Partners LLC dated August 1, 2019. Lead and Arsenic results were below the Clean Up Level.

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.

Other than a minor potential for arsenic from the Asarco plume, none are known to exist on or near the site.

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.

During construction, chemicals associated with construction equipment would be on the site. Upon project completion, it is not anticipated that hazardous materials would be present.

During the operating life of the project the Public Works Facility-North Site will have petroleum oils, pesticides and fertilizer. These will be stored and contained according to building code in the North Site storage building. The fuel station above ground fuel tanks will have a 1,000 gallon diesel tank and 2,000 gallon unleaded tank.

4) Describe special emergency services that might be required.

Other than normal fire, medical and police services already available in the area, no special services are anticipated.

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

An oil-water separator will be installed in the decant facility and another oil-water separator will be installed at the fueling station, in order to pre-treat runoff before entering the Pierce County Sewer System.

b. Noise

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

Noise from Center Drive to the east and from surrounding businesses would exist but would not be anticipated to affect the proposed 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.

On a short term basis, noise from construction equipment would be present from approximately 7 am to 6 pm, Monday through Friday. On a long term basis, the majority of the maintenance employees work Monday through Friday from 7:30 am to 4:00 pm, with three employees working Monday through Thursday from 7 am to 5:30 pm. During adverse weather and the need for the brine machine, noise from vehicular traffic to and from the site would be present with possible operating hours of 24 hours/7 days a week. Separate noise studies by SSA acoustics have been prepared for the North Site and for the South Site.

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

During the construction phase of the project, construction equipment will be maintained and meet noise ordinance. The use of on-site and perimeter landscaping will help to reduce and control noise created by the proposed development. On a long-term basis the garage doors to the shop on the main building should be closed during maintenance activities.

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 north property is the City of DuPont Public Safety Building and City Hall. The property to the south is undeveloped. The property to the east is residential. The property to the west is a golf course.

c. 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?

To our knowledge, the site has not been used as working farm lands or forest lands and no lands of commercial significance will be converted to other uses.

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

There are no working farm or forest lands near the site.

c. Describe any structures on the site.

There is the City of DuPont Public Safety Building which houses the Police and Fire Departments. The City of DuPont City Hall is also located on the site.

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

No structures will be demolished.

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

Mixed Use District (MXD).

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

It is designated by the Comprehensive Plan as being within the Civic Center.

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.

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

Twenty three fulltime permanent employees could ultimately be employed at the site plus three to four seasonal employees.

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

No people will be displaced due to the project.

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

N/A.

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

Permitted use in the Mixed Use Zoning Disctrict are stated in DMC 25.35.020 and will be followed as such.

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

N/A.

9. Housing [help]

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

N/A.

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

N/A

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

N/A

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?

The tallest height of any building structure will be no taller than 50 feet per DMC 25.35.050(4). The principal exterior building material will be treated wood siding.

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

Views from the south and north of the site would be alter but it is not anticipated that any views would be obstructed.

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

The project is being designed to meet current City of DuPont design codes. The use of architectural detailing on the buildings and the use of on-site and perimeter landscaping will reduce and control aesthetic impacts of the development.

11. Light and Glare [help]

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

Glare from building window glass could be present during daylight hours and light and glare from building and parking lot lighting and vehicular traffic to and from the site could be present in early morning and evening hours.

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

It is not anticipated that light or glare created by the proposed project would create safety hazards or interfere with views.

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

Lot and building lights from the east would be present but not anticipated to affect the proposed development.

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

Building glass will be non-glare and lighting will be directed appropriately and screened, such in the case with the Decant facility which has an open-wall section below the roof. The use of perimeter landscaping and the retention of trees where possible will help to contain any light or glare created to within the site.

12. Recreation [help]

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

The Home Course Golf Course is located adjacent to the site to the west and the Sequalitchew Creek Trail is located to the north.

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

The project will not displace any 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 specific measures are proposed.

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.

The Cultural Report describes the identification of one recorded historic archaeological site determined not eligible for listing on historic registers overlapping the southern portion of the project, and two locations where archaeological material was collected during previous archaeological monitoring in the immediate vicinity of the northern portion of the project. No site numbers were assigned to these latter two locations. Field investigations, inclusive of archaeological sites within the project location. No further cultural resources investigations are recommended.

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.

Nearly 20 sites are recorded within approximately 0.25 mile of the project location. These include both historic and precontact archaeological sites. A Cultural

Resources Assessment was performed by Cultural Resource consultants dated May 1, 2019.

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.

Pursuant to a 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, City of DuPont and the Washington State Historic Preservation Office, an archaeological consultant shall oversee all clearing and grading activity and provide a closing report to the City.

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.

According to the Cultural Resources Assessement, no resources were identified during field investigations, it is unlikely that they exist, and no further investigations are recommended.

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.

Access to the sites will be via Civic Drive from Center Drive.

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

No. The nearest transit stop is located at DuPont Station.

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

The Public Works Facility-North Site proposes 33 new parking spaces. The Public Works Facility-South Site proposes no parking spaces. The proposal would not eliminate any parking spaces.

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).

No.

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?

A Trip Generation Summary was performed by Geralyn Reinart, P.E. dated January 14, 2020. Approximately 109 total daily trips are expected to be generated on a typical weekday with 22 trips during the AM peak hour and 16 trips during the PM peak hour. Please refer to the Traffic Impact Analysis for additional information.

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.

There are no working farms or forest lands near the site.

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

None are planned at this time.

15. Public Services [help]

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

Yes, the proposed development will increase the need for public services. Emergency services to businesses and offices will be provided by DuPont Fire and Police departments. The development should not increase the need for health care and school services.

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

Payment of City of DuPont fire impact fees, stormwater system development charges, and construction of new fire hydrants are measures that will reduce and control impacts to public services.

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.

Electricity	**Puget Sound Energy**
Water	**City of DuPont**
Sanitary Sewer	**Pierce County Public Works and Utilities**
Telephone	**CenturyLink**
Cable	**Comcast**
Refuse Service	**LeMay, Inc**

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 DOMINIC MILLER, PROJECT MANAGER

Position and Agency/Organization GRAY & OSBORNE, INC.

Date Submitted: 2/19/2020

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

SITE INFORMATION

Landscape Areas: 25.90.030 Substantive requirements - Landscaping

Interior Parking Lot with 10 or more stalls shall be landscaped with at least one tree per six stalls.

Off-Street Parking: DMC 29.95.030 Number of spaces.

Office/Clinic/Bank

Min # of Spaces = 2, Max # of Spaces = 4 per 1,000 sf

Note - the Administrator shall determine parking requirements for uses not listed above such as public utilities.

Existing Public Safety Building:

24,607 sf / 1,000sf = 24.607 * 2 =

50 spaces min

24,607sf / 1,000sf = 24.607 * 4 =

99 spaces max

(2,047sf mechanical attic not included)

Existing City Hall Building:

10,098sf/ 1,000sf = 10.098 * 2 =

20 spaces min

10,098sf / 1,000sf = 10.098 * 4 =

41 spaces max

(1,349sf mechanical attic not included)

Total existing parking provided = *153 parking spaces* (6 ADA included)
Range allowed per code is minimum of 70 stalls, maximum 140.

New Enclosed Building Area

Office/Clinic/Bank

Minimum # of Spaces = 2

(14,707+533sf)/1,000sf=15.24 * 2 =

31 spaces min

Maximum # of Spaces = 4 per 1,000 sf

(14,707+533sf)/1,000sf=15.24 * 4 =

61 spaces max

Total parking provided =

153 existing parking spaces + 13 new parking spaces (on-site) + 11 spaces (north of existing lot) + 11 spaces (north of sally port) =

188 parking spaces

Note: (7) ADA stalls and (2) electric charging stations (1 ADA & 1 standard)

Range allowed per code is minimum of 101 stalls, maximum 201.

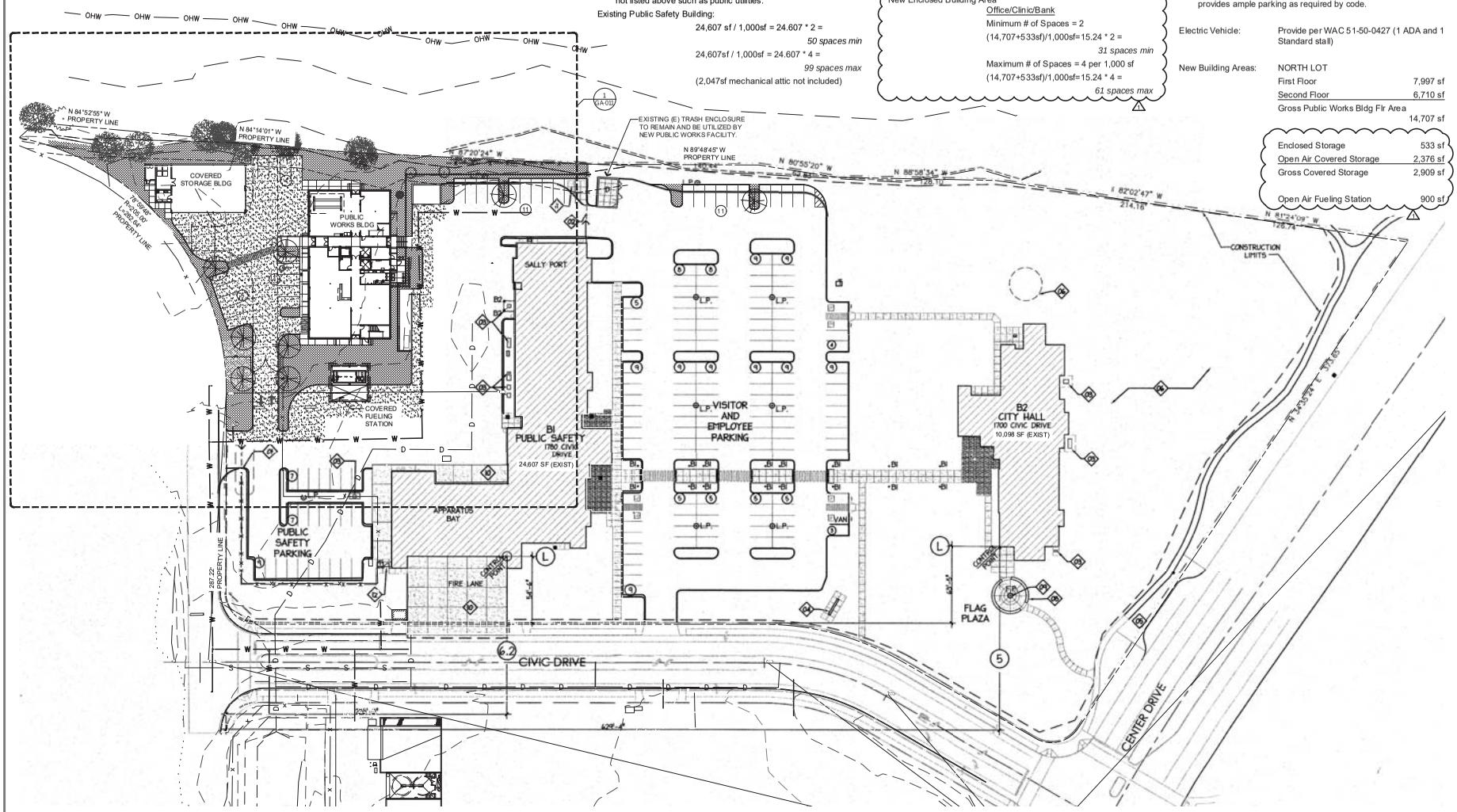
Providing 13 spaces at west of main building (1 ADA included) and an additional 12 to the north of the existing lot. The total existing parking provides ample parking as required by code.

Electric Vehicle: Provide per WAC 51-50-0427 (1 ADA and 1 Standard stall)

New Building Areas: NORTH LOT

First Floor	7,997 sf
Second Floor	6,710 sf
Gross Public Works Bldg Flr Area	14,707 sf

Enclosed Storage	533 sf
Open Air Covered Storage	2,376 sf
Gross Covered Storage	2,909 sf
Open Air Fueling Station	900 sf



1 OVERALL SITE PLAN
1"=40'-0"

Grey & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. 1
OLYMPIA, WA 98502 • (360) 292-7418

DATE: 08-26-19
DRAWN: SSB
CHECKED: TH
APPROVED: TH

PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISION	DATE	APPD

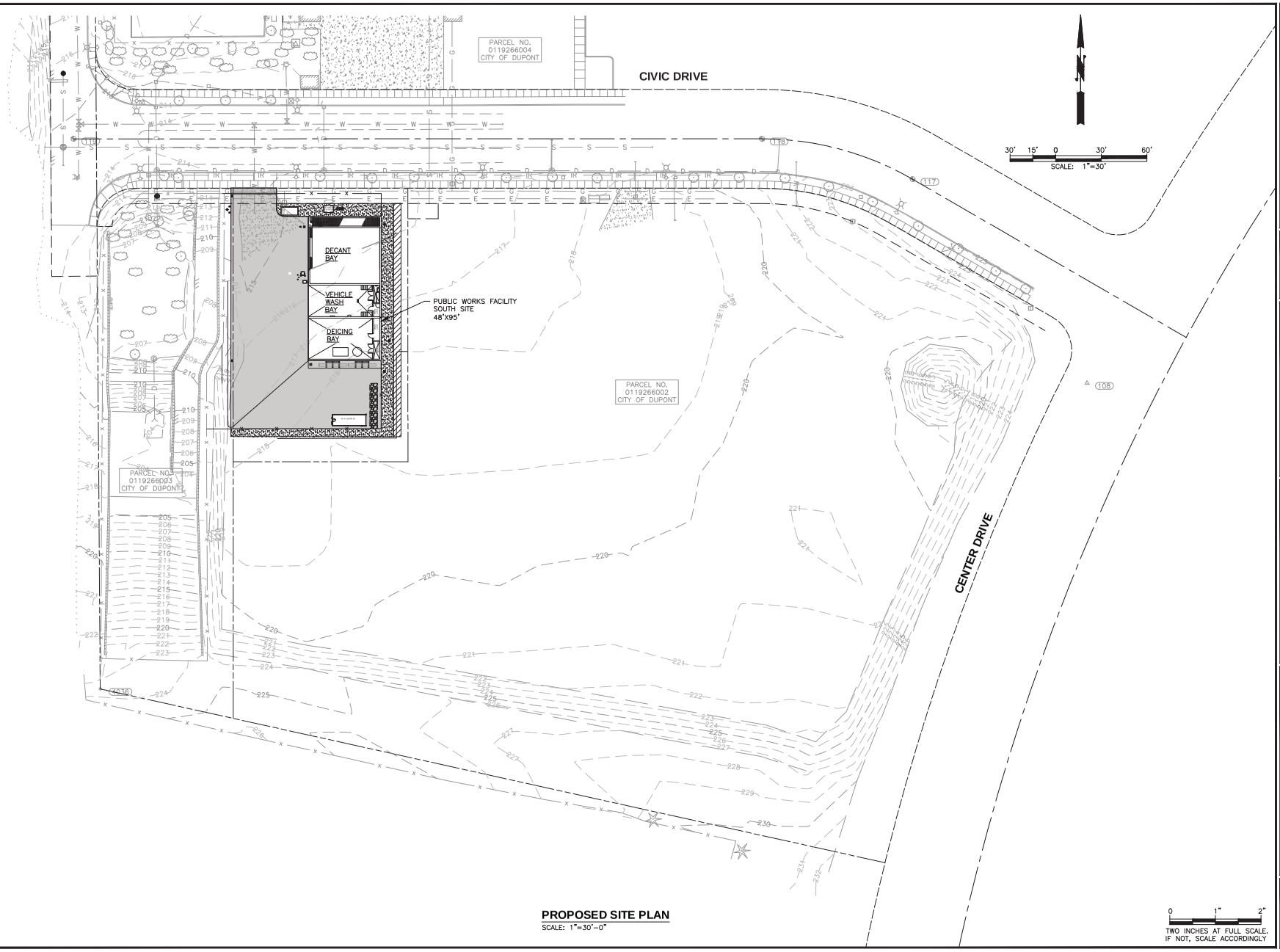
TOVARI HART
TRANSPORTATION PLANNING & ENGINEERING

CITY OF DUPONT
PIERCE COUNTY WASHINGTON
PUBLIC WORKS FACILITY
1700 Civic Dr. DuPont, WA 98327
OVERALL SITE PLAN

SHEET: GA-010
OF: X

JOB NO.: project number
DWG:GA-010 OVERALL SITE PLAN

T:\2018-049 Dupont Public Works\CAD\SHEET FILES\GA-010 OVERALL SITE PLAN.dwg, 10/3/2019 8:54 AM, SAVANNAH BLAIR



PROPOSED SITE PLAN
SCALE: 1"=30'-0"

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Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. I
OLYMPIA, WA 98502 • (360) 292-7418

DATE: AUG 2019
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISION	DATE	APPD

DOMINIC J. MILLER
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED SITE PLAN

SHEET: G2-1
OF: 3

JOB NO.: 19233.00
DWG:G2_GRADING_SITE