



CITY OF DUPONT

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

Notice of Application

Pioneer Aggregates South Parcel Project

The City of DuPont has received permit applications for the Pioneer Aggregates South Parcel Project that may be of interest to you and you are invited to comment on the proposal.

City File Nos.: PLNG2021-006 (Site Plan Review), PLNG2021-009 (Tree Modification), PLNG2021-010 (Critical Areas Permit) and SEPA2021-002 (SEPA)

Project Description: The proposal is to expand the mining operations currently occurring on the North Parcel to the South Parcel for an area of approximately 188 acres. The expansion to the South Parcel would extend mining at the current rate for approximately 14 additional years.

SEPA Environmental Review: The City has determined that the proposal may have probable significant environmental impacts and will be issuing a SEPA Determination of Significance (DS) / Scoping Notice in accordance with DMC Chapter 23.01, WAC 197-11-360 and WAC 197-11-420. The environmental review process will include a scoping of the range of environmental issues to be evaluated that will also include an extended scoping 30-day comment review period. Therefore, the City is leaving the public comment period on this Notice of Application open until conclusion of the EIS scoping comment period (estimated to occur early September and complete by mid-October 2021). The City will be publishing separately a Scoping Notice with comment due dates.

Date of Complete Application: August 25, 2021

Date of Notice of Application: August 30, 2021

Comment Due Date: This Notice of Application comment period is open until conclusion of the EIS scoping comment period (estimated to occur early September and complete by mid-October 2021). The City will be publishing separately a Scoping Notice with comment due dates.

Project Location: Sections 22, 23 and 26, Township 19N, Range 1E of the Willamette Meridian. The project location is bordered to the north and west by the existing Pioneer Aggregates mine; to the east by industrial/distribution facilities; and to the south by Sequalitchew Creek and the Creekside Village residential development.

Project Applicant: Pete Stoltz for Glacier Northwest, Inc. dba CalPortland

City Permits and Approvals: SEPA Environmental Determination (SEPA2021-002), Site Plan Review Approval (PLNG2021-006), Tree Modification Approval (PLNG2021-009), Critical Areas Review (PLNG2021-010), Site Development Permit, Building Permit, Determination of Transportation Concurrency. **A Type III land use process is required, including a public hearing and final decision by the City's Hearing Examiner.** Notice of the public hearing will be provided at least 15 days prior to the hearing.

Other Potential Permits and Approvals: NPDES Permit by Department of Ecology, Forest Practices Permit and Reclamation Permit by Department of Natural Resources, Potential Air Quality Permit by Puget Sound Clean Air Agency.

Consistency Review: 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; and Title 25 Land Use Code.

Plans and Document Submitted for Review Include: South Parcel Project Plans, Stormwater Management Report, Conditions Matrix, Description of Proposal, Tree Inventory Report, Tree Modification Narrative, Parking Memorandum, VCP Application to Ecology, Cleanup Action Plan, Dept. of Ecology Opinion Letter on Proposed Cleanup, Critical Areas Report, Wetland Mitigation Plan, Geotechnical Engineering Report, Groundwater Model Update Report, Traffic Impact Assessment, Floodplain Habitat Assessment and Mitigation Report, Landscape Plan Approval Narrative, and others.

Agencies, tribes, and the public are encouraged to review and comment on the proposed projects and its probable environmental impacts. Copies of all application plans and documents may be viewed at City Hall at the location listed or at the following website location: <https://www.dupontwa.gov/577/Pioneer-Aggregates-South-Parcel-Project>. Comments must be submitted by the date noted above to:

Barb Kincaid, AICP
Community Development Director and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / bkincaid@dupontwa.gov