

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: [\[help\]](#)

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

A. BACKGROUND

1. Name of proposed project, if applicable:

DuPont 243

2. Name of applicant:

*Ben Varin
Avenue 55
601 Union Street, Suite 2930
Seattle, WA 98101*

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

*Ben Varin
Avenue 55
601 Union Street, Suite 2930
Seattle, WA 98101
206-707-9696*

*Agent: Dan Balmelli, P.E.
Barghausen Engineers
18215-72nd Avenue South
Kent, WA 98032
425-251-6222*

4. Date checklist prepared:

*November 18, 2022
Revised March 30, 2023
Revised August 4, 2023*

5. Agency requesting checklist:

City of DuPont

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

Project is anticipated to start Summer of 2023 or as soon as applicable permits are issued.

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 plans for future additions or expansions beyond the scope of work identified in this application.

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

Previous environmental information prepared for the project under a previous Land Use application includes the following:

*Environmental Checklist
Cultural Resources Report
Geotechnical Engineering Report
Geotechnical Engineering Report Addendum
Technical Information Report*

*Traffic Impact Analysis
Tree Retention Plan / Arborist Report
Consent Decree between Washington State DOE and Weyerhaeuser Company and DuPont Company*

New or revised environmental information prepared for the current proposed project includes the following:

*Environmental Checklist
Updated Cultural Resources Study
Updated Geotechnical Engineering Addendum Letter
Stormwater Pollution Prevention Plan
Updated Technical Information Report
Updated Traffic Impact Analysis
Updated Tree Retention Plan / Arborist Report
Noise Study
Bat Habitat Reconnaissance*

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.

There are not pending applications to our knowledge.

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

*Building Permit by City of DuPont
Plumbing/Electrical/Mechanical Permits by City of DuPont
Fire Suppression and Alarm Permits by City of DuPont
Environmental Determination by City of DuPont
Site Plan Approval by City of DuPont
Site Work Permit by City of DuPont
Grading Permit by City of DuPont
Forest Practice Application by Department of Natural Resources
Water Main Extension by City of DuPont
Right-of-Way Use Permit by City of DuPont
Pre-Treatment Approval by Pierce County Utilities
Sanitary Sewer Extension by Pierce County Utilities
NPDES Permit by Department of Ecology
Trash Location Approval by LeMay, Inc.*

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.)

SEPA and Land Use applications were previously submitted and processed through the City of Dupont for a similar project in 2018. A SEPA decision was issued for the project in February of 2019 and was subsequently appealed on issues relative to the relocation of the existing Mission Marker and the location of the project adjacent to a public road. The project has been revised to maintain the location of the existing Mission Marker and a short plat has been processed to address the location of the project relative to the public roadway.

*The project proposes to construct **one** office/warehouse building totaling approximately **243,180** square feet on an approximate 19.65-acre vacant parcel of land located on the west side of Sequalitchew Drive. In addition to construction of the new building, the project will include grading activities, paved truck maneuvering and truck and vehicular parking areas, landscaping, water and sanitary sewer extensions, stormwater collection and infiltration facility, extension of Sequalitchew Drive, franchise utility improvements, relocation and reconstruction of a portion of the existing Sequalitchew Trail and protection of an existing Mission Marker with a 50-foot buffer located within the middle east portion of the site.*

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 site is located to the west of Center Drive and to the west of the proposed extension of Sequalitchew Drive and is a portion of the NW 1/4 of Section 26, Township 19 North, Range 1 East, W.M.

Site Address: 1700 Center Drive

Tax Parcel No: 011926-6005 and 6006

B. ENVIRONMENTAL ELEMENTS

1. Earth

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 however, an area classified as slopes greater than 40% is located at the southern edge of the site.

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 the (USDA) United States Department of Agriculture (SCS) Soil Survey of Pierce County the soil type is Spanaway gravelly sandy loam (41a). Based on review of the Geologic Map of the Nisqually 7.5 Minute Quadrangle, Thurston and Pierce County, Washington (Walsh et al., 2003) Vashon recessional outwash sand and gravel is the dominant, near-surface geologic material mapped in the immediate project area. Refer to the Geotechnical Engineering Report prepared by GeoEngineers for more detailed information.

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

None are known to exist to our knowledge.

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.

Approximately 13,400 cubic yards of cut and 40,100 cubic yards of fill will be used to prepare the site for building construction. Approximately 6,500 cubic yards of stripping material will be removed from the site.

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 City of DuPont standards to control erosion on the site.

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

Approximately 69 percent of the site will be impervious surface upon project completion.

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

A temporary erosion and sedimentation control plan will be implemented during construction to reduce and control erosion impacts.

2. **Air**

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

During construction, emissions from construction equipment would be present. After construction, emissions from truck and vehicular traffic to and from the site would be present.

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

Emissions from vehicular traffic on area roadways could be present but would not be anticipated to affect the project.

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

Construction equipment will be maintained to be in good working condition. No other specific measures are proposed.

3. **Water**

- a. Surface Water:

- 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.

Yes, Sequelitchew Creek is located to the south of the site and flows to the west to discharge to 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 Sequelitchew 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 or 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.

Per FIRM Map Panel 53053C0570E, dated March 7, 2017, the site is located adjacent to Zone A associated with Sequalitchew Creek.

- 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:

- 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 approximately 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 storm water):

- a) 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.

The source of runoff will be rainfall from building roof tops and pavement areas. Stormwater will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the proposed infiltration system.

- b) 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.

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

Infiltration is proposed for the site and will not alter the current drainage pattern of the area.

- d. Proposed measures to reduce or control surface, ground, and runoff water 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**

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

☒ deciduous tree: alder, maple, Aspen, other
☒ evergreen tree: fir, cedar, pine
☐ 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?

Most of the existing trees and vegetation will be removed for development of the proposed project. Existing landmark trees will be retained as required. Please refer to the Arborist Report/Tree Retention Plan prepared by Washington Forestry Consultants included in this submittal.

- c. List threatened or 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:

Landscaping and tree retention plans will be prepared per City of DuPont standards and as recommended in the arborist's Tree Retention Plan and will be implemented to preserve and enhance vegetation.

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

None are known to exist to our knowledge.

5. **Animals**

- a. Circle any birds or 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: bats

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

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

- 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. A study prepared by Soundview Consultants regarding Priority Habitat Species of bats to include big brown bat, little brown bat and Yuma myotis, found no evidence of bat activity or roosting bat concentrations on the site.

- 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**

- 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.

Natural gas will be used for heating and electricity will be used for lighting and overall energy needs.

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

It is not anticipated that the project could affect the use of solar energy by an adjacent site and the height of the proposed buildings will not exceed the maximum height allowed by current zoning.

- 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**

- 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 site contains shallow soil contaminated with arsenic and lead from aerial deposition associated with the regional ASARCO release. The site has a Restrictive Covenant that was put into place pursuant to Pierce County Superior

Court Consent Decree No. 03-2-10484-7 between Weyerhaeuser Company and El DuPont De Nemours and company, which is binding on all their successors.

- 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.:

Previous site investigations identified buried containers and anthropogenic material at the site. An Environmental Media Management Plan will be in place for the planned construction excavation work.

- 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.

- 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 environments health hazards, if any:

Hazardous Waste Operations and Emergency Response (HAZWOPER)-trained personnel will be utilized when working around contaminated soil. Workers will follow a HAZWOPER-compliant health and safety plan (HASP) and wear the HASP-specified personal protective equipment for tasks performed in the vicinity of contaminated soil. Engineering controls will be implemented when practical to mitigate exposure risks to workers. Contaminated soil left on site will be permanently capped beneath the buildings and parking areas and subject to an institutional control.

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 6 am to 6 pm, Monday through Friday. On a long-term basis, noise from vehicular traffic to and from the site would be daily. Please refer to the Noise Study for additional information.

- 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 the city noise ordinance. Per the attached noise study, noise generated by proposed vehicular and truck traffic on the site will be within City of DuPont noise ordinance levels except for a portion of Sequalitchew trail during the hour of 6am-7am. However, this is based on a lower nighttime limit which does not apply to the trail as no one should be sleeping there. The use of on-site and perimeter landscaping will also help to reduce and control noise created by the proposed development. Please refer to the Noise Study for additional information.

8. Land and Shoreline Use

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

The site is undeveloped. Property to the east is a multi-family complex. Property to the north is undeveloped. Property to the south and west of the site is a golf course and property directly south contains an office building development.

- 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?

To our knowledge, the site has not been used as working farmlands 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 are no structures 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?

The current zoning designation is Manufacturing Research Park (MRP).

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

The current comprehensive plan designation is Sequalitchew Village Planning Area.

- 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.
An area of steep slopes has been identified on the southern portion of the site per city of DuPont classification.
- i. Approximately how many people would reside or work in the completed project?
Approximately 90 to 120 persons are anticipated to work at the completed development depending on the type of tenants.
- j. Approximately how many people would the completed project displace?
No persons will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
No specific measures are proposed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will be designed to comply with current City of DuPont code and design standards.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
There are no farms or forest lands near the site.
9. **Housing**
- 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**

- 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 45-foot . The proposed building will be concrete tilt-up construction.

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

Views from east of the site looking to the west would be altered but it is not anticipated that any views would be entirely obstructed.

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

The project will be designed to meet current City of DuPont design standards. 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**

- 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 be a safety hazard or interfere with views.

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

Lot and building lights from the developments to the east of the site 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. 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**

- 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 south and west and the Sequalitchew Creek Trail is located to the south.

- 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:

The Sequelitchew Trail extends through the project site. A portion of the trail on the east side will be relocated and reconstructed as part of the project. No other specific measures are proposed.

13. Historic and Cultural Preservation

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

There are no structures located on the site. There are known historic archeological sites in the vicinity of the proposal and a Cultural Resource Study and Unanticipated Cultural Resource Discovery Plan prepared in 2011 by Parus Consulting have been completed for this site along with a Cultural Resources Addendum prepared by Natural Investigations Company dated October 2022 .

- 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.

The Cultural Resource Report including Archeological Survey, Monitoring and Testing work completed by Parus Consulting concluded that there was no evidence of two previously recorded archaeological sites 1) the Methodist Episcopal Missions Site and the 9th U.S. Cavalry Bivouac site and 2) one flaked stone isolate except for two brick fragments. There was also no evidence of two other archaeological site including railroad dump #3 site and Burning Ground Dump site that were removed a decade ago. Two surface historic archaeological sites 1) railroad track segment and concrete platform and 2) one isolated kerosene can were identified during the fieldwork. In addition, one set of bridge fragments were identified during the fieldwork. The study concluded that no significant cultural properties will be affected by the proposed project and no further cultural resource action is warranted. Should any cultural resources be discovered during the project construction an Unanticipated Cultural Resources Discovery Plan has also been prepared and will be followed. (Please refer to the updated Cultural Resource Study and Unanticipated Cultural Resource Discovery Plan documents included with this application.)

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

Methods used to access the potential impacts to cultural and historic resources included fieldwork consisting of a pedestrian survey and examination of subsurface sediments in a series of 125 shovel probes and 22 geotechnical test pits. The work was monitored by a member of the Nisqually Tribe. The work also included consultation with DAHP and the

Nisqually, Puyallup and Squaxin Tribes and research of archaeological surveys, maps and GIS information.

- 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.

The proposed development will comply with the Unanticipated Cultural Resources Discovery Plan and Consent Decree. If any artifacts were uncovered on the site, work would be halted, and any discovery would comply with the Unanticipated Cultural Resources Discovery Plan.

14. **Transportation**

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

Access to the site will be via two driveways on to Sequelitchew Road 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. Will the proposal require any new or improvements to existing roads or streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The extension of Sequelitchew Drive as a public road will be constructed as part of the proposed development.

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

No.

- e. 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?

Approximately 462 total daily trips are expected to be generated on a typical weekday with 56 trips during the AM peak hour and 59 trips during the PM peak hour. . Peak volumes are anticipated to occur between the 7:00 – 9:00 AM and 4:00 – 6:00 PM timeframes. Moreover, it is estimated that the development may generate approximately 5 AM peak hour truck trips (2 in / 3 out) and 8 PM peak hour truck trips (4 in / 4 out). ITE data from the 11th Edition Manual was referenced to derive the proposed trip generation. Please refer to the Traffic Impact Analysis for additional information.

- f) 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.

- g) Proposed measures to reduce or control transportation impacts, if any:

The proposed extension of Sequelitchew Drive to include new pavement, stormwater system, curb, gutter and sidewalk will reduce and control impacts to transportation.

15. **Public Services**

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

Yes, the proposed development will increase the need for public services.

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

Payment of City of DuPont fire impact fees and construction of additional new fire hydrants, payment of stormwater and water system development charges and construction of the extension of Sequelitchew Drive are all measures that will reduce and control impacts to public services.

16. **Utilities**

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*Electricity: Puget Sound Energy
Natural Gas: 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

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: *Daniel K. Balmelli*

Type name of signee: Daniel K. Balmelli, P.E.

Position and agency/organization: Barghausen Consulting Engineers / Executive Vice President

Date submitted: November 18, 2022, Revised March 30, 2023, Revised August 4, 2023