



Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

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Technical Memorandum

To: Ben Varin, Avenue 55

File Number: 1184.0010

From: Matt DeCaro, Soundview Consultants LLC

Date: July 19, 2023

**Re: Bat Habitat Reconnaissance
DuPont 243 – DuPont, Washington**

Dear Mr. Varin,

Soundview Consultants (SVC) completed a bat habitat reconnaissance of the 19.65-acre site located at 1700 Center Drive in DuPont, Washington (Pierce County Tax Parcel Numbers 0119266005 and 0119266006). The reconnaissance was performed in response to a finding in the State Environmental Policy Act (SEPA) *Mitigated Determination of Nonsignificance* (MDNS) for the DuPont Industrial Park (City File Nos. PLNG 2018-008, -009, and -047) which stated:

Washington Dept. of Fish and Wildlife lists several priority habitats and species as being located within or adjacent to the property. None of the species are federally-listed as endangered or threatened. Priority Habitat species include the Big brown bat, Little brown bat, and Yuma myotis bat...Additional information regarding potential nesting locations or Priority Habitat Species and Habitats onsite or within the vicinity is needed. If nests are found, WDFW shall be consulted prior to any site development for construction-related mitigation measures required for their protection.

Similar language was included in the City's *Notice of Complete Application, First Comment Letter and Request for Additional Information* (City File No. PLNG2022-031 and -032) dated February 17, 2023.

Findings

The “generalized locations” of three priority bat species or their habitats are identified by the Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) map as occurring in the Township, a 36-square mile area that includes all of Dupont and portions of the Nisqually National Wildlife Refuge, Anderson Island, Ketron Island, Olympia, and Lacey. The three bat species potentially occurring in this 36-square mile area are the big brown bat (*Eptesicus fuscus*), little brown bat (*Myotis lucifungus*), and Yuma myotis (*Myotis yumanensis*).

SVC submitted an informational request to WDFW in 2023 for this project. According to the records provided by WDFW in response to the informational request, there are no documented occurrences of any priority bat species on the subject property or within the same section (Section 26, Township 19N, Range 1E) as the DuPont 243 site, including the three bat species referenced above. The nearest

documented occurrences of these bat species are from 15 years ago and greater than one mile from the subject property.

In January 2023, a qualified biologist with SVC completed bat habitat reconnaissance fieldwork. The reconnaissance consisted of informal walk-through surveys of the subject property and any accessible areas within 200 feet of the property for signs of bat activity.

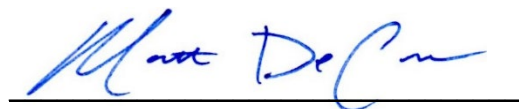
The site is mostly forested with Douglas fir (*Pseudotsuga menziesii*) and lesser amounts of Oregon white oak (*Quercus garryana*), Pacific madrone (*Arbutus menziesii*), western red cedar (*Thuja plicata*), and Pacific yew (*Taxus brevifolia*). Understory species include snowberry (*Symphoricarpos albus*), tall Oregon grape (*Mahonia aquifolium*), beaked hazelnut (*Corylus cornuta*), and orchard grass (*Dactylis glomerata*). Some areas of compacted gravel and Scotch broom (*Cytisus scoparius*) also occur.

SVC's biologist did not observe any bat activity or evidence of roosting bat concentrations. No caves, mine shafts, tunnels, old wells, or structures were observed that could provide a hibernaculum. No accumulated piles of bat guano indicative of roosting bat concentrations were observed. Audible bat squeaking was not detected, nor was an odor indicative of roosting bats observed. Based on these findings, there is no evidence that the site is occupied by the big brown bat, little brown bat, or Yuma myotis.

Conclusion

Due to the lack of known or observed bat colonies onsite, no additional bat studies are warranted and the project should be unencumbered by any terrestrial priority species. Please feel free to contact me at (253) 514-8952 or matt@soundviewconsultants.com if you have any questions.

Sincerely,



Matt DeCaro
Principal