

## 3.8 LAND USE

This section of the DEIS describes the existing land use patterns and conditions occurring on the Pioneer Aggregates South Parcel Project site and site in the site vicinity. This section evaluates how development under the EIS Alternatives would affect existing and future land uses on and in the vicinity of the site, either directly or indirectly, and identifies any needed mitigation.

### Methodology

The land use analysis was prepared based on a land use reconnaissance of the site and vicinity conducted in October 2021 as well as review of available digital information. This section also includes review of pertinent land use plans, policies, and regulations, including the Washington State Growth Management Act, and City of DuPont Comprehensive Plan and Land Use Code.

### 3.8.1 Affected Environment

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The City of DuPont is located in southwestern Pierce County (see **Figure 2-1 in Chapter 2**). The City is generally bounded by Puget Sound to the west, Joint Base Lewis McCord (JBLM) to the north, the Fort Lewis Golf Course and I-5 on the south, and DuPont-Steilacoom Road and JBLM to the east. The nearest incorporated communities are Steilacoom and Lakewood, which are located approximately five miles to the north and northeast of the City of DuPont, respectively.

The City of DuPont contains approximately 3,770 acres. Based on Comprehensive Plan data, land use in the City at buildout will be as follows: approximately 22% will consist of critical areas/buffers and open space; 32% will be used for housing; 35% for business and employment uses; 3% for public use; and 7% for military, roads and other uses.

The South Parcel site (site) is located in the northern portion of the City of DuPont. The characteristics of the site are described below in the context of land use patterns, Comprehensive Plan and zoning designations, and surrounding development.

### DuPont Land Use Plan

The City of DuPont Comprehensive Plan (2015 Periodic Update) indicates that DuPont is a master planned community, with its first community plan established around the DuPont Chemical Company's operations at the turn of the last century, and Northwest Landing (a concept of the Weyerhaeuser Company) emerging approximately 80 years later. Northwest Landing is an approximate 3,000-acre mixed-use master planned community being developed over a 15- to 30-year period; it encompasses most of the City. The Master

Plan is embodied in the City's Comprehensive Plan Land Use Map, shown on **Figure 3.8-1**, and Zoning Map, shown on **Figure 3.8-2**. Overall, the City of DuPont's land area is allocated among residential neighborhoods (1,214 acres); open space and sensitive areas (829 acres), public and civic uses, including parks, trails and recreation areas (95 acres); commercial and industrial uses (1,341 acres); and, military use (290 acres). In general, the land use plan reflects a planned balance among residential, business and open space/parks uses. Based on current estimates, the City is expected to accommodate 12,100 people and 21,400 workers at buildout, which is estimated to occur around 2040. Existing population (April 1, 2020) is estimated at 10,151, and employment is estimated at 3,619.

A brief discussion on the various City neighborhoods in proximity to the site, as defined in the Comprehensive Plan, follows.

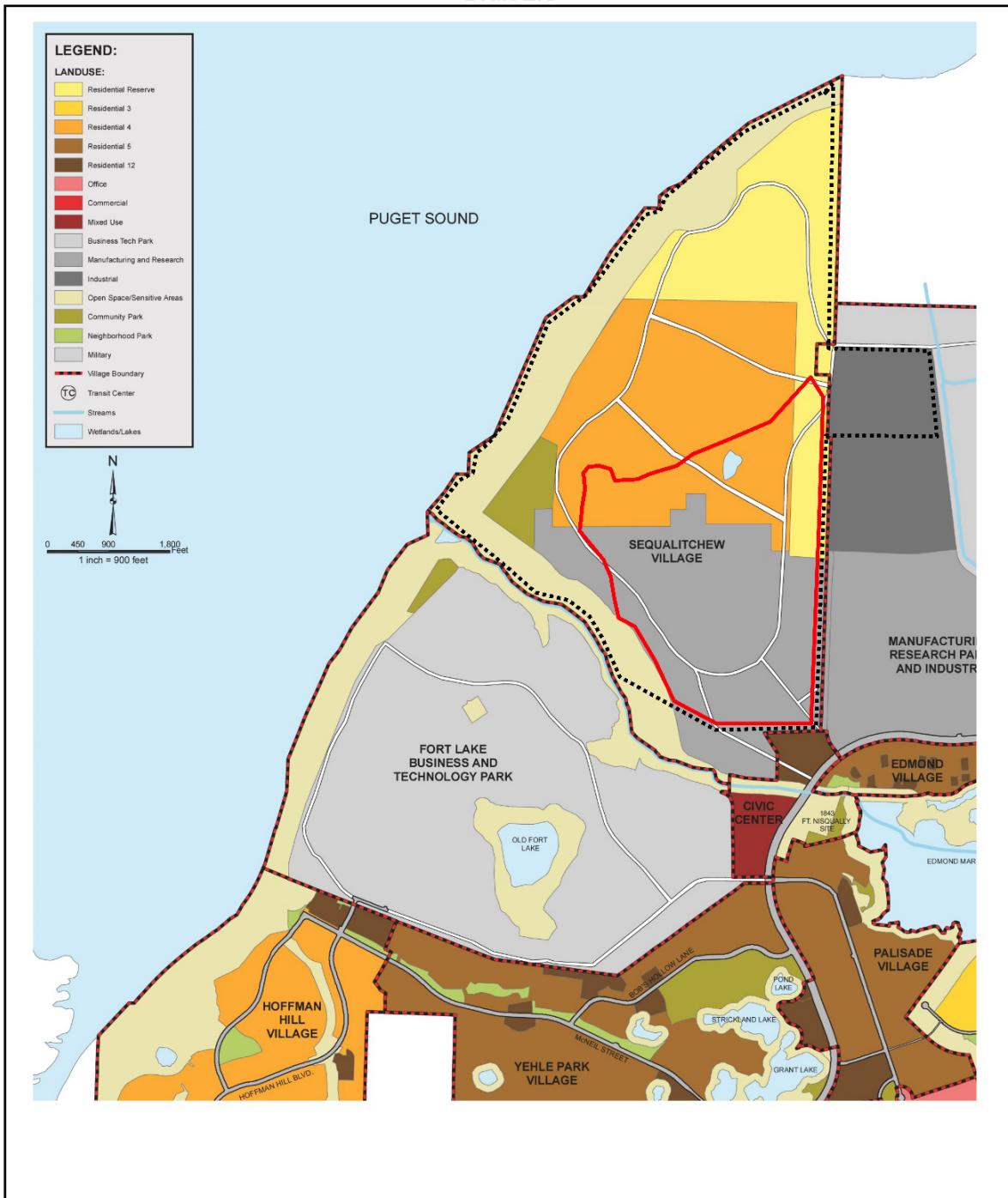
### **Sequalitchew Village**

The site is located within Sequalitchew Village. The Sequalitchew Village area consists of approximately 845 acres and is primarily designated for residential use: Residential Reserve (RR) in the northern one-third and northeastern border, which includes the North Parcel portion of the Pioneer Aggregates Mine; Residential 4 in the central one third, which contains the Existing Mine and processing facility; Manufacturing and Research Park (MRP) in the southern one-third, which includes the South Parcel portion of the site; and Industrial at the eastern boundary of the Village (includes the mining processing area). The area along Puget Sound on the western boundary of the Village, and the area adjacent to Sequalitchew Creek on the southern boundary of the Village, are designated for open space and a community park. A Mineral Resource Overlay, also applies to most of Sequalitchew Village (excluding the open space areas) and allows mining in addition to the underlying land use designations. Mining and undeveloped land are currently the major land uses in the Sequalitchew Village area.

### **Old Fort Lake Business and Technology Park**

The Old Fort Lake area, which consists of approximately 654 acres located south of Sequalitchew Creek, is designated for Business and Technology Park. The Home Course golf course currently occupies approximately one-third of the area, and the balance is primarily undeveloped. Designated open space is located along the Puget Sound bluffs, adjacent to Sequalitchew Creek and around Fort Lake. A number of historic sites are located in a portion of the Old Fort Lake Business and Technology Park and a portion of the adjacent Sequalitchew Village.

**Pioneer Aggregates South Parcel Project  
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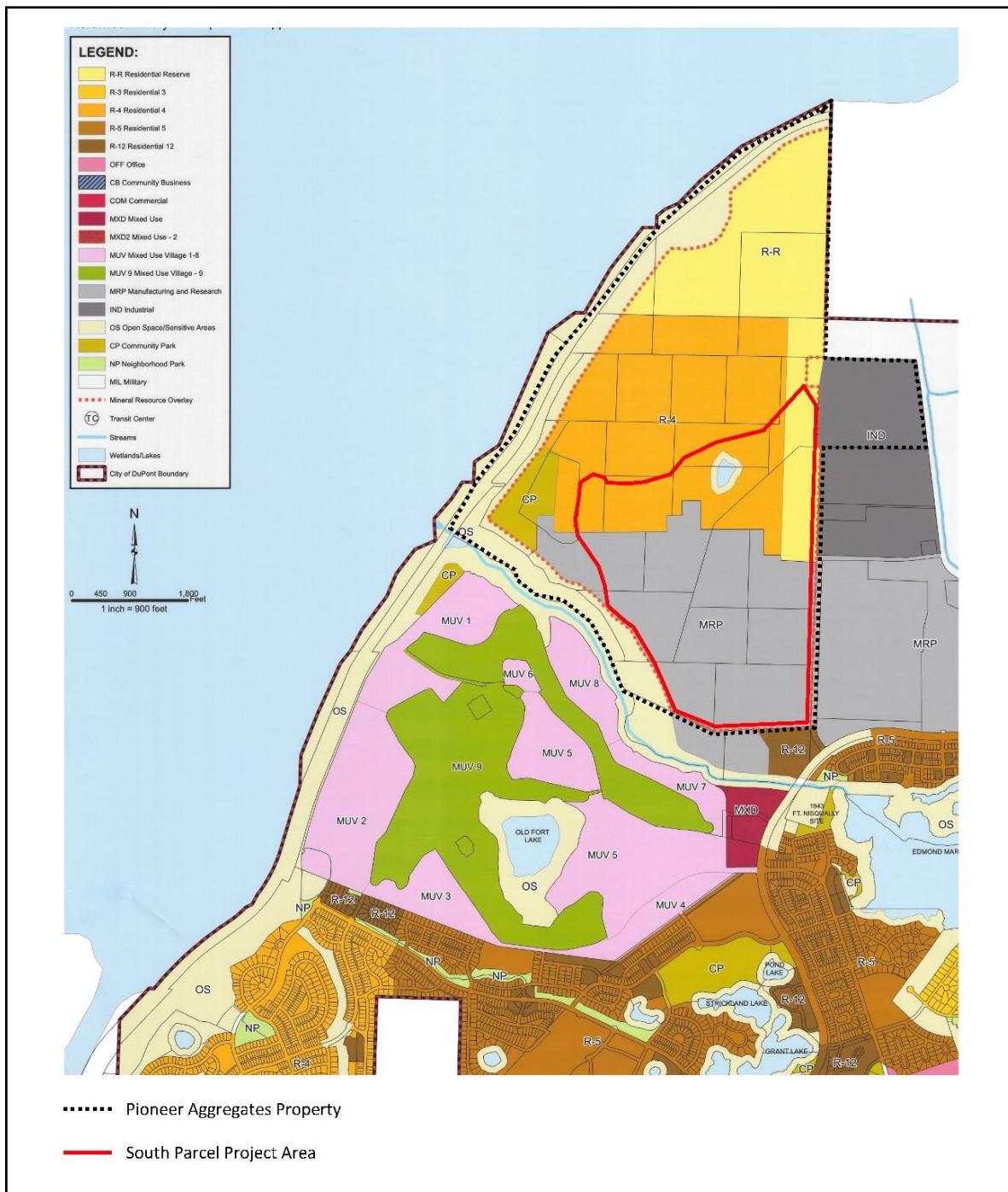


Source: City of DuPont, 2022.

**EA** EA Engineering,  
Science, and  
Technology, Inc., PBC

**Figure 3.8-1**  
City of DuPont Comprehensive Plan Map

**Pioneer Aggregates South Parcel Project  
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Source: City of DuPont 2022.

**EA**<sup>®</sup> EA Engineering,  
Science, and  
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**Figure 3.8-2**

City of DuPont Zoning Map

### **Civic Center and Edmonds Village**

The Civic Center consists of approximately 56 acres and is located in the approximate center of the City of DuPont, on the eastern border of the Fort Lake Business and Technology Park, bisected by Center Drive. It contains City Hall and Police and Fire Department facilities, and the Historic Fort Nisqually site. The Civic Center also contains a mixed-use area and a residential area. Edmond Village, which contains approximately 54 acres, is developed for residential use, is located to the east of the Civic Center and is bounded by Center Drive on the north and Edmond Marsh on the south. Creekside Village, a multi-family residential development is located west of Center Drive and north of the Civic Center.

### **Manufacturing, Research Park and Industry**

The northeastern portion of the City – generally between Powerline Road, Center Drive and DuPont-Steilacoom Road – consists of approximately 903 acres and designated for Manufacturing and Research Park and Industrial use. This area is planned to accommodate most of the City's employment growth. Existing larger uses include the Amazon Fulfillment Center, FedEx Distribution Center, and the Costco Logistics building and CalPortland's processing facility.

### **Other Neighborhoods**

Commercial land uses in DuPont, including retail, office and service uses, are concentrated near the two I-5 interchanges, in the approximately 135-acre DuPont Station and the approximately 166-acre Historic Village. These areas are approximately 0.5 mile from the site.

Other neighborhoods in the City of DuPont include the approximately 390-acre Hoffman Hill Village (primarily in residential and open space use), the approximately 321-acre Yehle Park Village (primarily in residential and park use), the approximately 164-acre Palisade Village (primarily in residential use), the approximately 63-acre Bell Hill (primarily in residential use), and the approximately 18-acre El Rancho Madrona Village (primarily in residential use).

## **Comprehensive Plan and Zoning Designations**

City of DuPont Comprehensive Plan designations for the site are illustrated in **Figure 3.8-1** and include Manufacturing and Research, Community Park, Residential 4, and Open Space. Reflective of the Comprehensive Plan designations, City of DuPont zoning designations for the site include Manufacturing and Research (MRP), Residential 4 (R-4), and Community Park (CP). See **Figure 3.8-2** for an illustration of site zoning designations.

## **Mineral Resource Overlay Area**

The site is located within the Comprehensive Plan's designated Mineral Resource Overlay, which applies to approximately 700 acres of land in the northern portion of the City (see **Figure 3.8-1**). The Mineral Resource Overlay area is generally bordered on the north by Tatsolo Point and the City's corporate boundary; to the east by Powerline Road and JBLM; to the south by Sequalitchew Creek; and to the west by Puget Sound.

The purposes of the Mineral Resource Overlay, as stated in the DuPont Municipal Code (DMC 25.60.010), are to identify mineral resource lands of long-term commercial significance; to protect these sites from conflicting uses while resources are being extracted; to protect surrounding sites from adverse effects of mineral extraction activities; and to establish a no duplicative permit process for considering mineral extraction proposals. Mining is a permitted use within the Mineral Resource Overlay, subject to site plan review.

## **Current Mining Operations**

CalPortland's original approximately 355-acre sand and gravel mine was permitted in 1996 and is referred to as the "Existing Mine".

In 2013 CalPortland applied for permits to allow mining of approximately 142 acres within the North Parcel; the North Parcel mining expansion was permitted in 2014.<sup>1</sup>

Current activities at the Pioneer Aggregates Mine include mining, processing, transport of sand and gravel, and manufacturing of concrete. The processing area is located adjacent to the mine site on a 52-acre parcel owned by Glacier Northwest ("Glacier"). Sand and gravel is removed from the mine by bull dozers and wheel loaders and transferred to the processing area by conveyor belts. At the processing facility, the material from the mine is crushed, washed, and separated into different size gradations. Aggregate products are stored in stockpiles in the processing area for distribution.

After completion of the production process, the majority (approximately 80%) of the finished aggregate products are transported from the plant area by conveyors and placed onto barges at Glacier's dock and barge-loading facility at Tatsolo Point on Puget Sound (see **Figure 2-1 in Chapter 2**). The remainder (approximately 20%) is sold as aggregate or used to make concrete onsite; in both cases it is transported by truck.

Water used to wash gravel during processing is recycled through a clarifying process to remove silt and clay. The fine sediments are then run through a belt press to remove excess water and transported by truck and placed in holding cells in the mine where it is allowed to dry for up to three years. After drying, fines may be used to raise the floor of the mine by

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<sup>1</sup> Consistent with applicable provisions of the 2011 Settlement Agreement (see Section 2-3 of **Chapter 2** for detail).

placing the material in cells separated by rock curtains to facilitate drainage. The material is placed in approximately 6-inch lifts and compacted. Once filled to the desired height with fines from the belt press in this manner, a gravel cap of not less than 10 feet is placed over the compacted fines to mitigate potential for settlement and facilitate drainage.

## **Historic Land Uses**

The site is the location of past industrial activities, which have resulted in concentrations of heavy metals in some portions of the Expansion Area. These include the Former DuPont Works which was a commercial explosives and munitions factory that operated from 1909 to 1976. Cleanup activities were completed in 1993 and resulted in a Consent Decree with the Department of Ecology and recording of a restrictive covenant limiting future land use to industrial uses. This restriction resulted in the MRP zoning that applies to much of the Expansion Area portion of the site. This area is also located within the 1,000-square mile area affected by airborne pollution from the Asarco smelter. Affected soils would be cleaned up pursuant to Ecology's Voluntary Cleanup Program (VCP). CalPortland submitted a proposed Cleanup Action Plan (CAP) to Ecology; the agency subsequently issued an opinion letter that "no further action" would likely be necessary at the property after implementation of the CAP and described the possibility of removing the restrictive covenant after arsenic and lead concentrations in soil are reduced on the property.

## **Existing Land Uses**

### **Site Land Uses**

The South Parcel Project site includes areas previously undisturbed by mining deemed the Expansion Area. The 188-acre Expansion Area includes portions of the 168-acre South Parcel, the 10.8 acre kettle wetland and surrounding buffer and a 9.2-acre buffer strip between the existing mine and the south parcel property boundary. The South Parcel Project also includes a plan to mine deeper within a portion of Existing Mine, referred to as the "Re-Mine Area". The Expansion Area is located southeast of the existing mine. The Existing Mine Area and the Expansion Area are included within the Mineral Resource Overlay in the City of DuPont's adopted Comprehensive Plan. The Re-Mine Area consists of 125 acres in the southeastern portion of the Existing Mine where current mining activities are permitted above current groundwater levels. See **Table 3.8-1** for a breakdown of existing land uses on the site; also refer to **Figures 2-1** and **2-2** for an illustration of these areas.

The Re-Mine Area is primarily in previously mined and active mine areas. In general, the northern portion of the Re-mine Area is in active mining, with the central portion of the Re-mine Area in previously mined area in initial reclamation. The southwest corner of the Re-mine Area is in reclaimed area with established vegetation.

The Expansion Area is primarily in vegetation, including previously logged and replanted area on the South Parcel (including trees meeting the definition of Landmark trees (DMC 25.10.120.005) such as Oregon white oak, Douglas fir, western red cedar, Pacific madrone, and Pacific yew), unmined area associated with the Existing Mine with shrubs, and wetland and buffer area associated with the Kettle Wetland. Logging roads traverse the site.

**Table 3.8-1**  
**EXISTING SITE CONDITIONS**

Land Use	Area <sup>1</sup> in Acres				
	Existing Conditions				
	South Parcel	Kettle Area	Buffer Strip	Re-Mine Area	Total
Buildings	--	--	--	--	0.00
Roads, Access, and Parking	--	--	0.4	9.2	9.55
Processing Areas	--	--	0.2	17.9	18.08
Active Mining	--	--	--	--	0.00
Active Reclamation	--	--	0.2	20.5	20.62
Cleared for Mining	--	--	--	--	0.00
Water Management Ponds	--	--	--	--	0.00
<b>Total Built Areas</b>	<b>0</b>	<b>0</b>	<b>0.8</b>	<b>47.5</b>	<b>48.26</b>
<b>Natural &amp; Reclaimed Areas</b>					
Areas Reclaimed as Forest	--	--	--	3.3	3.3
Areas Reclaimed as Grass	--	--	--	68.5	68.5
Wooded Areas	146.2	5.6	7.4	5.8	165.1
Grass Areas	21.3	--	1.0	0.21	22.5
Wetland	--	1.8	--	--	1.8
Wetland Buffer	--	3.4	--	--	3.4
<b>Total Natural &amp; Reclaimed Areas</b>	<b>167.5</b>	<b>10.8</b>	<b>8.4</b>	<b>77.7</b>	<b>264.5</b>
<b>Total</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>	<b>312.7</b>

Source: CalPortland, 2022.

Notes: -- Indicates no area of this type.

1) Totals may not exactly equal the sum of their components due to rounding.

### **Site Vicinity Land Uses**

The land use character of the area in the vicinity of the site is varied and contains mining, warehouse/distribution, military joint base, open space, recreation, municipal and

residential. **Figure 3.8-3** provides an aerial photograph illustrating land uses in the immediate vicinity of the site. Land uses in the vicinity of the site include:

- **To the North** – Existing Mine operation including active mining, processing facilities, and reclaimed area located to the immediate north. Joint Base Lewis McCord (JBLM) North Lewis, the JBLM Solo Point Wastewater Treatment Plant, and Solo Point recreational open space are located farther to the north and northeast.
- **To the West** - Existing Mine operation including active mining and reclaimed area to the immediate west. Puget Sound is located farther to the west.
- **To the South** – Sequalitchew Creek and associated ravine, vegetation and public trail to the immediate south. Creekside Village Apartments complex is located adjacent to the southeast corner of the site. Farther to the south, across the Sequalitchew Creek ravine, are the Sequalitchew Creek Trail Head, The Home Course golf course, and the City of DuPont Civic Center (City Hall and Police Department buildings).
- **To the East** – Powerline Road is located to the immediate east of the site. Farther to the east, across Powerline Road, are the DuPont Community Garden, and warehouse/distribution uses (including the Amazon Fulfillment Center, FedEx Distribution Center, and the Costco Logistics building).

## Pioneer Aggregates South Parcel Project Draft EIS



Source: EA Engineering, 2023.

Figure 3.8-3

## Existing Land Uses Map

## 3.8.2 Environmental Impacts

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Potential land use impacts are generally described as direct, indirect or cumulative. Direct land use impacts can generally include development of undeveloped lands, conversion to more intensive uses, displacement of existing uses, conflicts between different types of uses, and changes in the character of the area. Indirect land use impacts are those that could be associated with peripheral development resulting from changes or intensification of land use at the site. Cumulative land use impacts are those that could occur as a result of the proposal in combination with other foreseeable development.

### ALTERNATIVE 1 – PROPOSED ACTION

#### Conversion of Land Use

The Washington State Growth Management Act and the DuPont Comprehensive Plan/Mineral Resource Overlay identify conversion to mining as an appropriate interim use of the site. Reclamation of the site, consistent with a DNR approved reclamation plan, and subsequent potential redevelopment under existing zoning would follow mining under the Proposed Action.

Under the Proposed Action mining activities would continue on the approximately 125-acre Re-mine Area where proposed mining would deepen a portion of the Existing Mine, and expansion of mining in the approximately 188-acre Expansion Area currently undisturbed by mining (**Table 3.8-2**) provides a summary/comparison of existing land uses of the site and site land uses under the Proposed Action.

As indicated in **Table 3.8-2**, proposed mining and reclamation activities at the site would convert approximately 188 acres of wooded, grass, wetland and wetland buffer area on the Expansion Area portion of the site to mining area that would be reclaimed subsequent to the completion of mining activities.

The existing approximately 125-acres of mining use on the Re-mine Area portion of the site would continue as mining use under the Proposed Action, with this area reclaimed after completion of mining activities (see **Table 3.8-2**).

#### Conversion to More Intensive Land Use

No existing uses would be displaced by proposed mining under the Proposed Action. Proposed continuation of mining activities in the Re-mine Area of the site would continue the levels of mining activity as under current activities, including levels of dust and noise, and mining in this portion of the site would not represent an increase in the intensity of land use. Mining activities on the Re-mine Area portion of the site would lower the surface elevation and mining would occur approximately 14 years longer than under the No Action

Alternative, although the levels of mining activity on this portion of the site would be similar to previous mining.

Proposed extension of mining to the currently undeveloped Expansion Area portion of the site would increase the intensity of land use. Logging, and phased clearing and mining activities in this portion of the site would increase the levels of dust and noise compared to current conditions. Mitigation measures would be employed to limit these potential impacts (see Section 3.2, **Air Quality**, and Section 3.7, **Noise**, for detail on impacts and mitigation measures).

## **Relationship to Surrounding Uses**

As described in the Affected Environment portion of this section, The Re-mine Area portion of the site has been, or currently is, in mining activity, is not proximate to off-site land uses, and mining under the Proposed Action on this portion of the site would not be anticipated to directly impact any surrounding land uses.

Portions of the Expansion Area are proximate to surrounding sensitive uses off the site and has the potential to impact surrounding uses, including recreational and residential land uses.

Proposed logging and phased mining activity under the Proposed Action would occur in proximity to Sequalitchew Creek ravine and trail; mining phases 1C, 1D, 2A and 2B would occur along the southern edge of the site and in proximity to the Sequalitchew Creek ravine and trail. Clearing, mining and reclamation would be phased, thus minimizing the duration of these activities at any specific area. A minimum 100-foot wide vegetated setback from the top of the ravine slope, coupled with a 20-foot high berm where the trail is not in the ravine, would be provided to limit the potential for visual, dust and noise impacts to users of the trail.

The natural buffer provided by the Sequalitchew Creek ravine, distance, proposed on-site buffer and berm, and proposed noise and air quality mitigation measures would limit the potential for direct land use impacts to uses farther to the south such as the Home Course golf course and DuPont Civic Center.

The southeast corner of the Expansion Area portion of the site is proximate to the Creekside Village apartment complex and phase clearing and mining (Phase 2C) would occur in proximity to this off-site residential use and would increase to the potential to increase levels of dust and noise in the area. Along with specific measures to limit air quality and noise impacts, the approximately 100-foot wide vegetated buffer, with a 20-foot high berm, would be provided along the southern boundary of the site and limit the potential for visual, dust and noise impacts to residents of the Creekside Village apartment complex.

**TABLE 3.8-2**  
**SITE CONDITIONS COMPARISON**

Land Use	Area <sup>1</sup> in Acres								
	Existing Conditions						Proposed Action - Post-Reclamation		
	Expansion Area			Re-Mine Area	Total	Expansion Area			Re-Mine Area
	South Parcel	Kettle Area	Buffer Strip			South Parcel	Kettle Area	Buffer Strip	
<b>Built Areas</b>									
Buildings	--	--	--	--	0.00	--	--	--	--
Roads, Access, and Parking	--	--	0.4	9.2	9.55	--	--	--	--
Processing Areas	--	--	0.2	17.9	18.08	--	--	--	--
Active Mining	--	--	--	--	0.00	--	--	--	--
Active Reclamation	--	--	0.2	20.5	20.62	--	--	--	--
Cleared for Mining	--	--	--	--	0.00	--	--	--	--
Water Management Ponds	--	--	--	--	0.00	--	--	--	--
<b>Total Built Areas</b>	<b>0</b>	<b>0</b>	<b>0.8</b>	<b>47.5</b>	<b>48.26</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>Natural &amp; Reclaimed Areas</b>									
Areas Reclaimed as Forest	--	--	--	3.3	3.3	29.4	0.6	0.6	35.8
Areas Reclaimed as Grass	--	--	--	68.5	68.5	138.2	10.2	8.6	89.4
Wooded Areas	146.2	5.6	7.4	5.8	165.1	--	--	--	--
Grass Areas	21.3	--	1.0	0.21	22.5	--	--	--	--
Wetland	--	1.8	--	--	1.8	--	--	--	0.0
Wetland Buffer	--	3.4	--	--	3.4	--	--	--	--
<b>Total Natural &amp; Reclaimed Areas</b>	<b>167.5</b>	<b>10.8</b>	<b>8.4</b>	<b>77.7</b>	<b>264.5</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>
<b>Total</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>	<b>312.7</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>
<b>Total</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>	<b>312.7</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>
<b>Total</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>	<b>312.7</b>	<b>167.5</b>	<b>10.8</b>	<b>9.2</b>	<b>125.2</b>

Source: CalPortland, 2022.

Notes: -- Indicates no area of this type.

2) Totals may not exactly equal the sum of their components due to rounding.

On an overall basis, proposed mining under the Pioneer Aggregates South Parcel Project is not expected to indirectly affect future land uses at the site or in the surrounding area. Proposed mining activities are considered a transitional use, and any potential impacts would not prevent planned future use of the area, consistent with the underlying Comprehensive Plan and zoning designations. It is not anticipated that the Proposed Action would generate any spin-off uses in the area, such as commercial or residential uses.

## CUMULATIVE IMPACTS

The change in the undeveloped nature of the site and use for mining would be consistent with the Mineral Resource Overlay Area designation, and the future land uses planned for the site under the underlying zoning (Residential and Manufacturing/Research Park). Following mining, the site would be developed for residential and employment uses.

No existing uses would be displaced. Potential impacts to surrounding land uses resulting from mining would not interfere with, preclude, or significantly conflict with existing or planned land use of the surrounding areas, and mining would not compete with or preclude other uses in the near term. Impacts from construction and operation of the mining facility – primarily dust-, visual-, and noise related impacts – could potentially affect operations of current and planned uses in the short term, JBLM as well as surrounding development. However, mitigation measures would be employed to limit these potential impacts on the surrounding area (please see Section 3.2, **Air Quality**, 3.7, **Noise**, and 3.11, **Transportation**, for detailed information concerning these mitigation measures). Mining impacts would also be temporary, and would occur some distance from and be buffered from surrounding development. As discussed in Section 3.9, **Aesthetics**, of this Draft EIS, the site is not visible from most surrounding locations. Overall, impacts to land use on and immediately adjacent to the site would be transitory and relatively minor. No significant long-term impacts are anticipated.

Indirectly, mining is not expected to affect future land uses on the in the surrounding area. Mining operations are a transitional use, and any potential impacts would not interfere with or prevent the planned future land use of the area, consistent with the underlying Comprehensive Plan and zoning designations. It is noted that industrial uses have continued to develop adjacent to the existing mining operation, so mining apparently has not been a deterrent or caused significant conflicts with planned growth. Proposed mining would not be likely to generate any spin-off uses in the area.

## ALTERNATIVE 2 – NO ACTION

There are two No Action Alternatives- Scenario A Continuation of Existing Conditions; and Scenario B Site Development Under Existing Zoning.

## **Scenario A**

Under Scenario A, mining activities associated with the Re-Mine Area of the site and the Existing Mine would continue as currently permitted. The mining operation would retain a vegetated buffer at its perimeter, and dust, noise, traffic conditions that currently exist would continue. The Existing Mine has an estimated remaining life of 6 to 10 years with mining currently limited to 10 feet above groundwater. The Expansion Area portion of the site is assumed to remain undeveloped and would continue in its vegetated condition.

## **Scenario B**

Under Scenario B, the proposal would not occur. The site would be developed for urban uses consistent with the City's Future Land Use Map. The majority of the area affected is currently designated by the City of DuPont Comprehensive Plan as Manufacturing and Research, with a smaller area designated for residential uses. The corner of the property near Center Drive is designated as Residential 12, which would allow higher density residential development where multifamily density averages 12 units per acre. Urban development, as permitted under current planning and zoning designations, is assumed to occur east of the lease line demarcating existing mining operations. The timing and nature of any such development would be driven by market forces.

In general, development of manufacturing/research park and housing would change the land use character of the site (including the Expansion Area) from an undeveloped property to manufacturing park and suburban residential area. Construction would occur over an extended period of time and would generate impacts related to traffic, noise, dust and surface water runoff. Upon completion of construction, the traffic and public service demands typical of the manufacturing park and residential neighborhoods would occur, including increased demand on the Sequalitchew Creek Trail.

### **3.8.3 Mitigation Measures**

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No significant adverse land use impacts have been identified. However, the following mitigation measures have been identified to further reduce the potential for land use impacts associated with the proposed South Parcel Project.

#### **Proposed Mitigation Measures**

- Maintain a vegetated buffer along Powerline Road. Trees will be planted densely to establish screening during mining operations. After mining is completed, selective thinning may be necessary to facilitate a healthy future forest within the buffer.

- Mitigation measures identified throughout the EIS would minimize impacts to land use from mining activities, consistent with City regulations (see Section 3.1, **Earth**, Section 3.2, **Air Quality**, Section 3.6, **Noise**, and Section 3.10, **Transportation**).

### **3.8.4      Significant Unavoidable Adverse Impacts**

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The proposed Pioneer Aggregates South Parcel Project would result in an unavoidable change to the land use character of the existing landscape within the Expansion Area portion of the site. The extraction of mined material would result in a permanent change in the land use character of the site. However, the Proposed Action is not expected to result in a significant adverse impact to land uses of the surrounding community. Mining is a transitional use of the site; although mining would alter the site for a number of years, after mining is complete, the site would likely be developed to another permitted use.

### **3.8.5      Relationship to Plans and Policies**

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#### **Washington State Growth Management Act**

**Summary:** The Growth Management Act (GMA) was originally enacted in 1990 and contains a comprehensive framework for managing growth and coordinating land use planning activities. The GMA contains thirteen planning goals, which provide direction to cities to create local plans that express their own visions for growth but which are also consistent with the GMA goals. Cities must also adopt development regulations that implement and are consistent with their plans. Most relevant to the current proposal, jurisdictions must identify, designate and regulate resource lands of long-term commercial significance, including mineral resource lands. Development regulations must assure the conservation of identified resource lands, and that adjacent land uses will not interfere with the continued use of designated resource lands. As established by state rules, “conservation” means measures designed to assure that resource lands will remain available to be used for commercial production (WAC 365-196-815(b)).

**Discussion:** *The City has designated mineral resource lands on its Comprehensive Plan Land Use Map and has adopted Mineral Resource Overlay regulations, which are discussed below.*

#### **City of DuPont Comprehensive Plan**

##### **Mineral Resource Overlay**

**Summary:** As noted above, the GMA requires that cities and counties identify, designate and adopt regulations to conserve resource lands of long-term commercial significance, including lands containing mineral resources. The intent is to ensure that designated resources remain available for commercial production. WAC 365-195-815(1)(a)-(b).

The DuPont Comprehensive Plan provides a Mineral Resource Overlay designation, which is applied to the Manufacturing/Research Park and Residential Reserve land use categories north of Center Drive and Sequalitchew Creek (LU-40), within the planned Sequalitchew Village. This area is underlain by commercially significant mineral resources. The Plan acknowledges that phased mining and reclamation may occur in the Overlay area subject to City review of a site-specific proposal.

***Discussion:** The Pioneer Aggregates South Parcel Project proposal is consistent with Comprehensive Plan policies and procedures applicable to mineral resource lands. As shown on the Comprehensive Plan Land Use Map (Figure 3.8-1), the site is within the designated Mineral Resource Overlay area. The City will consider the site-specific mining proposal for the Pioneer Aggregates South Parcel project using its site plan review process, as set forth in the Land Use Code (DMC 25.150).*

***Summary:** Sequalitchew Village includes the area of the City bounded by Puget Sound to the north and west, the manufacturing research park and industrial areas to the east and Sequalitchew Creek on the south. This village is planned as a mixture of residential types and densities in the northern two-thirds of the area, and manufacturing and research park uses in the southern one-third. It is named for the creek and canyon which form its southern border. Nearly this entire village is within the mineral resource overlay boundary. Gravel extraction by Glacier Northwest is currently underway in this area and is expected to proceed over a long term. Development is not likely to begin within this area within the foreseeable future. As a result of mineral extraction, the surface elevation of this village will be many feet lower than the present height. No mining is permitted within 100 ft of the top of Sequalitchew Creek Ravine. Mining is also set back from the top of the bank along the western side of the property to preserve the bluffs overlooking Puget Sound. The Sequalitchew Creek Ravine and Puget Sound bluffs are designated open space.*

***Discussion:** The Pioneer Aggregates South Parcel Project proposal is consistent with the DuPont Comprehensive Plan goals for Sequalitchew Village applicable to the Proposed Action. Mining under the Proposed Action would be setback further than 100 feet from the top of Sequalitchew Creek ravine and would not directly impact open space associated with Sequalitchew Creek or the Puget Sound bluffs.*

## **City of DuPont Land Use Code**

### **Mineral Resource Overlay (DMC 25.60)**

***Summary:** The Mineral Resource Overlay designation in the Land Use Code is intended to implement the GMA, the Surface Mining Act (RCW 78.44), and the DuPont Comprehensive Plan. Permitted uses in the Overlay include mineral extraction, along with associated structures and equipment. The regulations state that potential impacts relating to traffic, lighting, visual screening, vegetation, noise and sensitive areas shall be examined, while recognizing that impacts to other elements of the environment, including air and water*

quality are within the jurisdiction of federal, state or regional agencies. Site plan approval (Type III/Hearing Examiner Process) is required for all mining proposals.

*Discussion: The site is located within the designated Mineral Resource Overlay area, and mining is a permitted use. A site plan application for mining (Pioneer Aggregates South Parcel Project) was submitted to the City and was determined to be complete. The Pioneer Aggregates South Parcel Project EIS is considering potential impacts relating to traffic, lighting, visual screening, vegetation, noise and sensitive areas, as well as other issues (e.g., air and surface water/groundwater) that are within the jurisdiction of federal, state or regional agencies.*

### **Residential Reserve Zoning District (25.20)**

*Summary: The underlying zoning classification for a small portion of the South Parcel is Residential Reserve. The purpose of the Residential Reserve district is to designate property not needed to meet the City's 20-year growth projections. The district applies a 5-acre minimum lot size as an interim measure, so as to provide time for further planning, evaluation and eventual redesignation when additional residential land is needed.*

*Discussion: As noted above, mining is a permitted use in the Mineral Resource Overlay notwithstanding the underlying zoning classification. The Residential Reserve designation indicates that the subject property was not needed to meet the 20-year growth projection. Subsequent to completion of mining activities and completing of reclamation, the site would be suitable for residential development.*