

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Patriots Landing Village Master Plan

2. Name of applicant: [\[help\]](#)

Careage Construction

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant:

Mike Campeau
President of Construction & Development
Careage Construction
4411 Point Fosdick Drive NW
Gig Harbor, WA 98335
Phone: (253) 853-4457
Main Fax: (253) 853-5280

Contact Person:

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ESM Consulting Engineers, LLC
33400 8th AVE S. , Suite 205
Federal Way, WA 98003
Phone: (253) 838-6113
Main Fax: (253) 838-7104

4. Date checklist prepared: [\[help\]](#)

July 18, 2022

5. Agency requesting checklist: [\[help\]](#)

The City of DuPont Planning Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Development is anticipated to be completed in multiple phases for the proposed elementary school, multifamily and senior housing buildings as well as for the previously approved Patriots Landing Memory Care Facility.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Current Reports

- **Geotechnical Engineering Study prepared by Earth Solutions NW, LLC on June 16, 2022**
- **Limited Phase II Environmental Site Assessment, prepared by Earth Solutions NW on April 19, 2022**
- **Cultural Resources Report, prepared by Aqua Terra Cultural Resource Consultants on Marcy 14, 2022**
- **Critical Areas Report, prepared by Wet.land on March 14, 2022**
- **Tree Report, prepared by Professional Forestry Services, Inc on March 9, 2022**
- **Transportation Impact Analysis, prepared by Transpo Group on July 15, 2022**

- Preliminary Stormwater Management Report, prepared by ESM on July 15, 2022

Older Reports

- Phase I Environmental Site Assessment Careage NWL Phase II, Dated 12/13/99
- Results of Preliminary Geotechnical investigation Northwest Landing Phase II Dupont, WA dated 12/17/99
- Geotechnical Addendum Reports 03/23/2012 and 04/12/2012
- Geotechnical Investigation Report Patriot's Landing Skilled Nursing Facility 02/17/2012
- Soil Sampling Report Patriot's Landing Skilled Nursing Facility South Parcel 07/15/2011
- Geotechnical Investigation Report Patriot's Landing Skilled Nursing (South Parcel) 06/13/2011

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. [\[help\]](#)
None Known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Master Plan Approval	City of DuPont
Site Plan Approval	City of DuPont
Design Review Approval	City of DuPont
Tree Modification Approval	City of DuPont
Building Permit	City of DuPont
Grading Permit	City of DuPont
Short Plat Approval (if required)	City of DuPont
Sewer Line Extension Permit	Pierce County
Sewer Service Permit	Pierce County
Remediation	Department of Ecology

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.) [\[help\]](#)

The Master Plan consists of a total of 43.8 acres Complete Community Overlay (CCO) developing 24.61 acres of vacant land and 3.26 acres of the previously approved Patriots Landing Memory Care project site. The northern 10.00 acres are proposed to be developed into an elementary school and the southern remaining vacant 14.60 acres will be multi-family development with two buildings, one building with an estimated 150 senior living units and a second building with a remaining 50 senior living units and 83 units of multi-family, with the associated necessary infrastructure and landscaping.

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. [\[help\]](#)

The proposed development is located in Section 34, Township 19 North, Range 1 East, W.M., more specifically within the City of DuPont, Yehle Park Village, south of McNeil Street, on Pierce County Parcel Numbers 0119341006 and 0119341007.

B. ENVIRONMENTAL ELEMENTS [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)

The topography of the proposed site generally slopes to the south.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope on the site is approximately 50% and located on the east side of the property, adjacent to Meyer Street.

- 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. [\[help\]](#)

Based on the project geotechnical report, soils on the project site consist of topsoil fill (well graded gravel with sand as well as silty sand), general fill (silty gravel with sand and poorly graded gravel with sand), and native soils (recessional outwash deposits consisting of poorly to well-graded gravel with sand). Primarily, the site is underlain by poorly to well-graded outwash gravel.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known.

- 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. [\[help\]](#)

Grading will occur for the construction of building, parking area and utilities. Cut and fill quantities based on the preliminary grading plan are estimated at approximately 96,000 cubic yards of cut and 78,000 cubic yards of fill resulting in an approximate net export of 18,000 cubic yards within this project which will be sent to a suitable offsite source.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes. As always, clearing and construction associated with development could contribute to the likelihood of erosion. Best Management Practices to control erosion and sedimentation during construction as required by the City of DuPont will be used to minimize impacts. In addition, the existing soils have a high infiltration rate that helps reduce runoff and the potential for erosion.

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

Approximately 70 percent of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

An erosion/sediment control plan will be prepared and approved by the City of DuPont prior to commencement of construction activities for the proposed development.

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. [\[help\]](#)

Some dust and equipment fumes during construction of the roadways, utilities and buildings can be expected. Automobile emissions can be expected when the developments are complete.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

If necessary, a water truck will be used during construction activities to suppress dust.

3. Water [\[help\]](#)

- 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. [\[help\]](#)

There are no surface water bodies located on the project site. Two wetlands (Wetlands A and B) were identified offsite to the south and southwest that are partially within 200 feet of the property.

- 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. [\[help\]](#)

The proposed development will be completed within 200 feet of the existing two wetlands, however, these existing wetlands and associated buffers will not be impacted.

- 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. [\[help\]](#)

No filling in or dredging from any wetlands will be done as part of the proposed development activities.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No surface water withdrawals or diversions are planned as part of the proposed activities.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

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. [\[help\]](#)

No. Stormwater runoff from roadways and parking areas as well as irrigation water runoff will be collected and conveyed to a water quality and infiltration facilities designed in accordance with the Department of Ecology Stormwater Management Manual for Western Washington (2012 version with 2014 amendments), as adopted by the City of DuPont.

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 approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No groundwater will be withdrawn from a well. Municipal Water will be supplied by the City of DuPont.

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. [\[help\]](#)

Pierce County Utilities will be responsible for collecting all domestic sewage in a piping network for routing to a regional treatment facility.

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. [\[help\]](#)

Stormwater and irrigation water from the proposed Master Plan development and associated parking area are the only anticipated sources of runoff. An onsite storm drainage system will be designed to collect and convey the runoff to water quality and infiltration facilities. Stormwater runoff from the proposed buildings will not generate pollutants, therefore this runoff is considered clean and will be infiltrated directly on the project site.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Common pollutants from parked vehicles may collect on impervious surfaces and be washed into the storm drainage system. Common pesticides and nutrients from landscaping areas may also enter the storm drainage system. See item 3.a.6) above.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

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

drainage pattern impacts, if any: [\[help\]](#)

The guidelines and Best Management Practices developed in the Department of Ecology Stormwater Management Manual for Western Washington (2012 version with 2014 amendments), will be adhered to, as adopted by the City of DuPont.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous trees* *alder, maple, aspen, other*
- evergreen tree* *fir, cedar, pine, other*
- 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? [\[help\]](#)

It is estimated that 90 percent of the area for site, parking, landscaping, and utilities will need to be cleared for construction of the masterplanned elementary school, multifamily and senior housing development. The majority of the site area was previously cleared, however there is a border of native vegetation on the southwest and south project boundaries. There are 18 landmark fir trees, 2 landmark Oregon white oak trees, 47 specimen fir trees, 10 specimen Oregon white oak trees, 7 specimen big leaf maple trees, and 1 specimen Pacific madrona tree for a total of 20 landmark and 65 specimen trees to be removed. The total number of significant trees on site is 139, therefore, 54 significant trees will be retained. For more information, see the attached Tree Retention Plan and the attached Request for a Tree Retention Modification.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
No threatened or endangered species are known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

All roadway cuts/fills and areas cleared for the proposed building, driveways, parking and utilities shall at a minimum be re-seeded upon completion of construction activities. New landscaping is anticipated to supplement any areas disturbed by construction activities. Current City of DuPont policy and Northwest Landing Development Guidelines encourage the use of native and drought tolerant plant materials within new landscape areas.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None known to be on the site.

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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

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

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

Hawk, Eagle, Songbirds, and deer have been observed at the site.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
No endangered animal species have been identified as having home territory within the site.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
The Nisqually River Delta is located approximately 1 mile southwesterly of the site and is a nesting and feeding area for migratory waterfowl. The site is located within the Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
It is not anticipated that the proposed project will impact wildlife habitat or cause disturbance such that mitigation measures will be needed.
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None are known to be on or near the site.

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. [\[help\]](#)
The use and incorporation of electrical or gas heating and cooking is anticipated with the proposed Master Plan development. Electricity for street, parking lots, and other lighting is also anticipated in connection with the roadways and parking areas.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
No. It is unlikely that use of solar energy by adjacent properties would be affected considering the proposed use of the site and City limitations on heights of the structures.
- 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: [\[help\]](#)
General design guidelines developed for the Northwest Landing master planned community encourage energy conservation and the use of energy efficient construction and apply to all developments.

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. [\[help\]](#)

The proposed development will require construction activities which have potential environmental health hazards associated with the use and operation of heavy construction equipment. No other environmental health hazards are anticipated to occur as a result of this project.

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

[\[help\]](#)

The project site contains shallow soil contamination associated with airborne arsenic and lead fallout from the historical Asarco Smelter, formerly located in Tacoma, Washington (also referred to as the Tacoma Smelter Plume, TSP).

- 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. [\[help\]](#)

Arsenic and lead are present in the shallow site soils and will require remediation.

- 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. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None anticipated other than those emergency services currently available from the City of DuPont.

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

[\[help\]](#)

A soil remediation plan will be prepared and implemented. Furthermore, Best Management Practices shall be implemented during all construction activities.

b. Noise [\[help\]](#)

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

Ambient noise levels from Interstate 5 are anticipated to have minimal impact on the site due to the separation distance. Other local streets surrounding and within the site are typical of those associated with the types of development proposed.

- 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)?

Indi-

cate what hours noise would come from the site. [\[help\]](#)

Localized noise of short duration commonly associated with construction of a project of this type and the operation of construction equipment is likely to occur as a result of this project. Noise from the construction equipment will occur during daylight hours.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Contractors shall be required to comply with City of DuPont limitations for operating hours of construction equipment.

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. [\[help\]](#)
North: Single-family residential, McNeil St;
East: Single-family residential, private road;
West: Senior housing – Skilled Nursing and Memory Care facilities
South: Eagles Pride Golf Course.
- 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? [\[help\]](#)
None known other than possible grazing by cattle over portions of the site in the past.
 - 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: [\[help\]](#)
No impact.
- c. Describe any structures on the site. [\[help\]](#)
There are currently no existing structures on the site.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
No.
- e. What is the current zoning classification of the site? [\[help\]](#)
The current zoning classification of the site is Residential 5 with a Complete Community Overlay (CCO) zoning designation.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Residential 5.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
It is anticipated that the development of the proposed elementary school will have up to 500 students and 40 employees. It is anticipated that the development of the proposed multifamily development will have up to 420 people and the senior living will have 202 people, 55 and older.
- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
Not Applicable

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed development meets is compatible with the existing Residential 5 and CCO zoning and is consistent with the goals and policies for Yehle Park Village within the City of DuPont Comprehensive Land Use Plan and Design Standard set forth in DMC 25.20.060 (5).

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None proposed.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The proposed multi-family development is estimated to consist of 283 units. Senior living (55 and older) would have a maximum of 200 units and the remaining 83 units would be multifamily (if the maximum senior living unit count is reached). The units are estimated to be divided into two buildings: one building would have an estimated 150 units of senior living and the second building would have the remaining 50 units of senior living and 83 units of multi-family. A mix of housing choices will be provided including affordable housing options.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None are proposed.

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? [\[help\]](#)

The tallest height of the proposed elementary school building is estimated at 50 feet from closest adjacent grade (2-3 stories).

The tallest height of the proposed multi-family building is estimated at 45 feet from closest adjacent grade, in a landuse zone that allows heights up to 75 feet. The building with an estimated 50 units of senior living and 83 units of multi-family (133 units) will be a 4 story wood frame apartment building built over one level of daylight parking and the senior living multi-family building with 150 units will be a three story wood frame apartment building over one level of daylight parking.

The proposed exterior materials for both elementary school building and multi-

family buildings will be consistent with City of DuPont and Patriots Landing aesthetic, in keeping with the surrounding community, as follows:

- **Siding:** Board and batten, horizontal lap siding, and brick
- **Glazing:** Storefront and unitized window units.
- **Trim and facia:** Craftsman type
- **Overall elevations:** Each elevation articulated with equal importance in regards to materials
- **Roofing:** Asphalt shingle roofing

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views within the project site are anticipated to be altered to the extent that a new building and associated parking development will replace vacant land; however, it is not anticipated that the development of the site will obstruct views from surrounding sites due the distance of separation to adjacent developments.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The proposed development is subject to Design Review by the City of DuPont (Type I process). Any elements that are determined to impact the surrounding natural and built environment will be mitigated for as necessary.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Light from the interior of the buildings as well as streetlights along public roadways and within the parking lot will occur during hours of darkness.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No. The lighting would be designed to increase safety within the project site and minimize glare to surrounding development.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Light and glare from the existing roadways is anticipated to have minimal impact on the site.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Street and parking lot luminaries will be designed to control impacts.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Existing pedestrian trails and other natural and historical attractions are available within the Northwest Landing community including Sequalitchew Creek and Edmonds Marsh trails. In addition, the City of DuPont has several parks that provide active recreational opportunities, including DuPont PowderWorks Park and Clocktower Park which are located approximately one to one and a half miles easterly of the site. The Eagles Pride Golf Course (private) is located adjacent to the south of the site and the Home Course is located approximately one mile northwesterly of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
No adverse impacts on recreation are anticipated and no mitigation is necessary. The new elementary school will provide a sport field and other recreational activity areas. The multi-family and senior housing buildings will also have their own planned recreational facilities.

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. [\[help\]](#)
No evidence of historic, archaeological, scientific, or cultural importance has been identified on or near the proposed project site.
- 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. [\[help\]](#)
Several known and possibly unknown historical/archeological sites exist within the Northwest Landing project area. Extensive field investigations have been made within and adjacent to the proposed project area by archeological consultants for the Northwest Landing project.
- 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. [\[help\]](#)
Based on the Cultural Resources Report completed of the project, there is a moderate potential for the presence of archeological resources.
- 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. [\[help\]](#)
The site is subject to an existing cultural resources agreement signed by the City of DuPont, the State Office of Archeological and Historical Preservation (DAHP) and Weyerhaeuser Real Estate Company. The cultural resources management plan discusses ongoing actions to protect the identified important resources and to provide contingency plans to protect resources discovered during other activities at the site.

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. [\[help\]](#)
The site is currently served from Center Drive to McNeil Street, Garry Oaks Avenue, and Marshall Circle.

- 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? [\[help\]](#)

The site is not currently served by transit. Sound Transit and Pierce Transit provide bus service to DuPont Station, located approximately 1 mile from the site at the intersection of Palisade Boulevard and Wilmington Drive. Shuttle buses may be provided to transport residents to City of DuPont recreational areas, the Patriot's Landing retirement community facility, regional doctors, shopping, or to special events. These buses will be owned and maintained by the developer.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The proposed Master Plan development will have 72 parking spaces for the elementary schools and 484 parking spaces(including garage parking) for the multifamily site. Since the site is currently vacant land, no parking spaces will be eliminated.

- 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). [\[help\]](#)

None anticipated.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Air, water and rail transportation are available in the DuPont-Steilacoom, Olympia, and Tacoma areas, but not in the immediate vicinity of the project site. It is not anticipated that the proposed development will directly use these facilities.

- 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? [\[help\]](#)

The vehicular trips per day generated by the proposed development are listed below, for a total of 2,534 vehicular trips per day.

- **Elementary school – 1,136**
- **Multifamily building – 944**
- **Senior housing building – 454**

- 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. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None proposed other than construction of the internal parking lot circulation.

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. [\[help\]](#)

Yes, the proposed project will result in an increased need for, fire, emergency medical and police protection as well as increased street and utility maintenance.

In addition, there will be increased demands for power, gas, telephone, fiber optics, cable TV and other similar public utilities.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
All necessary utility main extensions will be extended from the existing available connections along McNeil Street, Garry Oaks Avenue, and Marshall Circle.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
~~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. [\[help\]](#)

Electricity - Puget Sound Energy

Natural Gas - Puget Sound Energy

Water (domestic, fire, and irrigation) - City of DuPont

Refuse Service - LeMay Inc

Telephone/Fiber Optics – Century Link

Cable TV - Comcast

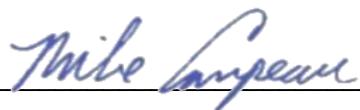
Sanitary Sewer - Pierce County

The general construction activities associated with utilities are extensions into the project site from the existing connections along McNeil Street, Garry Oaks Avenue, and Marshall Circle.

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: **Mike Campeau, President of Construction & Development**

Position and Agency/Organization: **Careage Construction**

Date Submitted: **November 10, 2022**

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.