Received 12/11/2024

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:

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:
   Champions Centre Site Development Project
2. Name of applicant:
   Applicant: Champions Centre
3. Address and phone number of applicant and contact person:
   Applicant: David Yadon
   1819 E. 72nd St., Tacoma, WA 98404
4. Date checklist prepared:
   11/13/2023

5. Agency requesting checklist:

City of DuPont, WA

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

SEPA:	**September 2024**
Construction Permit:	**October 2024**
Construction Start:	**March 2024**
Occupancy/Opening:	**January 2025**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Plans for future additional, expansions, or any further activity beyond the initial proposed build-out for Parcel A are not being considered at this time. Plans for future additional, expansions, or any further activity beyond the initial proposed build-out for Parcel B will be determined at building permit phase. The specific type of eating and drinking establishment will determine any future additions, expansions or further activity needed.

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

Listed below are the documents directly related to the environmental review of the applicant's proposal. These documents will either be made available in conjunction with this submittal as a deferred submittal for this entitlement process, or subsequently made available during future permitting processes as required by County staff.

- **Site Plan**
- **Landscape Plans**
- **Boundary Line Adjustment**
- **Grading Plan**
- **Storm Drainage and Utility Plan**
- **Storm Management Report**
- **Building Elevations**
- **Traffic Impact Analysis**
- **Tree Risk Assessment/Arborist Report**
- **Critical Areas Study**
- **Geotechnical Report**
- **Cultural Resources Study**
- **Tree Retention Plan**
- **Buffer Enhancement Plan**
- **Habitat Management Plan**

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.

At this time, there are no other pending applications for governmental approvals affecting the proposed property.

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

A complete land development permitting process is anticipated; including, but not limited to, the following:

- **Land Use Permit**
- **Building Permit**
- **Site Development Permits**
- **Mechanical, Electrical, and Plumbing Permits**
- **Sign Permits**
- **Right-Of-Way Permits**
- **NPDES Stormwater Permit**
- **Utility Connection Permits**
- **County Health Food Permit**

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.)

The project consists of the construction of a Religious Assembly (26,000 square feet) and an Eating and Drinking Establishment (3,000 square feet) and public electric vehicle charging stations on separate parcels. The on-site wetland will be contained within its own parcel and be dedicated to the City of DuPont. Additional site improvements will include freestanding and wall signage, asphalt paving for vehicle circulation, lighting with internal and perimeter landscaping, surface parking for 135 vehicles for the religious assembly and 38 parking stalls for the eating and drinking establishment along with public water, sewer and power. The religious assembly facility on Parcel A will operate from 9:30am to 1pm on Sundays, 6pm to 9pm on Thursdays and additional minimal staff will be on-site on Wednesdays and Thursdays from 9:30am to 4:30pm (3 - 4 people) and the eating and drinking establishment facility will operate 12 - 24 hours, 7 days each week.

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 subject property is located at the northwest intersection corner of Wilmington Drive and Barksdale Avenue in the City of DuPont, Pierce County, Washington. The subject property is currently vacant. Surrounding uses include residential to the west, a Union 76 Gasoline Station (4 MPDs) to the south, vacant property to the north, and a hotel to the west.
No site address is listed by the Pierce County Assessor at this time. The site is located in Section 36, Township 19, and Range 01. The subject property consists of multiple parcels totaling approximately 21.32 acres. The tax parcel numbers are 0119362009, 0119362039, 0119362012, and 0119362043. The proposed development will be limited to approximately 4.12 acres.

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)?

There is approximately 20 feet of topographic relief across the project site, sloping down from the east side to the west side of the site. The steepest slope on the site is approximately 55%.

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.

The general types of soil located on the site consist of Spanaway gravelly sandy loam, Everett-Spanaway-Spana Complex (0 to 30 percent slopes), and DuPont Muck. This type of soil is not considered prime farmland.

d. Are their surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No surface indicators of soil instability have been visually identified and to the best of our knowledge no history of soil instability exists.

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.
A preliminary analysis of cut/fill activity based on the Preliminary Grading and Utility Plan indicates an estimated 22,884 cubic yards of total earthwork. An estimated 22,884cubic yards will be imported to the site for fill. Grading activity will utilize on-site material whenever possible, in an effort to minimize fill. All imported fill will be sourced from the approved sites and documented accordingly.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is a possibility during construction activity, but erosion will be primarily limited to grading, excavation, and fill activities under this proposal. A Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and implemented throughout the construction phase, reducing potential for erosion on site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The project site is anticipated to produce approximately 2.7 acres (66) percent of impervious surface coverage upon project completion.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Specific measures will be fully detailed in the TESCP created for the project and will incorporate a series of Best Management Practices (BMPs) designed to reduce the probability of erosion, control the dissemination of airborne particulates, and prevent sedimentation from being conveyed to both on-site and downstream drainage systems and onto adjacent properties and rights-of-way. Examples of BMPs often utilized include surface watering to control dust, drainage channels, silt control fencing, and sediment control ponds.

2. Air

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.
Airborne particulates (dust) along with vehicular exhaust from construction equipment are the most likely short-term sources of emissions during construction activity. The primary source of long-term emissions will be from vehicular exhaust, as a byproduct of the religious assembly facility and also the eating and drinking establishment.

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

Aside from vehicular exhaust originating with traffic on the adjacent rights-of-way, no off-site sources of emissions and/or odors have been identified.

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

Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction emissions will be further reduced through emission equipment in an effort to fully comply with Washington State emission standards.

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.

Based on site evaluations completed by Grette Associates one (1) wetland, stream and its OHWM are located on the subject property. The wetland is part of the Bell Marsh complex and extends to the west and northwest of the site. The stream flows south to north and enters the site via a culvert outlet. The stream transports drainage from the culvert outlet north into the wetland.

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.

The project will require work within 76 feet of the Category II wetland and type F stream. The standard Class III wetland and stream buffer is 100-feet according to the City's Sensitive Areas Code. All disturbance for the development of the project will be located outside of the wetland, stream, and associated reduced buffers. Please refer to the addendum to the Critical Areas Report prepared by Grette Associates dated July 2019 (Exhibit 3.d) for details.

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.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

According to the FEMA Flood Map 53053C0526E, portions of the property lie within a 100-year floodplain, however the development footprint is above it.

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.

The project will not discharge waste materials into surface waters.

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.

No groundwater will be withdrawn from a well for this proposed project. Discharge to groundwater is not anticipated, pending final design of the project's stormwater management system. Any surface runoff will initially be retained on site and will likely be conveyed in a controlled manner to the drainage system. It is possible that excavation work may reveal deposits of groundwater below grade, dictating the need for dewatering. Any dewatering will be completed on an as-needed basis and in a manner that is fully compliant with applicable regulations, including obtaining any necessary dewatering permits.

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 into the ground from septic tanks or other sources.

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.

Stormwater runoff will be generated from both impervious and pervious surfaces on site. The run-on from areas upstream of the site is minimal based on existing site topography. Stormwater runoff will be collected by a series of catch basins, discharged to a water quality filter for treatment and then routed to an infiltration trench on-site,

2) Could waste materials enter ground or surface waters? If so, generally describe.

The water quality and source control measures proposed on this site will substantially limit the chance that waste materials could enter ground or surface waters.

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

The project proposes to discharge at the natural location within the site via infiltration. The drainage patterns will remain unchanged.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

In accordance with the city of DuPont Municipal Coade Section 22.01.090 General Requirements the stormwater design for the project is required to meet the 2019 State of Washington Department of Ecology's Stormwater Management Manual referred to as the "Manual", which sets the methodology and design criteria for this project.

4. **Plants**

a. Check the types of vegetation found on the site:

x deciduous tree: alder, maple, aspen, other
x evergreen tree: fir, cedar, pine, other
x shrubs
x 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
_X_other types of vegetation (Oregon White Oaks)

b. What kind and amount of vegetation will be removed or altered?

The vast majority of the project site is currently dominated by non-native, invasive vegetation. Existing vegetation along the perimeter of the property and within the interior of the project area will be removed and replaced with trees, plantings, shrubs, and ground cover to be specified on a landscape plan to be approved by the City. A Preliminary Landscape Plan is included with this submittal. (Approximately 4.12 Acres). The project site must remove of 3 Oregon White Oak trees due to the constraints of the property. The preliminary Landscape Plan shows the location of the new Oregon White Oak trees that will be planted at a rate of 25:1, so 75 new Oregon White Oak trees will be planted.

c. List threatened and endangered species known to be on or near the site.

To the best of our knowledge, there are no threatened or endangered species existing on site or to be found in the immediate vicinity.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

There are seven (7) Oregon White Oak trees on the project site that the City of DuPont designates as Landmark Trees. The project proposes to retain four (4) Landmark Trees. Please refer to the addendum to the DuPont Landmark Tree Report prepared by Greenforest Incorporated for details on the protection measures. New landscaping will meet the requirements established by the City of DuPont Land Use Code. Please see the Type III Modification Report which was included in the submittal package.

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

To the best of our knowledge, there are no noxious weeds and/or invasive species known on the project site.

5. **Animals**

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

To the best of our knowledge, there are no threatened or endangered animal species known to exist on or near the site.

c. Is the site part of a migration route? If so, explain.

The project site includes Pacific Flyway for Migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

No mitigation measures are required or proposed, other than preservation of the on-site wetland and stream secured in public ownership. Please refer to the Buffer Mitigation Plan, provided by Grette Associates, Dated 11/22/2024.

e. List any invasive animal species known to be on or near the site.
Please refer to the invasive animal species identified in the Buffer Mitigation Plan and the Habitat Management Plan, provided by Grette Associates, Dated 11/22/2024.

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.

Electricity will be required to meet the operational needs of the completed project.

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

No impacts have been identified that limit or restrict the use of solar energy on adjacent properties.

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:

Energy conservation will be achieved through design elements that fully comply with the current provisions of Washington State Energy Code.

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.

There will not be any hazardous substances contained on-site.

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

To the best of our knowledge, the site does not contain any significant contamination from present or past uses. If discovered, any contaminated soils or water will be remediated in accordance with the Department of Ecology requirements.

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.

To the best of our knowledge, there are no existing hazardous chemicals/conditions that will impact the project development.

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.

There are no known toxic or hazardous chemicals to be stored, used or produced during this project's development or construction or at any time during the operating life of this project.

4) Describe special emergency services that might be required.

No special emergency services are anticipated for this project.

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

No environmental health hazards are anticipated for this project.

b. Noise

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

The only identified source of noise in the immediate vicinity occurs within the surrounding road network from vehicular traffic.

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.

Short-term noise associated with construction activity will be limited to construction traffic and equipment. The maximum noise levels should be expected to occur within the range between 57 and 89 dBA. These construction noise impacts will be limited by City Code to certain hours of the day (typically starting at 7:00 a.m. and ending by 6pm on weekdays). All construction activity associated with the project will be done in full compliance with City Code requirements. Long-term noise impacts are expected to be relatively minor and limited to traffic on site. Noise levels are not expected to exceed current ambient noise levels after project construction.

3) Proposed measures to reduce or control noise impacts, if any:

Noise impacts associated with the construction phase of the project will be limited in duration. To mitigate general noise impacts during the construction phases, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken. Construction hours will roughly be limited to the normal workday, 7:00 a.m. to 6:00 p.m.

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 currently vacant. Surrounding uses include residential to the west, a Union 76 gasoline station (4 MPD) to the south, vacant property consisting of a wetland to the north, and a hotel to the east. To the best of our knowledge, the proposal will not affect current land uses on the nearby or adjacent properties.

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 the best of our knowledge, the project site has not been used as a working farmland or working forest lands.

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:

The project will not affect any surrounding working farmlands and/or forest lands normal business operations.

c. Describe any structures on the site.

There is a well house on-site that will be decommissioned per Tacoma - Pierce County Health Department's (T.P.C.H.D.) standard code.

d. Will any structures be demolished? If so, what?
The existing well house will be demolished.

e. What is the current zoning classification of the site?
The current zoning is Commercial (COM).

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

g. If applicable, what is the current shoreline master program designation of the site?
This is not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Based on site evaluations completed by Grette Associates, one (1) wetland, stream, and its OHWM are located on the subject property. The wetland is part of the Bell Marsh complex and extends to the west and northwest of the site. The wetland is considered a Category III wetland that requires a 100-foot-wide buffer. The stream flows south to north and enters the site via a culvert outlet. The stream transports drainage from the culvert outlet north into the wetland. The standard buffer for the stream is 100 feet measured from the OHWM. All disturbance for the development of the project is located outside the wetland and stream. Any disturbance for the development of the project that is located inside the wetland standard buffer and stream standard buffer will be mitigated and described in the Critical Arae Report and shown on the site plans. Please refer to the addendum to the Critical Areas Report prepared by Grette Associates dated July 2019 (Exhibit 3.d) for details.

A small "Esker" is located near the east driveway and is considered a "Developable Sensitive Area" per DMC.25.15.040D2. The proposed site development layout has been designed to keep this small "knob" as undisturbed as possible. Please see the latest Landscape plans included in the submittal package for any plantings in this area.

i. Approximately how many people would reside or work in the completed project?
Following completion, the development will likely employ between 15 and 25 employees. The project does not include any residential components and no one will reside on the site following project completion.

j. Approximately how many people would the completed project displace?
With no residential component, the project will have no residential displacement.

k. Proposed measures to avoid or reduce displacement impacts, if any:
With no displacement impacts identified, no mitigation measures are required or proposed.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use is permitted within the Commercial zoning district and is subject to various levels of review to ensure compatibility and compliance with all applicable codes.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
With no agricultural and forest lands identified, no mitigation measures are required or proposed.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project proposal does not include any residential components; no housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The proposed project will not eliminate any residential units.

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

With no housing impacts identified, no mitigation measures are required or proposed.

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 the Religious Assembly will be 24' and the principle exterior building material proposed will be designed to comply with all applicable architectural standards as specified per City Code requirements. The tallest height of the eating and drinking facility will be 18' and the principle exterior building material proposed will be designed to comply with all applicable architectural standards as specified per City Code requirements.

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

The project will be designed to comply with all applicable City setback and site clearance requirements. No significant views of the immediate vicinity are expected to be altered or obstructed as a result of this project.

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

With no aesthetic impacts identified, no mitigation measures are required or proposed. Compliance with adopted design guidelines and standards will reduce or control any aesthetic impacts that may otherwise have occurred.

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The primary sources of light or glare resulting from the completed project will be produced from exterior lighting fixtures and vehicle headlights. The project will utilize fixtures that help minimize the possibility of glare and/or spillover affecting adjacent properties. The main time of day that this will occur is Sunday evenings.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No issues related to lighting have been identified as safety hazard or visual obstruction.

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

There are no off-site sources of light or glare that will have an effect on the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

The project will mitigate light or glare with the choice of exterior fixtures and their design. The use of recessed and shielded wall fixtures, directional lighting and light screening will play a major role in reducing glare and spillover and will direct the light away from the wetland, wetland buffer and adjacent parcel 3575001073 to the west. The use of landscaping will further minimize potential for spillover and also a 4-foot concrete block wall will be built along the west property line adjacent to parcel 3575001073 to block light and sound attenuation.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Lafrati Park is located west of the project site which provides recreational opportunities for various activities.

c. 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:

No mitigation measures are required or 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 three local historic landmarks within the immediate vicinity of the proposed site. Lafrati Park/Barksdale Avenue was the original entry point to the Village of DuPont. Within Lafrati Park is a residential structure, built in 1910, that was once the former DuPont Plant manager's residence. There is another residential structure built in 1913 that was once the residence of the former assistant manager of the DuPont Plant. All landmarks are located west of the project site. To the west of the site is the Historic Village, which is on State and National Register of Historic Places.

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.

To the best of our knowledge, there is no historical or cultural importance associated with the project site. However, the project is subject to various levels of review by City staff who have historical knowledge of the area to ensure no historically significant sites will be disturbed by the proposed 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.

The method used to determine the existence, or lack thereof, of any historical or cultural importance associated with the project site was studying historical maps provided by Pierce County and Washington State. A Cultural Resources Report by Drayton Archeology dated 08/15/2023 and is included with the submittal package.

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.

To the best of our knowledge, there is no historical or cultural importance associated with the project site. Therefore, no measures are proposed to minimize any historical or cultural disturbances.

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.

The project site is bound by public rights-of-way on two (2) sides: Barksdale Avenue to the southwest and Wilmington Drive to the southeast. The project proposes full access driveways onto both Barksdale Avenue and Wilmington Drive. DuPont-Steilacoom Rd bounds the site to the

southeast. The driveway on DuPont Steilacoom Rd is right in/right out only. Please refer to the enclosed Preliminary Site Plan for the visual of the proposed access locations.

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?

The project site is not currently served by public transit.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project for the Religious Assembly will provide parking for 135 vehicles. The eating and dining facility will provide parking for 38 vehicles. The existing site is vacant and does not have any parking.

c. 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).

The project will replace an existing sidewalk along Barksdale Avenue with new 5-foot-wide meandering sidewalk and a 5-foot-wide landscape planter within the right-of-way. New ADA ramp improvements will be included at the intersection. The off-site frontage 5' existing sidewalk will also be evaluated and/or replaced, if necessary, along DuPont Steilacoom Rd. It will also be extended to the end of proposed improvements.

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

The project will not have any involvement with, or impact upon, water, rail, or air transport services or 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?

Based upon Heath Traffic TIA report dated 09/01/2023, the religious assembly would generate approximately 8 new AM peak hour trips, 12 new PM peak hour trips and 264 total trips per week. The eating and dining facility would generate approximately 2 new AM peak hour trips, 22 new PM peak hour trips and 56 total trips per week. The 10 electric vehicle charging stations would generate approximately 0 new AM peak hour trips, 9 new PM peak hour trips and 9 total trips per week.

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.

The project will not interfere with any surrounding working farmlands and/or forest land's transportation movements.

h. Proposed measures to reduce or control transportation impacts, if any:

The project will be subject to payment of the City's standard traffic impact fees. No other measures are proposed or required at this time.

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.

The project will not result in an increased need for public safety services such as police and fire protection beyond the typical service provided for a project of this scale.

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

No mitigation measures are required or proposed.

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.

Preliminary research of utility as-built plans indicates that there is an existing 8 inch sewer main that runs along the project side of Barksdale Avenue. The project proposes to connect to the existing sanitary sewer main with one (1) existing 6-inch sanitary sewer stub at sanitary sewer manhole #15320. Preliminary research of utility as-built plans indicates that there is an existing 8-inch sewer main that runs along the project side of DuPont-Steilacoom Road. The project proposes to connect to the existing sewer main with one (1) new 6-inch sanitary sewer stub. Additional, as-built plans show an existing 12'inch water main along the project side of DuPont-Steilacoom Road and there is a tee that branches onto Barksdale Avenue and angles southwest. The project proposes to tap the 12'inch main and loop through the project site and tap the main off of Barksdale Avenue with an 8-inch main. A 1.5-inch domestic water service will be provided off of the new main for the religious assembly and the eating and drinking establishment along with a 6-inch fire service for each building, and a 1-inch irrigation service as needed for landscaping.

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: Wendy Garrison Digitally signed by Wendy Garrison DN: C=US, E=wgarrison@lseinc.com, O="LeRoy Surveyors & Engineers, Inc.", CN=Wendy Garrison Date: 2024.11.25 07:46:09-08'00'

Name of Signee Wendy Garrison

Position and Agency/Organization LeRoy Surveyors & Engineers, Inc.

Date Submitted: 11/25/2024