



CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

CORRECTED

NOTICE OF APPLICATION

and

NOTICE OF STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL IMPACT STATEMENT (EIS) SCOPING

NorthPoint Development Founder's Ridge Project in Old Fort Lake Subarea

The City of DuPont has received permit applications for the Founder's Ridge Project that may be of interest to you and you are invited to comment on the proposal.

Project Description: Founder's Ridge consists of 101 acres which is about 15% of the Old Fort Lake Subarea. It includes four buildings of about 200,000 square feet each totaling roughly 800,000 square feet and associated streets, parking and landscaping. The proposal includes roadways to serve the development and other areas of the Old Fort Lake Subarea. The site has a history of soil contamination from its previous use for munitions manufacture and is currently under a consent decree. The project proposes to encapsulate the contaminated soil under buildings and parking lots. The proposal will subdivide one existing lot into seven lots.

State Environmental Policy Act (SEPA) Lead Agency: City of DuPont

SEPA Determination of Significance: The City has determined that the proposal is likely to have probable significant environmental impacts and hereby issues a SEPA Determination of Significance (DS) / Scoping Notice in accordance with DMC Chapter 23.01, WAC 197-11-360 and WAC 197-11-420. The environmental review process will include a scoping of the range of environmental issues to be evaluated that will also include an expanded scoping comment review period of 30-days.

Date of Complete Application:	January 18, 2022
Date of Notice of Application:	January 21, 2022
Start of SEPA EIS Scoping:	January 21, 2022
EIS Scoping Open House	February 10, 2022
End of SEPA EIS Scoping:	February 22, 2022
Permit Comment Due Date:	February 22, 2022

Agencies, tribes, and the public are encouraged to review and comment on the merits of the proposal and its probable environmental impacts. Additional opportunities for public comment will be provided at the time of Draft Environmental Impact Statement (DEIS) review. In addition, pursuant to RCW 36.70B.110(2)(e) public comments will be accepted at any time prior to the closing of the Hearing Examiner Public Hearing. Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and may file appeals provide by local ordinance and state law. Submitting comments or a request for notification will provide for future notification.

Copies of all application plans and documents may be viewed at City Hall at the location listed below or at the following website location: <https://www.dupontwa.gov/633/Founders-Ridge--Old-Fort-Lake--Applicati>.

Comments must be submitted by the date noted above. They may be submitted via email to bkinaid@dupontwa.gov or mailed or dropped off to City Hall at:

Barb Kincaid, AICP
Community Development Director and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327

Public Scoping Open House: ~~Tuesday~~ **Thursday February 10, 2022 from 6:00 PM to 8:00 PM** at the City of DuPont Council Chambers, 1700 Civic Dr., DuPont, WA. This event will provide opportunities to view materials on the project and learn about applicable review procedures. All participants will be required to observe current COVID-19 requirements.

The City of DuPont is committed to making all City-sponsored public meetings and events accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability, please contact Janet Howald at 253.912.5232 or by emailing jhowald@dupontwa.gov at least three (3) business days prior to the scheduled meeting to request an accommodation.

EIS Issues: The City has *preliminarily* determined that the following Elements of the Environment will be included in the EIS:

- Earth
- Air Quality
- Surface Water and Groundwater
- Plants and Animals
- Hazardous Materials
- Noise
- Land and Shoreline Use
- Aesthetics
- Cultural Resources
- Transportation
- Public Services and Utilities
- Economy, Social Factors, Social Policy

EIS Alternatives: The Alternatives that have *preliminarily* been identified for analysis include:

- Alternative 1 – No Action Alternative – Assumes the proposal is not developed. This may include other allowed development on the site.
- Alternative 2 – Implementation of the proposal. A combination of feasible mitigating measures taken together may also constitute an alternative.

Agencies, affected tribes, and the public are invited to comment on reasonable alternatives and probable significant adverse environmental impacts to ensure that the EIS is concise and addresses the significant environmental issues of the proposal.

Project Location: Sections 26 and 27, Township 19N, Range 1E of the Willamette Meridian in the Old Fort Lake Subarea of the City of DuPont (Tax Parcel No. 011927-2005). The project location is bordered to the north by vacant land and Sequelitchew Creek; to the west by Old Fort Lake and Home Course Golf Course; to the south by vacant land and to the east by vacant land, Pioneer Middle School and residences along Charles Street.

Project Applicant: NorthPoint Development, Ben Eldridge, P.E., Barghausen Consulting Engineers, Agent

City File Nos.: PLNG2021- 018 (Site Plan Review and Design Review), -019 (Tree Modification), -021 (SEPA), and -027 (Preliminary Plat)

City Permits and Approvals: SEPA Environmental Determination (PLNG2021-021), Site Plan Review and Design Review Approval (PLNG2021-018), Tree Modification Approval (PLNG2021-019), Preliminary Plat (PLNG2021-027), Site Development Permit and other construction permits, Building Permit, Determination of Transportation Concurrency. **A Type III land use process is required, including a public hearing and final decision by the City's Hearing Examiner.** Notice of the public hearing will be provided at least 15 days prior to the hearing.

Other Potential Permits and Approvals: Sanitary Sewer Permit by Pierce County, NPDES Permit by Department of Ecology, Forest Practices Permit by Department of Natural Resources, Potential Air Quality Permit by Puget Sound Clean Air Agency, Department of Archaeology and Historic Preservation: Archaeological Excavation Permit and Model Toxics Control Act Approval by Department of Ecology.

Consistency Review: The project will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24, Subdivision Regulations, and Title 25 Land Use Code.

Plans and Document Submitted for Review Include: Architectural Site Plan, Preliminary Grading, Utilities and Road Plans, Preliminary Plat Plans, ALTA Survey, Description of Compliance with Old Fort Lake Subarea Plan, Preliminary Plat Response to Criteria, Lighting Specifications, SEPA Checklist, Title Reports, Description of Proposed Uses and Compliance with Design Review; Request for Tree Modification, Arborist Report, Grading and Tree Retention Plan, Geotechnical Report, Phase 1 Environmental Site Assessment, Noise Study, Phase 1 Archaeological Survey, Traffic Impact Analysis, Wetland and Fish and Wildlife Habitat Report and Voluntary Bat Habitat Restoration Plan, Refuse and Recycling Approval, Landscape Plans, Site Lighting Plan, Water Conservation and Irrigation Plan, Water Availability Application, Preliminary Stormwater Site Plan, Phase Cultural Resources Report, and others.