

City of DuPont  
State Environmental Policy Act  
Mitigated Determination of Non-Significance

Glacier Northwest Fabrication Shop  
City File No. SEPA 09-02

Description of Proposal

Construction of a 4,800 square foot fabrication shop to support the existing maintenance shop and permitted operations.

Location of Proposal

The site is located at 4301 Pioneer Avenue, DuPont, WA in Section 23, Township 19 North, Range 1 East, W.M. Pierce County, Washington. The Pierce County Assessor parcel number is 0119231005.

Applicant

Glacier Northwest Attn: Jeff Zurcher 4301 Pioneer Ave, DuPont, WA 98327.

Lead Agency

City of DuPont, 1700 Civic Drive, DuPont, WA 98327.

Findings

1. The submitted Land Use Application was determined complete for processing on August 5, 2009.
2. As part of the Land Use and Environmental Review the applicant submitted the following: Environmental Checklist dated July 31, 2009, General Vicinity and Site Plan (two sheets dated October 13, 2008) New Shop Layout revised November 4, 2008), Culvert Drainage Areas Exhibit, Figure 10, Stormwater Conveyance System Exhibit, Figure 4 and Utility Line Locations dated April 17, 2009.
3. The immediate project site does not contain any environmentally sensitive areas, as defined by the DuPont Municipal Code.
4. The immediate project site is flat consisting of gravel and sand. There is no indication or history of unstable soils in the immediate vicinity.
5. The environmental checklist states that no grading and filling will be required.
6. The presence of arsenic and lead on the subject site are not likely. The site has, in the past been subject to environmental testing and remediated in accordance with applicable laws.
7. Air emissions during construction are anticipated as a result from construction equipment on site and vehicles as well as airborne dust during dry conditions. After construction, trucks, employee, coming to and from the site will be the main

source of air emissions. All applicable U.S. Environmental Protection Agency and Washington State Department of Ecology standards governing air quality will be implemented with construction of the project.

8. The site is not located within the 100-year floodplain or floodway per FEMA FIRM Community Panel No. 530245-0003 B.
9. There is no surface water body in the immediate area of the subject site. The proposed project does not require any surface water withdrawals or diversions, and does not involve the discharge of waste materials into surface waters.
10. The City Engineer reviewed the Stormwater Conveyance System Exhibit, Figure 4 and indicated that infiltration of rooftop areas shall be utilized where feasible.
11. The checklist indicated that only deer are on/near the proposed building site however staff has knowledge that numerous birds and mammals are present on or near the site. There are no federal or state threatened or endangered species located on the site. The site is located within the Pacific Flyway migration route.
12. The site is designated Industrial by the DuPont Comprehensive Plan. The site is zoned Industrial per the DuPont Zoning map. The proposed addition is consistent with both the Comprehensive Plan and Zoning Map.
13. Short term noise will result from construction on the site. Long-term noise will include delivery truck traffic and employee movement to, from and around the immediate site. It is not anticipated that any additional trips or movement will result from this addition.
14. The presence of arsenic and lead on the subject site are likely from possible air – fall contamination which may have resulted from two sources:
  - a. The past ore smelting operations in Tacoma as outlined in the Area Wide Soil Task Force Report (AWSTFR) published June 2003 by the Washington State Department of Ecology. The AWSTFR has defined concentrations of total arsenic less than 200 mg/kg and total lead concentrations of between 700-1,000 mg/kg to be within the low to moderate range for properties such as the subject site. The subject site falls within a potential impact zone on a map of Washington State depicting the potentially affected areas.
  - b. The past activities of the DuPont Powder Works operations located in the City of DuPont. Lead contamination was detected site-wide. Arsenic contamination was generally detected within 25 feet of the former NGRR track beds but can occur in other discrete areas. Mitigation is necessary to quantify potential adverse environmental impacts related to the potential presence of arsenic and lead on the subject site.

In response, no information was submitted by the applicant regarding soil testing for lead or arsenic. The applicant should submit soil sampling test results for

arsenic and lead levels and perform remediation, if necessary. All testing shall occur pursuant to the Washington State Department of Ecology and/or Federal requirements and protocols.

15. No cultural resources have been identified in the immediate area of the subject site. However, archaeology may be present. The applicant is aware of the August 7, 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, Washington State Historic Preservation Office and the City of DuPont regarding a cultural resource program and should fully implement the memo's during construction.
16. The checklist states no additional emergency services are expected. The development will result in a minor increase in demand for fire/emergency medical and police service. The type of use proposed does not typically cause significant demand for such services. The building will be provided with fire sprinklers as required by code.

Response: The fire impact fee for the project will be \$2,696.91 (Two-Thousand Six Hundred Ninety Six dollars and Ninety one cents) based on a site of one acre and a Fire Impact Fee of \$2,696.91 per acres. It will be assessed at building permit issuance.

17. Water service will be provided by the City of DuPont. Utilities will be provided to the building via underground utility services. Sewer, if necessary, will be provided by Pierce County.
18. Existing site lighting for the site will be utilized. Should additional building lighting be proposed it shall be shielded to keep all lighting on the project site, as required by City code.

### Conclusions

1. Various locations within DuPont have tested positive for elevated levels of arsenic and lead. Arsenic and lead test results were not provided for the subject site. The applicant shall submit soil sampling test results for arsenic and lead levels and perform remediation, if required. All testing shall occur pursuant to the Washington State Department of Ecology and/or Federal requirements and protocols.
2. Archaeology may be present on the site. Archeological procedures shall be implemented with site grading consistent with the August 7, 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, Washington State Historic Preservation Office and the City of DuPont regarding a cultural resource program, and industry protocols.

Mitigation Measures

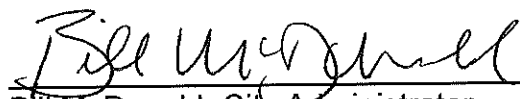
As required by the City of DuPont, the following mitigation measures must be implemented concurrent with the project in order to mitigate for an identified potential adverse impact resulting from construction of the project.

1. The applicant shall pay the required Fire Impact Fee of \$2,696.91 (Two Thousand Six Hundred Dollars and Ninety One Cents) with issuance of the Building Permit per City code.
2. The applicant shall submit soil sampling test results for arsenic and lead levels and perform remediation, if required. All testing shall occur pursuant to the Washington State Department of Ecology and/or Federal requirements and protocols.
3. Archeological procedures shall be implemented with site grading consistent with the August 7, 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, Washington State Historic Preservation Office and the City of DuPont regarding a cultural resource program, and industry protocols.

Comment Period

This MDNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from October 23, 2009. Comments must be received by the City of DuPont no later than 5:00 p.m., November 6, 2009. This final decision may be appealed to the DuPont Hearing Examiner by a party of record with standing per DMC 25.175.060(4). The 14 day appeal period starts at 8:00 AM, November 7, 2009, and ends at 5:00 PM, November 20, 2009, per DMC 25.175.060(4) and WAC 197-11-680(2)(D).

DuPont SEPA Responsible Official

  
Bill McDonald, City Administrator

October 23, 2009  
(Date)