



COMMUNITY DEVELOPMENT
PLANNING DIVISION

Determination of Nonsignificance (DNS) W.A.C. 197-11-970

Environmental Review Application No.: PL-SEPA-22-0001

Parcel Numbers: 0122253072, 0122253074, 0122254092

Action: Preliminary Plat Approval File# PL-PPLAT-21-0002

Proposal: The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112th Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112th St. that will serve as access to the subdivision.

Location: 6302 112th St., Gig Harbor, WA 98332

Proponent: Rush Residential, Inc., 6622 Wollochet Drive, Gig Harbor, WA 98335

Lead Agency: City of Gig Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below, or by the date comments are due, whichever is longer. Comments must be submitted by September 27, 2023

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21 days after the date of issuance, or

5:00 PM on October 4, 2023 whichever is later. The written appeal must be submitted with a filing fee of three hundred twelve dollars (\$312.00). PL-PPLAT-21-0002 et al
Hearing Examiner 11.07.2023
Exhibit F

Contact: Robin Bolster-Grant, Principal Planner; Phone: (253) 851-6170

SEPA Responsible Official: Carl de Simas
Position Title: Community Development Director
Phone: (253) 851-6170

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA. 98335

Signature 

Date: September 13, 2023

cc: Proponent

MEMORANDUM

DATE: July 6, 2023
TO: Robin Bolster-Grant, Principal Planner
FROM: Dean Zavack, P.E., Senior Engineer
Stephanie Seibel, P.E., Associate Engineer
SUBJECT: **Summit Pointe Preliminary Plat (PL-SEPA-22-0001)**
Recommended SEPA Mitigation and Conditions

Reference:

- Sewer Capacity Reservation Certificate approved 06-16-2023
- Preliminary Sewer Hydraulic Report Approved 06-23-2023
- Preliminary Plat Site Plan dated 05-23-23
- SEPA Checklist dated 07-5-2023
- Preliminary Drainage Report approved 06-23-2023
- TIA prepared by Health & Associates, Inc., dated received April 27, 2023
- Transportation Trip Generation Report prepared by DEA, Inc., dated May 3, 2023
- Transportation Capacity Reservation Certificate dated approved May 5, 2023

Based on the submitted project documents and the identified impacts from the proposed development, the Public Works Department has the following “Recommended Mitigation and Conditions” described below. Unless otherwise noted, all mitigation items shall meet the City of Gig Harbor Public Works Standards and be completed prior to any certificates of occupancy being issued for structures on the proposed development.

BACKGROUND

The proposed project intends to develop two vacant parcels into 56 single-family residential lots with associated public and private infrastructure. Access to the site is proposed via a new private roadway that connects to 112th Avenue, a public roadway.

The site requires connections to the City’s wastewater system and provisions for compliance with stormwater and transportation concurrency.

REVIEW and ANALYSIS

Water Infrastructure: The impacts to the City’s water infrastructure from the proposed development have been reviewed in accordance with the following:

July 6, 2023

Robin Bolster-Grant, Principal Planner
(PL-SEPA-22-0001) Summit Pointe Preliminary Plat
Page 2 of 3

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Water System Comprehensive Plan (Water Plan).

This project is located within the Washington Water Service Area and will not impact the City's water infrastructure.

Wastewater Infrastructure: The impacts to the City's sewer infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Wastewater System Comprehensive Plan (Wastewater Plan).
- City of Gig Harbor Comprehensive Plan (Plan)

The findings and conclusions from review of the concurrency ordinance have been determined based on the referenced Sewer CRC. Based on the referenced documents, **there will be 56 new ERU's reserved for the project.**

Based on the documentation described above, the proposed project makes provisions for sanitary wastes.

Stormwater Infrastructure: The City has reviewed the stormwater impacts for the proposed 56 lot Preliminary Plat based on the documents provided by the applicant. The 2023 City of Gig Harbor Stormwater Management and Site Development Manual requires consideration of water quality control of storm water run-off from the proposed project if it meets certain thresholds. The impacts to the City's stormwater infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 14.20.
- City of Gig Harbor Stormwater Comprehensive Plan (Stormwater Plan).

The proposed project will exceed the thresholds and therefore will be required to meet Minimum Requirements 1- 10 per the Gig Harbor 2023 SMSDM.

The applicant has prepared a Preliminary Stormwater Report along with a proposed storm system layout in the referenced plans to document the preliminary engineering design. Review of the referenced documents indicates that the applicant proposes to meet the design requirements under the Gig Harbor 2023 Stormwater Management and Site Development Manual. The proposed development will be required to provide both water quality control (treatment) and water quantity control (detention) per the Gig Harbor 2023 SMSDM. The current proposal is to meet stormwater flow control requirements

July 6, 2023
Robin Bolster-Grant, Principal Planner
(PL-SEPA-22-0001) Summit Pointe Preliminary Plat
Page 3 of 3

with an infiltration pond system and meet water quantity requirements with biofiltration swale and a compost amended vegetated filter strip (CAVFS).

Appropriate provisions for drainage ways can be obtained by implementing the proposed storm water system improvements and by compliance with requirements contained in the City of Gig Harbor Municipal Code, current Stormwater Design Manual and Public Works Standards. No further mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Transportation Infrastructure: The impacts to the City's transportation infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Comprehensive Plan (Plan).

Relative to transportation concurrency, the findings and conclusions are based on the information submitted by the developer in the TIA and the City's Concurrency Report.

Based on the referenced documents **the City has reserved 53 new pm peak hour vehicle** for the proposed development project.

The applicant proposes to connect to the City's transportation system via a new roadway connection and nine individual driveways that accesses from 112th Avenue.

Appropriate provisions for streets or roads can be obtained by construction of the transportation improvements proposed by the applicant and compliance with requirements contained in the City of Gig Harbor Municipal Code and Public Works Standards. Transportation impact fees in accordance with Gig Harbor Municipal Code will be required prior to building permit issuance. No further transportation infrastructure mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Recommended Mitigations and Conditions

None

RECEIVED

Summit Pointe Preliminary Plat
PL-PPLAT-21-0002 et al

Hearing Examiner 11.07.2023

By MThomas City of Gig Harbor at 3:18 pm, Dec 28, 2021

Exhibit F

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 [HELP]

1. Name of proposed project, if applicable: **Summit Pointe**
2. Name of applicant: **Rush Residential, Inc.**
3. Address and phone number of applicant and contact person:

6622 Wollochet Drive; Gig Harbor, WA 98335
PH: (253)848-3636
Contact: Joe Flansburg

4. Date checklist prepared: **October 12, 2021**
5. Agency requesting checklist: **City of Gig Harbor**
6. Proposed timing or schedule (including phasing, if applicable):
Spring/Summer, 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None known at this time.

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

Geotechnical Report

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.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary plat, final plat, clearing & grading permit, site development permit, building permits, D.O.E. NPDES permit, sanitary sewer 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 applicant is requesting approval of a 56 lot single family residential preliminary plat on a 16.71 acre site. The plat will be served by sanitary sewer. Public potable water will be brought onsite.

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.

**6302 112th St. Ct.; Gig Harbor, WA 98332
SE1/4 of the SW1/4 of Sec. 25, Twp. 22 N., Range 1E., W.M.**

B. Environmental Elements [\[HELP\]](#)

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

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)?

50% slopes are positioned along the west and southwest portions.

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.

18C Indianola loamy sand, 5 to 15% slopes in the northeast portion of the part of the site north of 112th St. Ct and eastern portion of the part south of 112th St. Ct.;

16C Harstine gravelly ashy sandy loam, 6 to 15% slopes in the center of the part north of 112th St. Ct. and western portion of the part south of 112th St. Ct.;

16B Harstine gravelly ashy sandy loam, 0 to 6% slopes in the southwest portion;

21F Kitsap-Indianola complex, 45 to 70% slopes in the very eastern tip of the part south of 112th St. Ct.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known. The site was previously used as a gravel pit.

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.

Preliminary estimated quantities: ~15,000 CY cut, ~53,000 CY fill. Import will be from a City approved site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not anticipated as a result of clearing, construction, or use.

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

Approximately 43% 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:

A temporary erosion and sedimentation control plan and associated Stormwater Pollution Prevention Plan will be implemented during construction to alleviate any potential erosion or impacts to the earth.

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.

Typical emissions related to construction activities will occur during plat development. After development, typical emissions associated with 56 single-family residences will occur.

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

None known.

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

Dust control measures consisting of such things as the use of water trucks will be utilized.

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

a. Surface Water: [\[help\]](#)

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.

A low depression where stormwater may have collected is located in the northeastern portion of the site where mining originally took place. However, due to the gravelly nature of the soils here, standing water is not expected.

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 low depression will be regraded as necessary during development in order to facilitate the construction of the adjacent lot pads.

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.

NA; see a.1) above

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

No withdrawals or diversions will be required.

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

No, per FEMA flood maps, this site is not within a 100-year floodplain.

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.

No waste material discharges are proposed.

b. Ground Water: [\[help\]](#)

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.

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.

The site will be served by a city sanitary sewer service connection and main.

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.

Low Impact Development (L.I.D.) methods and standards will be used where applicable and as required by the governing Department of Ecology regulations. Stormwater quality and quantity facilities will also be designed in accordance with the Department of Ecology regulations and with the most recent edition of the City of Gig Harbor code.

2) Could waste materials enter ground or surface waters? If so, generally describe. **It is not anticipated that any waste materials will enter ground or surface waters.**

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

As previously mentioned, low impact development measures will be implemented so that drainage patterns are not adversely effected and the existing hydrology is maintained as much as possible.

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

See c.1 above. Storm drainage plans will be provided pursuant to City of Gig Harbor and current Department of Ecology requirements.

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

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

deciduous tree: 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, bulrush, 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?

Since the site was formerly a gravel pit, there is not very much vegetation onsite and even less so, within the developable portion of the site. The existing vegetation consisting primarily of grass and shrubs with some trees located along the perimeter of the site, which is defined as Tract B and Tract E, will be allowed to remain for the most part.

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

None are known.

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

As mentioned above, the existing vegetation located within Tracts B and E will be allowed to mostly remain as is as these areas will generally be considered as Open Space. Landscaping trees and vegetation will be implemented throughout the site per the design of a landscape architect as required by City standards.

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

None are known to be present.

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.

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.

None known.

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

Not to our knowledge.

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

As mentioned above, existing vegetation will be allowed to remain for the most part within the areas designated as Tracts B & E. Additional vegetation and trees will be installed per the design of a landscape architect per City standards.

e. List any invasive animal species known to be on or near the site.

None are known.

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.

Electric and natural gas energy will be utilized for heating, cooking, and other activities associated with single family residences.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

Not that we are aware of.

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:

None are proposed with the development of this plat. Energy conservation will be addressed at the time of individual lot construction.

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.

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

The site was formerly a gravel mine. No contamination is known to be on the site.

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.

None known.

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.

No toxic or hazardous chemicals are anticipated to be used onsite.

4) Describe special emergency services that might be required.

No emergency services are anticipated.

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

None are proposed at this time.

b. Noise

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

None known.

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)? Indicate what hours noise would come from the site.

In the short term, all noise associated with the construction and installation of a development and its roads and infrastructure. In the long term, noise that is associated with a single family residential subdivision will be typical.

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

Construction equipment will be operated only during City approved times.

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.

The site is currently vacant, but was previously used as a gravel mining pit. Single family residential areas exist to the north and south. Undeveloped forested land is situated to the east with one single family residence located on Parcel Number 0122254011 while a reclaimed area once associated with the mining activities of this site is located to the southeast. There will be no negative effect on these 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?

Not that we are aware of.

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:

No, not that we are aware of.

c. Describe any structures on the site.
No structures are currently located onsite.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?
Medium Density Residential (R-2)

f. What is the current comprehensive plan designation of the site?
Residential Medium (RM)

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.

i. Approximately how many people would reside or work in the completed project?
2.66 people per household x 56 Lots = 148.96 or 149 people

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None are proposed at this time.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
All components of the proposal will be submitted to the City and other applicable entities as necessary to review for project compliance.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None are currently proposed.

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

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

56 new single family residential middle income homes will be provided when the site is built out.

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

None.

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

None are currently 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?

The tallest height will be approximately 35 feet. Exterior building materials will be primarily wood products.

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

None known.

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

None are currently proposed.

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

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

Night-time light produced by the completed plat will be typical in nature to other single-family residential developments in the County/City.

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

We do not anticipate that it will be a safety hazard or interfere with the views.

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

None that we are aware of.

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

No measures are currently being proposed.

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

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

McCormick Forest Park and Rotary Bark Park are located to the south and Sehmel

Homestead Park is located to the southwest.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, not that we are aware of.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Open space areas will be proposed onsite to help provide recreational opportunities.

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.

None that we are aware of.

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.

None known.

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.

Pierce County GIS.

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.

No measures are currently proposed. If, however, any resources are discovered upon development, work will be immediately halted and the City, County, State, and/or associated tribe/appropriate entities will be notified.

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.

112th St. S. lies along the south boundary of the northern portion of the site and the north boundary of the southern portion of the site and will provide access.

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?

No, but the Pierce County Transit runs on the east side of SR-16 with a bus stop located just to the northeast of the 51st Ave/Borgen Blvd round-about intersection about 1.7 miles away.

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

The project will have a minimum of 2+ parking spaces per lot for a total of 112. 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).

Necessary frontage improvements will be made to 112th St. S. as determined by City requirements.

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

No.

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?

10 vehicle trips per residence = 560 vehicle trips per day. It is expected that the peak volumes would occur at the beginning and end of the work day. 10 ADT is rounded up based on the Institute of Transportation Engineers Code 210.

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.

No, not that we are aware of.

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

None are proposed at this time.

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.

We do not anticipate that there will be any increased need for public services.

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

No measures are proposed at this time.

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

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.

Sanitary sewer by the City; Water by the City; Power by Peninsula Light; Gas by Puget Sound Energy.

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:  scott clark for Julie Childers

Name of signee Julie Childers P.E.

Position and Agency/Organization Engineer for Larson & Associates, Inc.

Date Submitted: 12/28/21