

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:

2. Name of applicant:

Andy Takata
City Administrator
City of DuPont

3. Address and phone number of applicant and contact person:

1700 Civic Drive
DuPont, WA 98327
(253) 912-5215

4. Date checklist prepared:

Sept. 9, 2022. Revised Oct. 27, 2022

5. Agency requesting checklist:

City of DuPont

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

Council approval is anticipated in December 2022.

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

It is anticipated that specific project proposals will be developed upon completion of the map amendment and rezone. Environmental review, as applicable, will occur at the time specific projects are proposed as part of the design and permitting process.

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

None required for this non-project action. Environmental information will likely be required in conjunction with future development proposals.

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.

There are no other known applications pending for approval.

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

*DuPont City Council approval of the proposed change is required.
Washington State Dept. of Commerce will be provided an opportunity to review and comment on the proposal.*

This is a nonproject action; future development plans will require a project specific SEPA review and other project approvals to be determined depending on the nature of the proposal.

- 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 proposal is for a comprehensive plan land use map amendment and rezoning of two tax parcels totaling 52.2 acres in the DuPont Station planning area, most of which is the site of the former State Farm regional office campus. The land use designations of the two parcels will be changed on the Future Land Use Map in the Comprehensive Plan from Office to Mixed Use. The zoning designation will change from Office to Mixed Use District-2. [Text amendments are proposed to DMC Chapter 25.35 Mixed Use District and DMC Chapter 25.36 Mixed Use District-2 to refine the allowed uses in these Districts.](#) The proposed comprehensive plan amendment ~~and~~ rezoning [and text amendments](#) are nonproject actions that intend to allow for a broader range of use types than what is permitted under the current land use and zoning designation.

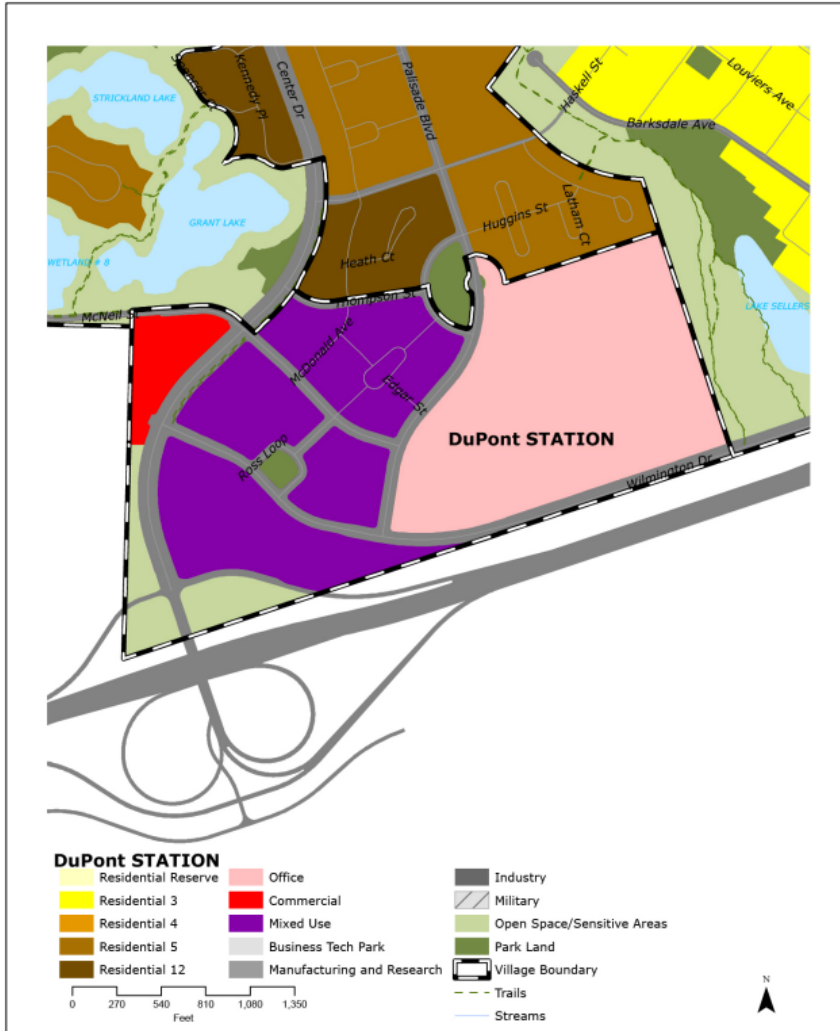


Figure A: Comprehensive Plan – DuPont Station Village Future Land Use Map

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 proposal site includes tax parcels 0119351043 and 3000200690 located at 1000 Wilmington Dr and 1408 Palisade Blvd, DuPont, WA 98327. The two properties represent approximately the eastern half of DuPont Station Village, a mixed-use planning area on the southern border of the City of DuPont, located east of Palisade Blvd and north of Wilmington Dr. Depiction of site is included in Figure B.



Figure B: Proposal site map

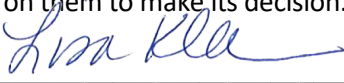
B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b, which states:

“If an environmental checklist is used and a DNS issued, only Parts A (which serves as a fact sheet), C (responsible official’s signature), and D (nonproject checklist) need be prepared, plus an environmental summary as specified in WAC 197-11-235(5). Part D and the summary may be combined.”

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: 

Name of signee: Lisa Klein, AICP

Position and Agency/Organization: Contract Planner for City of DuPont

Date Submitted: ~~Oct. 28, 2022~~ Sept. 12, 2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed zoning amendment is a nonproject action that will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The current and proposed land use designations [and zoning](#) fall under the same regulations and restrictions for discharge of water, air emissions, toxic/hazardous substance storage or production, and noise. Future development of the site under the rezone could potentially result in an increase in noise production and emissions to air from additional vehicular traffic and discharge to water from additional impervious surfaces.

Proposed measures to avoid or reduce such increase are:

Specific information regarding discharge to water, emissions to air, production, storage, or release of toxic and hazardous substances, or production of noise will be provided during project level proposal review. Future development of the amended site will be required to comply with the following regulations to avoid or reduce increased discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:

- *The 2018 State of Washington Department of Ecology's Stormwater Management Manual for Western Washington and all future editions and/or amended versions as per the City of DuPont Municipal Code Title 22 Stormwater Utility.*
- *If over 100 employees, the City's Commute Trip Reduction Plan in accordance with the Washington Clean Air Act RCW 70.94.521-51 requirements to reduce air pollution.*
- *The Puget Sound Clean Air Agency and general regulations for air pollution sources outlined in WAC 173-400.*
- *The maximum permissible environmental noise levels outlined in DuPont Municipal Code Title 9 Public Peace and Safety Chapter 9.09 Sound and Vibration adopted from WAC 173-60-040.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed zoning amendment is a nonproject action that will not affect plants, animals, fish, or marine life. The [proposed text amendments and](#) reclassification of the land use designation for the site from Office District to Mixed Use District (and rezone from Office to Mixed Use District-2) will however allow for a broader range of land use types on the site and provide opportunity for further development or redevelopment that could potentially result in the removal of vegetation within the proposed development area.

Proposed measures to avoid or reduce such increases are:

Specific information regarding the presence of critical areas, plants, animals, fish, and marine life located on or in the vicinity of the project will be fully evaluated and, if found, documented as part of a future development application and project level environmental review. Future development proposals will be required to comply with the following regulations for protecting sensitive areas, plants, fish, and wildlife:

- *The City of Dupont Municipal Code Title 25 Land Use Code Chapter 25.105 Critical Areas which requires applicants proposing to develop sites in all zones containing or adjacent to critical areas have a qualified professional submit a critical areas study for City review and approval.*
- *The City of Dupont Municipal Code Title 22 Stormwater Utility Chapter 22.01 Stormwater Management Regulations and Requirements which outlines measures for reducing negative impacts caused by stormwater runoff on wildlife habitat and sensitive aquatic species.*
- *The Shorelines Master Program which regulates land use on or near shorelines and outline measures to reduce or avoid negative impacts to wildlife habitat. The subject property is not located in the vicinity of a Shoreline of the State.*
- *The City of Dupont Municipal Code Title 25 Land Use Code Chapter 25.120 Tree Retention which outlines the tree retention requirements development proposals must meet in order to reduce or avoid negative impacts on wildlife habitat.*
- *The City of Dupont Municipal Code Title 25 Land Use Code Chapter 25.90 Landscaping which outlines the general landscape requirements that development proposals must meet in order to reduce or avoid negative impacts to plant and animal life.*

3. How would the proposal be likely to deplete energy or natural resources?

The proposed [map, zoning and text amendments](#) ~~are~~ [is a nonproject actions](#) that will not deplete energy or natural resources. The amendment will however allow for a broader range of land use types which could potentially result in additional demands for electricity, natural gas, and water in the DuPont Station planning area. The same and possible additional building and energy codes that apply to development proposals in the Office District will apply to the site under the Mixed Use District-2 zoning designation.

Proposed measures to protect or conserve energy and natural resources are:

Any future site development will be reviewed for compliance with local, state, and federal laws relevant to protecting or conserving energy and natural resources. Information regarding water, electricity, natural gas, and any other relevant natural resource will be provided during project level environmental review. Any development proposals will need to meet the landscape requirements on the City of DuPont Municipal Code Title 25 Chapter 25.90 Landscaping in order to reduce water use for irrigation. Any new commercial or residential construction will be required to comply with the Washington State Energy Code Residential Provisions and Commercial Provisions (2018 Edition) to regulate building energy use and consumption.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed [text, map and zoning amendments](#) ~~are-is-a~~ [nonproject actions](#) that will not affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection. The presence of environmentally sensitive areas or areas designated for government protection located on or in the vicinity of the project will be fully evaluated and, if found, documented as part of a future development application.

Proposed measures to avoid or reduce such increases are:

Future development proposals will be required to comply with local, state, and federal laws relevant to reducing or avoiding impacts to environmentally sensitive or areas designated (or eligible or under study) for government protection. More specifically, the City of DuPont Municipal Code Title 25 Land Use Chapter 25.105 Critical Areas requires applicants proposing to develop sites in all zones containing or adjacent to critical areas have a qualified professional submit a critical areas study for City review and approval.

The City will also review every development proposal to ensure appropriate measures are taken to identify and protect cultural resource areas outlined in The City of DuPont Municipal Code Title 25 Land Use Code Chapter 25.80 Cultural, Historical, and Archeological Resources. Future development proposals will also be required to follow the requirements of the Aug. 7, 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, the city of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary professional standards for archaeology, and applicable state and federal laws.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed [text, map and zoning amendments](#) will change the type of land use permissible on site, but it will not affect shoreline land use or encourage land or shoreline uses incompatible with existing plans. The proposed rezone will change the site's land use designation from Office District to Mixed Use District in the Comprehensive Plan, and rezone the site from Office to Mixed Use District-2. [The text amendments proposed to the MXD and MXD-2 District provide greater clarity and refine the list of previously permitted or conditional uses through the insertion of a Use Table into the Chapters.](#) ~~The text amendments, which~~ will allow for all uses permitted under the Office District code, as well as additional, more diverse permissible land uses on the site, all of which are outlined below:

DuPont Municipal Code Comparison of Permitted & Conditional Uses in Mixed Use District and Mixed Use 2 District		
Use	MXD DMC 25.35	MXD-2 DMC 25.36

All forms of corporate, professional, public, brokerage, administrative, financial, and research offices.	<u>P</u>	<u>P</u>
Nonretail office-oriented service providers, such as communications services, photocopying, print shops, and couriers.	<u>P</u>	<u>P</u>
Office equipment sales and service	<u>P</u>	<u>P</u>
All forms of retail trade, such as stores, shops, and sales offices except those listed in DMC 25.25.030.	<u>P</u>	<u>P</u>
Service businesses, other than adult entertainment, such as, entertainment facilities, restaurants, delis, coffee shops, clinics, banks, professional offices, and, except those listed in DMC 25.25.030.	<u>P</u>	<u>P</u>
Hotels	<u>P</u>	<u>C</u>
Service stations and car washes.	<u>P</u>	<u>X</u>
Service businesses with drive through windows. Restaurants with drive through windows must provide seating inside the restaurant in an area equal to at least 15 percent of the restaurant’s total floor area and may not be located within 5,000 LF, measured as a straight line, to any other drive through restaurant located within the mixed use districts.	<u>P</u>	<u>C</u>
Quasi-public uses (non-profits; churches, club houses, community/social service organizations, and private schools).	<u>P</u>	<u>P</u>
Public Uses (civic buildings, community centers, libraries, museums, transit center, public schools).	<u>P</u>	<u>P</u>
Hospital.	<u>C</u>	<u>C</u>
Fitness Centers.	<u>P</u>	<u>P</u>
Parks owned by the public and mini or pocket parks.	<u>P</u>	<u>P</u>
Single-Family Residences.	<u>P</u>	<u>P</u>
Multifamily residences.	<u>P</u>	<u>P</u>
One accessory residence per lot.	<u>C</u>	<u>C</u>
Child day care center.	<u>P</u>	<u>P</u>

<u>Family day care (in-home; no more than 12 children).</u>	<u>P</u>	<u>P</u>
<u>Adult family home (not more than 6 unrelated persons).</u>	<u>P</u>	<u>P</u>
<u>Home Occupations.</u>	<u>P</u>	<u>P</u>
<u>Assisted Living up to 120 units.</u>	<u>C</u>	<u>C</u>
<u>Senior housing and retirement homes up to 120 units.</u>	<u>C</u>	<u>C</u>
<u>Nursing Homes up to 180 beds.</u>	<u>C</u>	<u>C</u>
<u>Indoor Storage as defined by DMC 25.10.190.130.</u>	<u>X</u>	<u>P</u>
<u>Radio and television broadcasting studios with remote or no outwardly visible broadcast towers and facilities.</u>	<u>C</u>	<u>C</u>
<u>Underground utilities.</u>	<u>P</u>	<u>P</u>
<u>Above-ground utility structures under 50 square feet in area and under seven feet in height.</u>	<u>C</u>	<u>C</u>
<u>Above-ground utility structures over 50 SF or over 7 feet in height.</u>	<u>X</u>	<u>X</u>
<u>Wireless communication facilities.</u>	<u>P</u>	<u>P</u>

P = Permitted Use

C = Conditional Use

X = Prohibited (any uses not listed above are prohibited)

Dupont Municipal Code Title 25 Land Use Code Chapter 25.35 Mixed Use District:

25.35.010 Purpose.

The purpose of this district is to implement the comprehensive plan's concept of permitting uses that are allowed in the commercial district, the office district and residential zone district. This area is intended to provide office space, goods and services to the entire community or larger market.

25.35.020 Permitted uses.

(1) All uses that are permitted in the commercial district, except as provided in DMC

25.35.021;

(2) All uses permitted in the office district;

(3) All uses permitted in the residential district, except within in the consent decree areas identified on the city's comprehensive plan map;

(4) Public uses; and

(5) Quasi-public uses.

The proposed zoning amendment is a response to the underutilization of the property. Like many offices across the country, State Farm Regional Office shifted to remote operations during the COVID-19 pandemic leaving the campus inactive. The proposed zoning amendment will allow for land use and encourage development on the site that aligns more appropriately with the surrounding predominately Mixed Use properties as well as the 2015 DuPont Comprehensive Plan Land Use Goals and Policies listed below:

“Goal LU-6

Maintain and enhance DuPont Station as the City’s primary pedestrian oriented, mixed use, compact, attractive, destination shopping area.”

“LU-6.1

Development standards should promote a mix of housing, offices, and commercial uses that are designed to be coordinated and complimentary through placement size and massing. Façades should present a unique set of characteristics while allowing for architectural expression and individuality”

“LU-6.2

Promote the creation of an identifiable pedestrian downtown and avoid the appearance of domination by the automobile by promoting ground floor retail, multi-storied buildings, a mix of commercial, office, and upper story residential uses, a clearly defined street edge, and encouragement of upper story activities which overlook the streets and plazas.”

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any future site development will be reviewed for compliance with local, state, and federal laws relevant to avoiding or reducing shoreline and land use impacts, specifically the City of DuPont Municipal Code Title 25 Land Use Code and Shorelines Master Program.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed zoning amendment is a nonproject action that will not increase demands on transportation or public services and utilities. Depending on future project level development proposals that are anticipated to come with the additional of permissible land use types, site development could increase demands on transportation, public services, and utilities. The existing transportation and utility infrastructure was designed to support urban mixed-use development in the DuPont Village area, and it is anticipated that the infrastructure in place is sufficient to support further site development under the proposed rezoning. Additional site development, and the increased transportation demand that will likely come with it, will support the existing public transportation infrastructure and service of DuPont Station.

Proposed measures to reduce or respond to such demand(s) are:

Future project specific development applications will be subject to SEPA environmental review and code requirements in place at the time of application. During this process, adequacy of existing public services and utilities will be evaluated, and any related impacts and necessary mitigation measures

will be identified. It is likely that a traffic impact analysis and water and sewer availability certificates will be required.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed zoning amendment is a nonproject action that will not conflict with local, state, or federal laws or requirements for the protection of the environment. Future project specific development applications will be subject to SEPA environmental review and code requirements in place at the time of application.