

**SEPA ENVIRONMENTAL POLICY ACT
WITHDRAWAL AND ISSUANCE OF NEW
MITIGATED DETERMINATION OF NONSIGNIFICANCE
DuPont West (formerly DuPont 243)**

City File Number: SEPA2022-032 SEPA
Related File Numbers: PLNG2022-031 (Site Plan Review), PLNG 2018-008 (SEPA)
Public Comment Period: August 29 – September 12, 2024

Description of proposal: The proposal is to construct a 256,800 square foot office/warehouse building on approximately 19.65-acres of vacant land located on the west side of Sequalitchew Drive. The proposal includes grading, paved truck maneuvering, truck and vehicular parking, landscaping, water and sanitary sewer extensions, franchise utility improvements, and a stormwater collection and infiltration facility. The project proposes the extension of Sequalitchew Drive through dedication and construction of public right-of-way. Additionally, the proposal includes the relocation and reconstruction of a portion of the existing Sequalitchew Trail within a revised trail easement. The proposal will retain the existing Mission Marker as located in the northeastern portion of the site. The property is known to contain contaminated soil above current MTCA Method A cleanup levels for unrestricted land use. It is subject to the terms of a Consent Decree between Washington State Dept. of Ecology and Weyerhaeuser Company and DuPont Company entered by Thurston County Superior Court on July 22, 1991 pertaining to cleanup of the contamination on the property. It is also subject to a Restrictive Covenant that is binding on all successors and limits the use of the property to industrial type uses.

Environmental Review History: SEPA and Land Use applications were previously submitted and processed through the City of Dupont for a similar project in 2018 (PLNG 2018-008 (SEPA), -009 (Type III Site Plan Review, -047 (Tree Modification)). A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued for the project in February of 2019 and was subsequently appealed on issues relative to the relocation of the existing Mission Marker. The project has been revised to maintain the location of the existing Mission Marker and a short plat has been processed to address the location of the project relative to Sequalitchew Drive, a “main street”. The original parcel has been segregated into three parcels, Lots 1 – 3, of which Lot 3 is not a part of this proposal. **Due to project changes and pursuant to WAC 197-11-340(3)(c), the City is withdrawing its February 2019 SEPA Determination and issuing this new SEPA MDNS.**

Project Location: 1700 Center Drive, Section 26, Township 19 North, Range 1 East, W.M, in the City of DuPont, Tax Parcel Nos. 011926-6005 and -6006.

Proponent: Ben Varin, Avenue 55,601 Union Street, Suite 2930, Seattle, WA 98101

Lead Agency: City of DuPont

Responsible Official: Barb Kincaid, Director of Public Services, City of DuPont

Contact Info: Barb Kincaid, City of DuPont | 1700 Civic Drive, DuPont, WA 98327 | 253-912-5393

The Responsible Official has made findings and conclusions based on a review of the revised environmental checklist and attachments; comments received from City Departments and peer review consultants; public comments received on the land use application during the public comment period, other information on file with the City and the policies, plans and regulations designated by the City of DuPont as a basis for the exercise of substantive authority under RCW 43.21C.060.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL: The Responsible Official has determined, with the mitigation measures provided, that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2)(c). The mitigation measures provided are recommended as conditions of project approval.

PUBLIC COMMENT: Copies of all application plans and documents, including a copy of the full MDNS, may be viewed at City Hall at the location listed below or at the following website location: <https://www.dupontwa.gov/697/DuPont-243>. The public may comment on the proposal by submitting

written comments to the City of DuPont by 5 p.m. Sept. 12, 2024. They may be submitted via email to bkincaid@dupontwa.gov or mailed or dropped off to City Hall at the above address.

APPEAL PERIOD: Consistent with DMC 25.175.060(4) and WAC 197-11-680, this Determination may be appealed to the City hearing examiner. Pursuant to DMC 25.175.060(3), only parties of record may file an administrative appeal. **Per DMC 23.01.210(b)(1)(C), appeals must be filed within 14 days after the conclusion of the comment period (no later than 5:00 pm on September 26, 2024).**

Instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee, and contain the information detailed in DMC 25.175.060(4) (d). You should be prepared to make specific factual objections. Contact Barb Kincaid at the City to read or ask about the procedures for SEPA appeals.

PUBLIC HEARING: A public hearing will be held on the Type III Site Plan Review application (PLNG2022-031). The hearing has been tentatively scheduled for October 9, 2024, at 3:00 pm at City Hall. An official public hearing notice will be issued no later than 15 days prior to the hearing.