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Exhibit 1

## SUMMARY

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Application(s): #CU-16-002

Site Address: 352 SE Day Lane and 360 SE Valley View Way.  
 Parcel Numbers: 021847-044-002 & 021847-044-004  
 Owner: J & K Adventures, LLC  
 790 S. Market Blvd.  
 Chehalis, WA 98532  
 (360) 748-0420

Applicant/Contact: RB Engineering  
 Attn: Bob Balmelli, P.E.  
 P.O. Box 923  
 Chehalis, WA 98532  
 (360) 740-8919

Report Date: November 15, 2016  
 Prepared by: City of Chehalis, Community Development Department.

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### Request:

This is a proposal to build two duplexes on two different lots that are adjacent to each other. The zoning is R-1 which allows a duplex to be built with Conditional Use approval as long as the lots are at least 12,000 square feet in area. These two lots are each 12,000 square feet in size. The project will include new sewer and water meter services and construction of a new gravel driveway to each duplex along a platted easement.

### Applicable Regulations:

Chehalis Municipal Code (CMC):

- § 2.50 Hearing Examiner
- §17.42.020 Bulk Regulations (R-1 zone)
- §17.09.115 Conditional Use
- §17.09.130 Public hearings
- §9.04.010 Adoption of Building Codes
- § 2012 International Fire Code (Chapter 5)
- § City of Chehalis Comprehensive Plan

### Analysis:

The City of Chehalis Development Review Committee (DRC) reviewed the initial proposal under SEPA-16-0012 received on October 21, 2016. See below for Findings of Fact and review comments and/or recommendations.

### Documents:

Exhibits 1 through 5; Conditional Use Application; SEPA checklist application; SEPA final DNS; Notice of Public Hearing

## **BACKGROUND**

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Applicant is proposing to build two duplexes on these two lots.

The Chehalis Municipal Code (CMC) §17.78.020 Use Chart allows for duplexes to be built with Conditional Use approval.

The subject property is zoned **R-1 - Low Density Residential**

**Application**

CU-16-002

**Date Application Submitted**

October 21, 2016

**Date Application Deemed Complete**

October 27, 2016

**Status**

Public Hearing scheduled for December 6, 2016

**Public Notice:**

Notice of the Public Hearing was mailed to the owner/applicant, property owners within 300' of the site and appropriate agencies on October 27, 2016. Notice was published in The Chronicle newspaper on October 29, 2016 and sent to both KELA and KITI radio stations.

**Chehalis Development Review Committee (DRC) Review/Recommendation Date:**

October 27, 2016

## **DRC FINDINGS OF FACT**

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1. The applicant requests a Conditional Use Permit to construct two duplexes on two lots adjacent to each other.
  2. The current zoning is R-1, Residential/low density.
  3. The current zoning allows for a duplex to be built on a lot that has at least 12,000 sq. ft. in area. with Conditional Use approval.
  4. These lots are each 12,000 sq. ft.
  5. Duplexes are treated the same as single family units under the 2012 IRC (International Residential Code)
  6. The property was legally subdivided in May of 2016 and conforms to zoning regulations.
  7. The intent of the zoning is to "provide an area for development of low density single-family residences". These duplexes will meet this intent.
  8. The City supplies residential customers in the area with domestic water and sewer.
  9. The surrounding lots have duplexes. Two more duplexes would be in keeping with the overall character of the immediate neighborhood.
  10. This area has insufficient water for fire flow. This is a fire and safety issue, therefore this fire flow deficiency shall be mitigated prior to final building inspection.
-

## **DRC REVIEW/RECOMMENDATION**

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The DRC recommends approval of the Conditional Use Permit with **one** condition:

1. The City supplies residential customers in the area with domestic water and sewer. However, there is insufficient capacity for fire flow. This is a life & safety issue. Therefore this deficiency shall be mitigated prior to a final building inspection per 2012 IFC chapter 5 and appendix B.

**Map & general information for 352 SE Day Lane and 360 SE Valley View Way**

**Parcel Numbers**            **021847044002 & 021847044004**  
**Parcel Address**            352 SE Day Lane and 360 SE Valley View Way, Chehalis  
**Use Code**                    91 Residential Land  
**TCA**                            020

**Total Acres**                Each lot is 0.28 acres (12,000 sq. ft.)

**Owner/Taxpayer:**        J & K Adventures, LLC  
                                      790 S Market Blvd  
                                      Chehalis, WA 98532

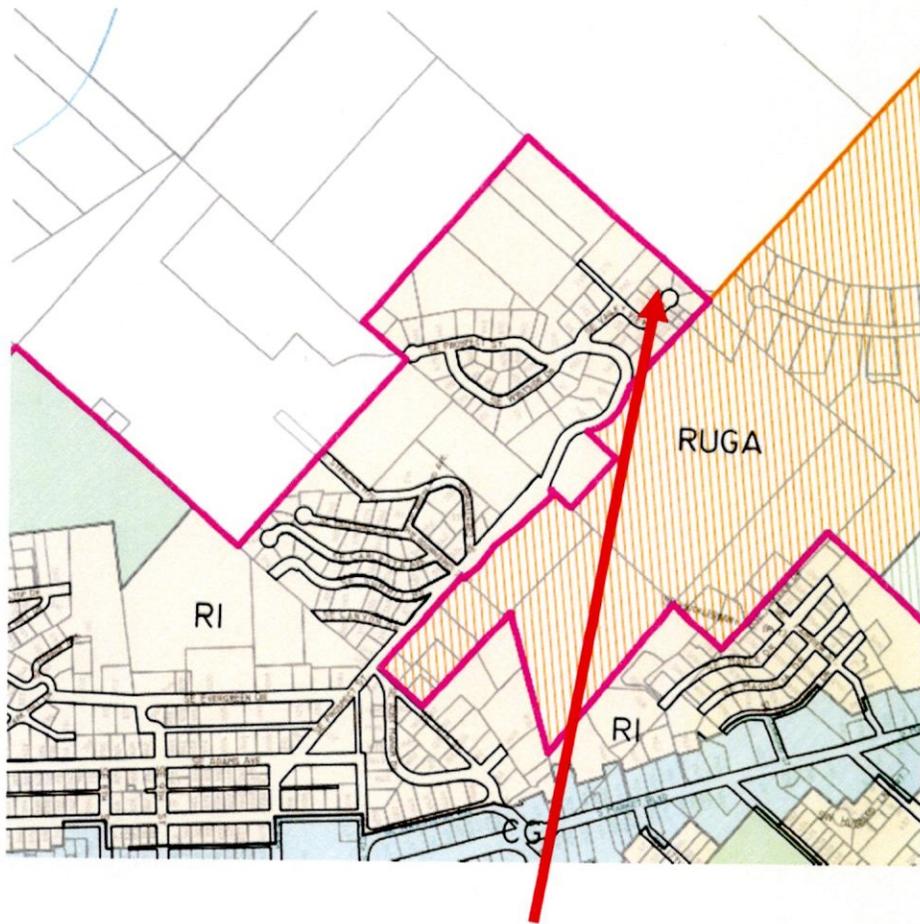
**Partial Legal Description:** Lots 2 and 4 of Short Plat SP-16-002 af#3446933



Lot 2: 352 SE Day Lane

Lot 4: 360 SE Valley View Way

# Zoning Map for 352 SE Day Lane and 360 SE Valley View Way



**R-I Residential / Low Density**

Site pictures for lot 2 352 SE Day Lane



Lot 2 looking north



Lot 2 looking west

Site pictures for Lot 4 360 SE Valley View Way



Lot 4 looking east



Lot 4 looking southeast



Lot 4 looking north along easement road location, lot 4 on right



Platted easement road/driveway looking west, lot 2 on right

# 3446933

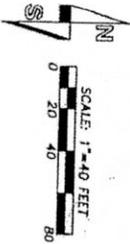
**Treasurer's Certification:**  
 All taxes levied against the properties herein have been paid to and including the year 2016.

**Shawna Forster Helle**  
 Lewis County Treasurer  
 date

City approved and approved for recording by the City of Chehalis.

*[Signature]*  
 date

A portion of the Southeast Quarter of the Northwest Quarter of Section 33, Township 14 North, Range 2 West, N.W. in Lewis County, Washington



Barry of Beverage, The Plot of Voley View Estates recorded in Book 6 of Plats of Pages 119 and 120 under Auditor's File Number 2002680, recorded in Lewis County, Washington.

- Found rebar and cap US 10168 or corner as noted
- Set 1/2" rebar and cap US 36792
- Calculated position
- Record bearing and distance

Method of Survey: Conventional ground traverses using a Topcon electronic level and a total station. This survey meets or exceeds precision requirements as set forth in WAC 352-150-020.

- Reference surveys:
- 1) S.E. 1/4, R.5 10168, Book 6 of Plats, Pages 119 and 120 (1939)
  - 2) L.C. Galt, P.L.S. 916, Book 1, Page 245 (1960)
  - 3) E.A. Butler, P.L.S. 10888, Book 6, Page 247 (1969)
  - 4) E.A. Butler, P.L.S. 10888, Book 6, Page 247 (1969)
  - 5) R.E. Zahner, P.L.S. 20898, Book 21, Page 248 (2002)

- 1) 10' wide easement for sewer and water as per 8003377, Records of Lewis County, Washington.
- 2) 20' wide easement for ingress, egress and utilities.

- 1) Found 3/4" rebar 3/4" dia of the position, calculated as per deed recorded under 476 8003377, recorded in Lewis County, Washington.
- 2) Found 2" rebar cap in concrete with punch mark on per reference survey # 1 (2015).
- 3) Found 1/2" rebar and cap US 10168 bearing per reference survey # 1 (2015).
- 4) Found 1/2" rebar and cap US 10168 bearing per reference survey # 1 (2015).
- 5) Found 1/2" rebar and cap US 10168 bearing per reference survey # 1 (2015).
- 6) Found 2" rebar cap in concrete with punch mark on per reference survey # 1 (2015).
- 7) Center 1/4" corner section 30' below ground with 1/2" rebar cap in concrete as per reference survey # 1, 2, 3 and 5. All rebar is per 100 lbs 0.5" below ground bearing S171°34'W 10.56' from the found monument or shown on the found monument (2015).
- 8) Found 2" rebar cap in concrete with punch mark on per reference survey # 1 (2015).

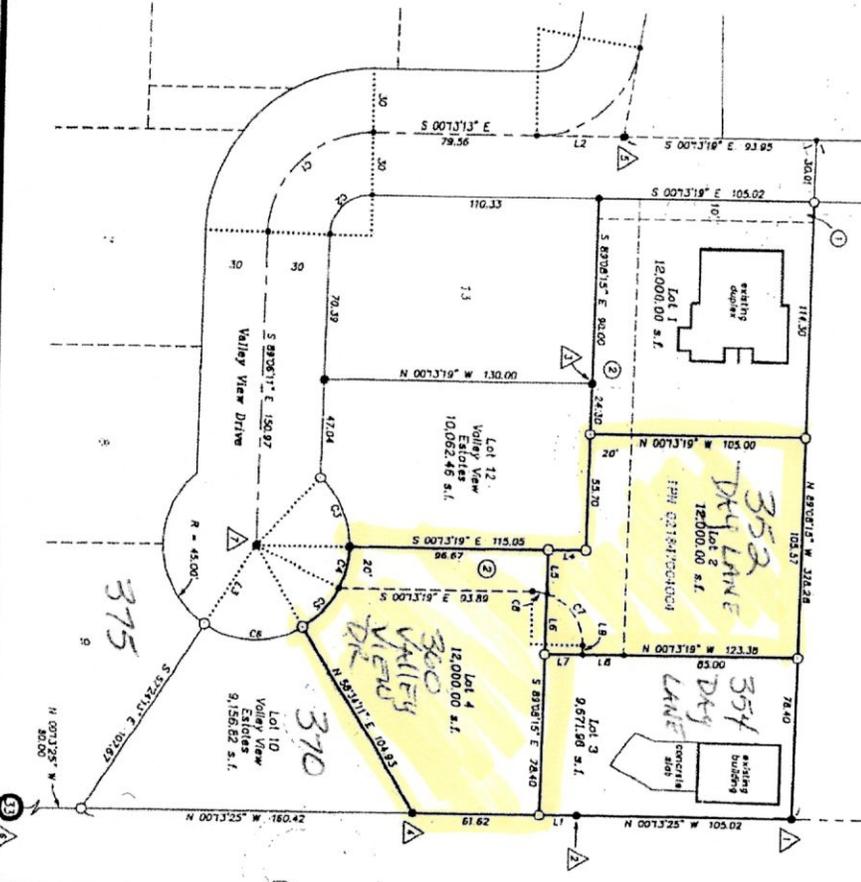
**BUTLER SURVEYING INC.**  
 475 NE CHEHALIS AVENUE  
 P.O. BOX 148, CHEHALIS, WA 98532  
 360/748-8803 FAX 360/748-8019

Will this Short Subdivision create and private road?  
 ( ) NO All lots will front on an existing public right of way (Ord. 138-B) (X) Yes, lot 109 on which private road is located 1 - 4  
 Name of Private Road - Day Lane  
 This lot/private road shall contain the following easement(s) thereon: A non-exclusive easement for ingress, egress and utilities lying over, under and across said lot.  
 The following restrictive covenants and/or agreements shall apply:  
 Describe the proposed/new easements on each new lot created  
 Describe the proposed/new easements on each new lot created  
 This property ( ) is (X) is not located within the FEUA 100 year floodplain

City of Chehalis Short Plat: SP-16-02  
 Original Parcel legal description & Tax Parcel No.  
 Tax Parcel No. 010840108000 and 021847004004.  
 Lot 11 of the Plat of Voley View Estates recorded in Book 6 of Plats of Pages 119 and 120 under Auditor's File Number 2002680, Records of Lewis County, Washington.  
 ALSO, that parcel described in Statutory Warranty Deed recorded under Auditor's File Number 8003377, Records of Lewis County, Washington.  
 TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.  
 NOTICE: No building permit shall be issued until approval of water and sewer connection/septic approval is received by the City of Chehalis

Owner's Certification  
 We, James R. Day and Linda A. Day, husband and wife, as the owners of the property herein, do hereby certify that the plat SP-16-02 herewith shown in this map shows the entire contiguous land in which map shows interest by reason of ownership, contract for purchase, earnest money agreement or option in person, firm or corporation in any manner in which this subdivision is any plan or project of subdivision and that the on interest of residue of all the persons with an interest in this subdivision and that the state that the information contained within this Short Subdivision and supporting documents is true and correct to the best of our knowledge.  
*[Signature]* James R. Day date 4-25-16  
*[Signature]* Linda A. Day date 4-25-16

LINE NO.	BEARING	DISTANCE	CURVE TABLE
1	N 00°13'00" E	49.34	
2	S 07°13'00" E	45.00	
3	S 57°18'41" E	45.00	
4	S 89°12'15" E	24.35	
5	S 89°12'15" E	24.35	
6	S 89°08'18" E	24.45	
7	N 00°13'19" E	14.35	
8	N 89°08'18" E	24.35	
9	N 89°08'18" E	24.35	
10	N 89°08'18" E	24.35	
11	N 00°13'00" E	49.34	
12	S 07°13'00" E	45.00	
13	S 57°18'41" E	45.00	
14	S 89°12'15" E	24.35	
15	S 89°12'15" E	24.35	
16	S 89°08'18" E	24.45	
17	N 00°13'19" E	14.35	
18	N 89°08'18" E	24.35	
19	N 89°08'18" E	24.35	
20	N 89°08'18" E	24.35	



Auditor's Certificate  
 I hereby certify that this plat of Day et al, recorded in Book 3 of Plats of Pages 119 and 120, is correct to the best of my knowledge and belief, and that the same is in conformity with the laws of the State of Washington.  
 I, *[Signature]* James R. Day, Auditor of Lewis County, Washington, do hereby certify that this plat is correct to the best of my knowledge and belief, and that the same is in conformity with the laws of the State of Washington.  
 DATE 5/3/16



Exhibit 2

**Permit Application**

Submit this form and any required attachments to:

City of Chehalis  
 Community Development Department  
 1321 S. MARKET BLVD.; CHEHALIS WA 98532  
 (360) 345-2229

**APPLICANT FILL OUT UPPER SECTION:**

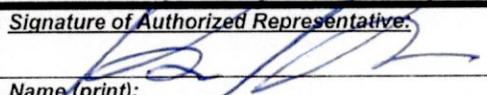
JOB ADDRESS: 352 ~~352~~ DAY LANE DESIRED START DATE: JAN. 2017  
 APPLICANT: 360 Valley View Drive PROPERTY OWNER (Same as Applicant?  Yes  No;  ROW)

NAME: K&K ADVENTURES NAME: \_\_\_\_\_  
 ADDRESS: 790 S MARKET BLVD ADDRESS: \_\_\_\_\_  
 CITY/ST/ZIP: CHEHALIS WA 98532 CITY/ST/ZIP: \_\_\_\_\_  
 PHONE#: 360 748 0420 PHONE#: \_\_\_\_\_

**CONTRACTOR** (Same as Applicant?  Yes  No  N/A)  
 NAME: \_\_\_\_\_ CONTR LICENSE NO: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 CITY/ST/ZIP: \_\_\_\_\_ PHONE#: \_\_\_\_\_

**CONTACT PERSON** (Same as Applicant?  Yes  No) **BONDING/INSURANCE COMPANY** ( N/A):  
 NAME: RB ENGINEERING / BOB BALMELLI PE NAME: \_\_\_\_\_  
 ADDRESS#: PO BOX 923 ADDRESS#: \_\_\_\_\_  
 CITY/ST/ZIP: CHEHALIS WA 98532 CITY/ST/ZIP: \_\_\_\_\_  
 PHONE #: 360 740 8919 PHONE #: \_\_\_\_\_

**DETAILED PROJECT DESCRIPTION:** CONSTRUCT 2 NEW DUPLEX BUILDINGS ON 2 EXISTING LOTS W/ NEW SEWER AND WATER SERVICE, AND A NEW GRAVEL DRIVEWAY  
 PROJECT VALUE: \$ 400,000

<u>Signature of Authorized Representative:</u> 	<u>Date:</u> <u>10.17.16</u>
<u>Name (print):</u> <u>BOB BALMELLI PE</u>	<u>Telephone #:</u> <u>360 740 8919</u>

**OFFICE USE ONLY:**

Date Received: OCT 21 2016 By:  Date Reviewed: \_\_\_\_\_ By: \_\_\_\_\_  
 Parcel #: 021847044002 / 021847044002 Zoning: R-1 Flood Zone: NO  
 Permit #: CW-16-003 SEPA-16-0012 EM-16-015

**Approvals & Additional Information Required**

- |                                                               |                                                                                       |                                                            |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Community Development:</b>                                 | <input type="checkbox"/> Building, Plumbing, Mechanical, Sign & Demo, Occupancy (1-A) | <input type="checkbox"/> Subdivision (1-B)                 |
| <input type="checkbox"/> Administrative Variance (1)          | <input checked="" type="checkbox"/> Cond. Use, Zoning Var. PUD, & Special/Temp (1-C)  | <input type="checkbox"/> Zoning/Comp Plan Amendments (1-D) |
| <input type="checkbox"/> Binding Site Plan/Pre-Plat (1-F)     | <input type="checkbox"/> SEPA (1-G)                                                   | <input type="checkbox"/> JARPA (1-H)                       |
| <b>Public Works / Police:</b>                                 | <input checked="" type="checkbox"/> Utility Service (2-A)                             | <input type="checkbox"/> Right of Way (2-B)                |
| <input checked="" type="checkbox"/> Civil Plans (1)           | <input type="checkbox"/> Traffic Impact Analysis                                      | <input checked="" type="checkbox"/> Earthmoving (2-C)      |
| <input type="checkbox"/> Administrative Variance              | <input type="checkbox"/> Deferral Agreement                                           | <input type="checkbox"/> F.O.G Form                        |
| <input type="checkbox"/> Utility Service Annexation Agreement | <input type="checkbox"/> Lewis County Water & Sewer District #4                       | <input type="checkbox"/> Utility Easement                  |
| <b>City Hall / Fire:</b>                                      | <input type="checkbox"/> Business License                                             | <input type="checkbox"/> Occupancy Permit                  |
| <input type="checkbox"/> Asbestos Abatement                   | <input type="checkbox"/> Fire Suppression/Sprinkler                                   | <input type="checkbox"/> Fire Dept. Turnaround             |
| <b>Lewis County:</b>                                          | <input type="checkbox"/> LC Civil Plan                                                | <input type="checkbox"/> LC Planning                       |
| <input type="checkbox"/> LC Right of Way/Driveway             | <input type="checkbox"/> LC Road Name                                                 | <input type="checkbox"/> LC Health (Septic)                |
|                                                               |                                                                                       | <input type="checkbox"/> Short Plat, BLA, Abatement (1-E)  |
|                                                               |                                                                                       | <input type="checkbox"/> Historic                          |
|                                                               |                                                                                       | <input type="checkbox"/> WW Check Valve                    |
|                                                               |                                                                                       | <input type="checkbox"/> Premise Isolation                 |
|                                                               |                                                                                       | <input type="checkbox"/> UST/AST                           |
|                                                               |                                                                                       | <input type="checkbox"/> Additional Hydrant                |
|                                                               |                                                                                       | <input type="checkbox"/> LC Health (Well)                  |

CU-16-002

**General Zoning Administration Attachment**

City of Chehalis  
Community Development Department  
1321 S MARKET BLVD; CHEHALIS, WA 98532  
(360) 345-2229 / fax (360) 345-1039

Zoning Variance     Conditional Use     Planned Unit Development (P.U.D.)     Special/Temporary Use

**SPECIFIC PROPERTY INFORMATION**

SEE SURVEY ATTACHED

LOT (S) \_\_\_\_\_ BLOCK \_\_\_\_\_ ADDITION \_\_\_\_\_  
LOT WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ SQ. FT. \_\_\_\_\_

**APPLICANT INFORMATION**

Name: K & K ADVENTURES  
Address: 790 S MARKET BLVD, CHEHALIS WA 98532  
Phone#: 360 748 0420  
E-Mail: civilpros@rbengineers.com  
Date Submitted: 10.18.16    OCT 21 2016  
Hearing Date Requested: NEXT AVAILABLE

**HEARING EXAMINER** hearing dates occur on the 1<sup>ST</sup> AND 3<sup>RD</sup> TUESDAYS of each month.  
(Variance; Conditional Use; Special/Temporary Use)

**PLANNING COMMISSION** hearing dates occur on the 2<sup>ND</sup> AND 4<sup>TH</sup> TUESDAYS of each month.  
(Planned Unit Development)

**SUBMIT** this application AT LEAST 15 DAYS prior to the date of the hearing.

**THE APPLICANT OR A REPRESENTATIVE MUST ATTEND THE PUBLIC HEARING.**

The applicant **MUST** verify that a scheduled meeting has not been CANCELLED.

**A DIMENSIONED SITE PLAN MUST BE ATTACHED TO THIS APPLICATION SHOWING ALL STRUCTURES AND PARKING/DRIVEWAY AREAS; A FLOOR PLAN IS ALSO REQUIRED FOR ANY NEW DEVELOPMENT OR CHANGE OF USE/OCCUPANCY.**

**APPLICATION FEE - \$200**

(NOTE: A conditional use for non-residential development and/or PUD application will require a SEPA checklist and the SEPA fee)

{DATE OF PUBLIC HEARING ON THIS APPLICATION WILL BE \_\_\_\_\_ at 5:15 PM. in the Council Chamber located at City Hall, 350 N Market Blvd., Chehalis, WA 98532 }

I Certify that the information provided is accurate to the best of my knowledge and that I am the legal owner or authorized agent.

Applicant Signature

Date

10.19.16

CU-16-002

City of Chehalis Conditional Use Application  
SE Valley View Way Duplexes

RBE No. 16060

OCT 21 2016

PK

1. What is the proposed Conditional Use? Please provide a detailed answer including the proposed use, parking, access points, signage, utility connections and all 12 issues described on the previous page. If any of the 12 items are not applicable, please note as such.

*The proposed Conditional Use is for two residential lots be developed with 2 story residential duplexes on R1 zoned lots. The City of Chehalis Code only allows duplexes in the R1 zone through the conditional use process.*

*Below is a description of the 12 items listed on the Conditional Use Application cover page;*

1. Size and Location of the site;  
*The project lots are located at the end of SE Valley View Way and on Day Lane. Lot 2 and 4 are 0.28 acres in size.*
2. Street and road capacities in the area;  
*SE Prospect is considered a neighborhood collector and SE Valley View Way is a local access road. The two project lots are existing lots of record and considered infill lots with existing road access capacity.*
3. Ingress and egress of adjoining public streets;  
*Lot 4 fronts onto SE Valley View Way and Lot 2 is setback approximately 150 feet and will utilize Day Lane to access the SE Valley View Way cul-de-sac.*
4. Location and amount of off-street parking;  
*The new duplexes will utilize two parking spaces for each unit for a total of 8 off street parking spaces.*
5. Internal traffic circulation system;  
*The lots will access off the cul-de-sac at the end of SE Valley View Way. There is no circulation options for the property that is at the edge of the City limits.*
6. Fencing, screening, and landscaped buffer areas;  
*Landscaping will be provided around the duplex units. The adjacent lots consist of duplex structures without fencing and buffer landscaping. No additional fencing or landscape buffers are proposed.*
7. Building bulk and location;  
*The two new 2-story duplex buildings cover approximately 3500 sf of footprint. The two lots are vacant next to existing duplex housing units to the north, south and west. An existing shop is located on the lot east of Lot 2.*

8. Usable open space;  
*Lot 2 will have a 22 foot deep back yard and 35 foot deep side yard. Lot 4 will have a 40 to 60 foot back yard that abuts up against forest land.*
9. Signs and lighting;  
*No signs are proposed. Lighting will be standard pedestrian safety lighting on the front of the house and garages.*
10. Drainage of storm water;  
*Stormwater will be infiltrated back into the ground on Lot 2. Lot 4 will utilize splash blocks for the roof runoff that will drain east toward the forest land.*
11. Noise, vibration, air pollution and critical areas such as wetlands, flood zones, shorelines etc.;;  
*Typical residential noise levels will be produced by the new development.*
12. Other pertinent actors;  
*N/A*

2. Please provide any other additional description or information that would clarify the proposal.  
*None*

3. What is/are the surrounding use(s) of the project site?  
*The surrounding properties to the north, south and west are all residential duplex usages. The property to the east includes an existing shop structure but no home.*

4. How is the proposal consistent with the objectives and purposes of this title and with the comprehensive plan?  
*The proposed development is consistent with the comprehensive plan. One of the comprehensive plan goals is to encourage the availability and promote a variety of densities of housing types. The proposed duplex units add to the density variety of single and multi-family residential units in the SE Prospect Street area of Chehalis.*

5. How is the proposed use compatible with surrounding land uses and with the general character of the district in which it would be located?  
*The surrounding properties to the north, south and west are all residential duplex buildings. The property to the east includes an existing shop structure but no home. The proposal is to continue the developed area as middle income duplex structures.*



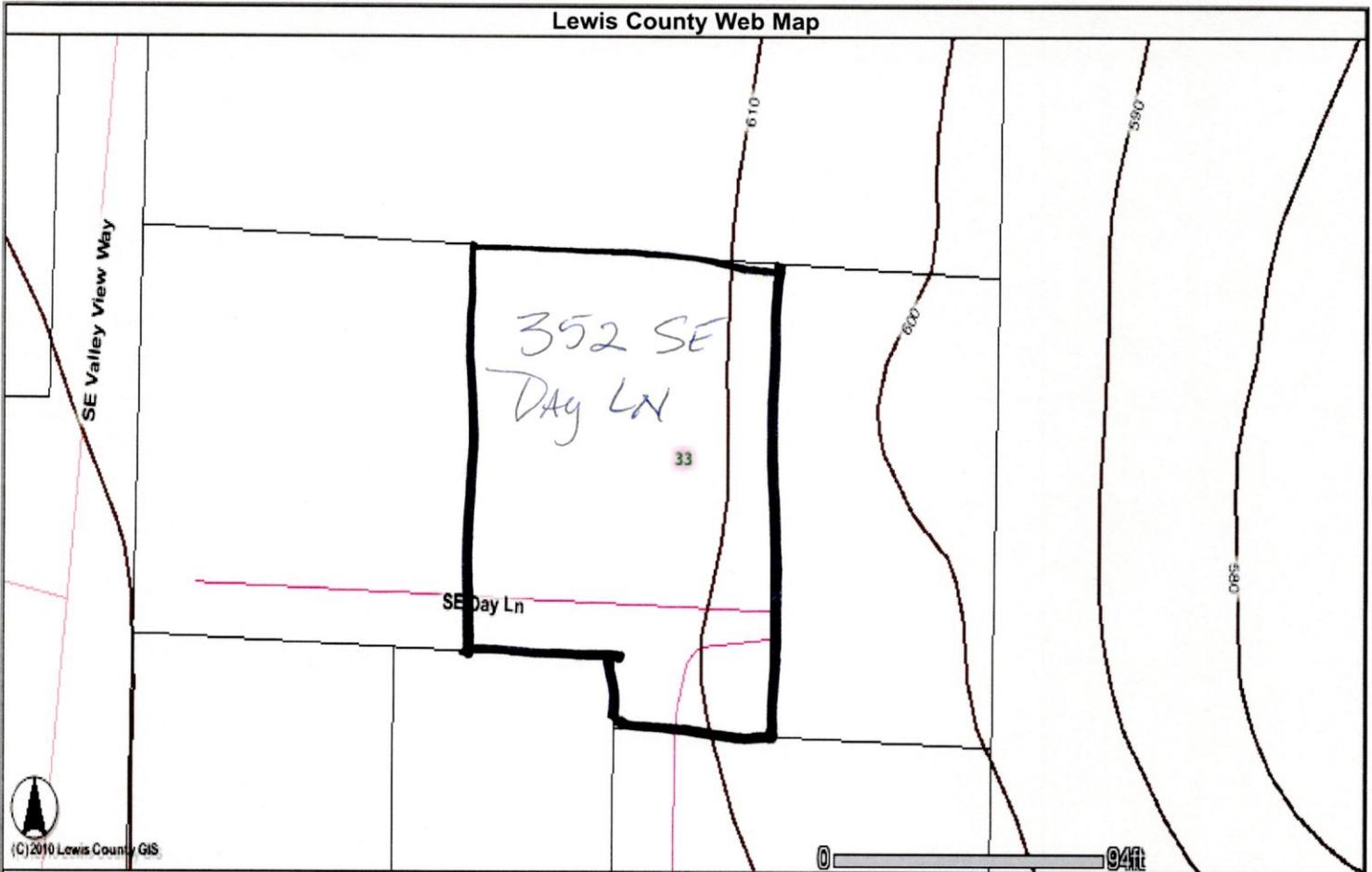






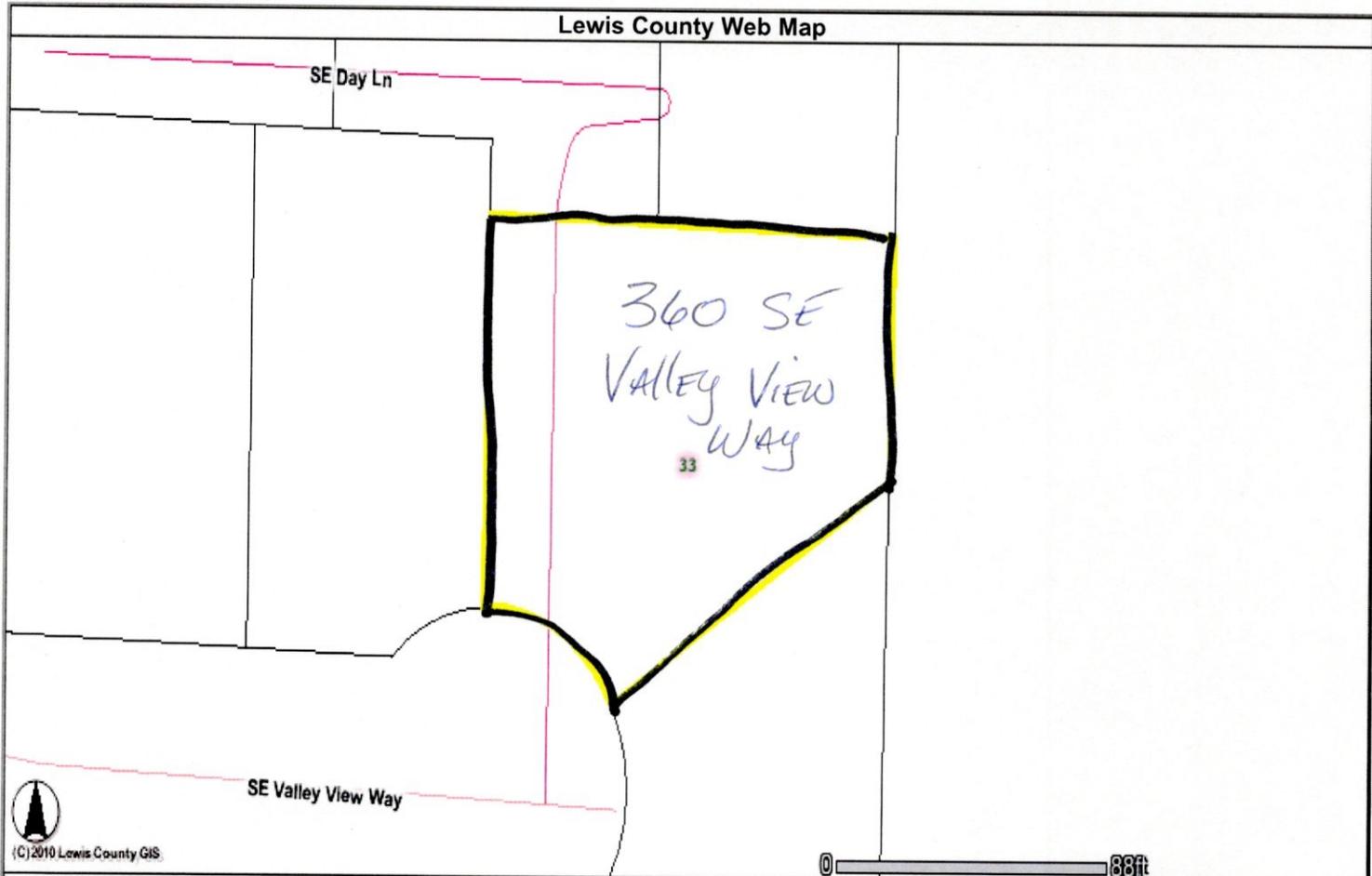


Lewis County Web Map



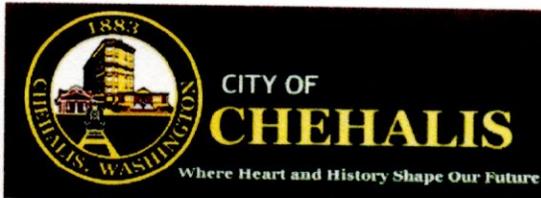
TP# 021847044002

Lewis County Web Map



TP# 021847044004

Exhibit 3



**Community Development Department**

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229 / Fax: (360) 345-1039

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**FINAL DETERMINATION OF NON-SIGNIFICANCE**

**Revised: November 21, 2016**

**File# SEPA-16-0012**

**Description of Project or Proposal:** This is a proposal to build two duplexes on two different lots that are adjacent to each other. The zoning is R-1 which allows a duplex to be built with Conditional Use approval as long as the lots are at least 12,000 square feet in area. These two lots are each 12,000 square feet in size. The project will include new sewer and water meter services and construction of a new gravel driveway to each duplex.

**Applicant or Proponent:** K & K Adventures, LLC

**Location of Project or Proposal:** 352 SE Day Lane and 360 SE Valley View Way Chehalis Washington

**Lead Agency:** City of Chehalis, Department of Community Services

The Lead Agency for this project or proposal has determined that it does not have a probable significant adverse impact on the environment, under the criteria and definitions contained in the SEPA rules.

An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information submitted with the application or proposal and review of how applicable development regulations would accomplish mitigation. This information is on file with the lead agency and is available for public review during regular business hours at the office address listed below.

Any appeal from this decision must be initiated consistent with the provisions of the Chehalis Municipal Code, Section 17.15.270. Appeals must contain factual statements directly related to the project or proposal in order to be considered. Information regarding local agency permit requirements applicable to this project or proposal is available from the SEPA Responsible Official at the office address listed below.

SEPA Responsibly Official: Community Development Department

Mailing Address: 1321 S Market Blvd., Chehalis, WA 98532

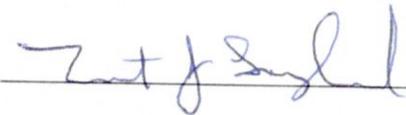
Office Address: 1321 S Market Blvd., Chehalis, WA 98532

Phone: (360) 345-2229 e-Mail: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

File#: SEPA-16-0012

1. The City of Chehalis water supply is insufficient for fire flow in this area. This is a fire and safety issue. Therefore, this fire flow deficiency shall be mitigated prior to a final building inspection/certificate of occupancy.
2. An erosion control plan in accordance with RCW 90.48 and WAC 173-201A shall be submitted, approved, and implemented prior to any land alteration.
3. In the event that any artifact is discovered, all work must stop, and appropriate agencies must be notified prior to recommencement of excavation activity.

4. All local, state, federal, etc. permits and approvals must be obtained prior to commencing work.
5. Building permits are required prior to the start of construction.

RO Signature: \_\_\_\_\_

Trent Lougheed, Interim Director of Community Development



**Community Development Department**

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229 / Fax: (360) 345-1039

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**FINAL DETERMINATION OF NON-SIGNIFICANCE**

**Issued: November 15, 2016**

**File# SEPA-16-0012**

**Description of Project or Proposal:** This is a proposal to build two duplexes on two different lots that are adjacent to each other. The zoning is R-1 which allows a duplex to be built with Conditional Use approval as long as the lots are at least 12,000 square feet in area. These two lots are each 12,000 square feet in size. The project will include new sewer and water meter services and construction of a new gravel driveway to each duplex.

**Applicant or Proponent:** K & K Adventures, LLC

**Location of Project or Proposal:** 352 SE Day Lane and 360 SE Valley View Way Chehalis Washington

**Lead Agency:** City of Chehalis, Department of Community Services

The Lead Agency for this project or proposal has determined that it does not have a probable significant adverse impact on the environment, under the criteria and definitions contained in the SEPA rules.

An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information submitted with the application or proposal and review of how applicable development regulations would accomplish mitigation. This information is on file with the lead agency and is available for public review during regular business hours at the office address listed below.

Any appeal from this decision must be initiated consistent with the provisions of the Chehalis Municipal Code, Section 17.15.270. Appeals must contain factual statements directly related to the project or proposal in order to be considered. Information regarding local agency permit requirements applicable to this project or proposal is available from the SEPA Responsible Official at the office address listed below.

SEPA Responsible Official: Community Development Department

Mailing Address: 1321 S Market Blvd., Chehalis, WA 98532

Office Address: 1321 S Market Blvd., Chehalis, WA 98532

Phone: (360) 345-2229 e-Mail: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

File#: SEPA-16-0012

1. The City of Chehalis water supply is insufficient for fire flow in this area. This is a fire and safety issue. Therefore, residential fire sprinklers will be required to be installed in both duplex units prior to a final building inspection/certificate of occupancy.
2. An erosion control plan in accordance with RCW 90.48 and WAC 173-201A shall be submitted, approved, and implemented prior to any land alteration.
3. In the event that any artifact is discovered, all work must stop, and appropriate agencies must be notified prior to recommencement of excavation activity.

4. All local, state, federal, etc. permits and approvals must be obtained prior to commencing work.
5. Building permits are required prior to the start of construction.

RO Signature: Deborah King

Deborah King on behalf of Trent Loughheed, Interim Director of Community Development

used to identify the structure. Address numbers shall be maintained.

**505.2 Street or road signs.** Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs.

## SECTION 506 KEY BOXES

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*.

**506.1.1 Locks.** An *approved* lock shall be installed on gates or similar barriers when required by the *fire code official*.

**506.1.2 Key boxes for nonstandardized fire service elevator keys.** Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and *approved* by the *fire code official*.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the *fire code official*.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).

**Exception:** A single key box shall be permitted to be located adjacent to a *fire command center* or the non-standard fire service elevator key shall be permitted to be secured in a key box used for other purposes and located in accordance with Section 506.1.

**506.2 Key box maintenance.** The operator of the building shall immediately notify the *fire code official* and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

## SECTION 507 FIRE PROTECTION WATER SUPPLIES

**507.1 Required water supply.** An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**507.2 Type of water supply.** A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

**507.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

**507.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.

**507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method.

**507.4 Water supply test.** The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official* or *approved* documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system.

**507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

**507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

### Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

**507.5.1.1 Hydrant for standpipe systems.** Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 m) of the fire department connections.

**Exception:** The distance shall be permitted to exceed 100 feet (30 m) where approved by the *fire code official*.

**507.5.2 Inspection, testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the *fire code official*. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, *alterations* and servicing shall comply with *approved standards*.

**507.5.3 Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

**507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or *approved*.

**507.5.6 Physical protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other *approved means* shall comply with Section 312.

## SECTION 508 FIRE COMMAND CENTER

**508.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5.

**508.1.1 Location and access.** The location and accessibility of the *fire command center* shall be *approved* by the fire chief.

**508.1.2 Separation.** The *fire command center* shall be separated from the remainder of the building by not less than a 1-hour *fire barrier* constructed in accordance with Section 707 of the *International Building Code* or *horizontal assembly* constructed in accordance with Section 711 of the *International Building Code*, or both.

**508.1.3 Size.** The *fire command center* shall be a minimum of 200 square feet (19 m<sup>2</sup>) in area with a minimum dimension of 10 feet (3048 mm).

**508.1.4 Layout approval.** A layout of the *fire command center* and all features required by this section to be contained therein shall be submitted for approval prior to installation.

**508.1.5 Required features.** The *fire command center* shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking *stairway* doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.
10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.
12. Schematic building plans indicating the typical floor plan and detailing the building core, *means of egress*, *fire protection systems*, fire-fighting equipment and fire department access, and the location of *fire walls*, *fire barriers*, *fire partitions*, *smoke barriers* and smoke partitions.
13. An *approved Building Information Card* that contains, but is not limited to, the following information:
  - 13.1. General building information that includes: property name, address, the number of floors in the building (above and below grade), use and occupancy classification (for mixed uses, identify the different types of occupancies on each floor), estimated building population (i.e., day, night, weekend);
  - 13.2. Building emergency contact information that includes: a list of the building's emergency contacts (e.g., building manager, building engineer, etc.) and their respective work phone number, cell phone number, and e-mail address;
  - 13.3. Building construction information that includes: the type of building construction (e.g., floors, walls, columns, and roof assembly);
  - 13.4. Exit stair information that includes: number of *exit stairs* in the building, each *exit stair* designation and floors served, location where each *exit stair* discharges, *exit stairs* that are pressurized, *exit stairs* pro-

## APPENDIX B

# FIRE-FLOW REQUIREMENTS FOR BUILDINGS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION B101 GENERAL

**B101.1 Scope.** The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

### SECTION B102 DEFINITIONS

**B102.1 Definitions.** For the purpose of this appendix, certain terms are defined as follows:

**FIRE-FLOW.** The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for fire fighting.

**FIRE-FLOW CALCULATION AREA.** The floor area, in square feet (m<sup>2</sup>), used to determine the required fire flow.

### SECTION B103 MODIFICATIONS

**B103.1 Decreases.** The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

**B103.2 Increases.** The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

**B103.3 Areas without water supply systems.** For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*.

### SECTION B104 FIRE-FLOW CALCULATION AREA

**B104.1 General.** The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

**B104.2 Area separation.** Portions of buildings which are separated by *fire walls* without openings, constructed in

accordance with the *International Building Code*, are allowed to be considered as separate fire-flow calculation areas.

**B104.3 Type IA and Type IB construction.** The fire-flow calculation area of buildings constructed of Type IA and Type IB construction shall be the area of the three largest successive floors.

**Exception:** Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

### SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

**B105.1 One- and two-family dwellings.** The minimum fire-flow and flow duration requirements for one- and two-family *dwellings* having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for *dwellings* having a fire-flow calculation area in excess of 3,600 square feet (344.5 m<sup>2</sup>) shall not be less than that specified in Table B105.1.

**Exception:** A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is equipped with an *approved automatic sprinkler system*.

**B105.2 Buildings other than one- and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

### SECTION B106 REFERENCED STANDARDS

ICC	IBC—12	International Building Code	B104.2, Table B105.1
ICC	IWUIC—12	International Wildland-Urban Interface Code	B103.3
NFPA	1142—12	Standard on Water Supplies for Suburban and Rural Fire Fighting	B103.3

TABLE B105.1  
 MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS  
 FIRE-FLOW CALCULATION AREA (square feet)

Type IA and IB <sup>a</sup>	Type IIA and IIIA <sup>a</sup>	Type IV and V-A <sup>a</sup>	Type IIB and IIIB <sup>a</sup>	Type V-B <sup>a</sup>	FIRE-FLOW (gallons per minute) <sup>b</sup>	FLOW DURATION (hours)
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	4
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.  
 a. Types of construction are based on the *International Building Code*.  
 b. Measured at 20 psi residual pressure.

## SEPA Environmental Checklist – 2014 Version

**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 of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

**Instructions for applicants:** [\[help\]](#)

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 analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make and adequate threshold determination. Once the threshold determinate is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

**Use of checklist for non-project proposals:** [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON PROJECT 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: [\[help\]](#)

*"SE Valley View Duplexes"*

*RBE No. 16060*

2. Name of applicant: [\[help\]](#)

*K&K Adventures, Kevin Klumper*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*790 S. Market Blvd  
Chehalis, WA 98532*

4. Date checklist prepared: [\[help\]](#)

10.17.16

5. Agency requesting checklist: [\[help\]](#)

*City of Chehalis*

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*Construction Start January 2017*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*No*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*None*

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. [\[help\]](#)

*None*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

*This project will include the following permits: Grading, Site Development Permit, Conditional Use Permit and Utility Connection 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.) [\[help\]](#)

*The project includes constructing two new duplex buildings on two existing lots. The project will include new sewer and water meter services and construction of a new gravel driveway. This SEPA checklist is being provided for the Conditional Use Permit application to allow duplex construction in an R1 zone.*

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. [\[help\]](#)

(Parcel Nos. = pending), 352 Day Lane and 360 Valley View Drive, Section 33, Township 14, Range 2W, W.M.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

- a. General description of the site [\[help\]](#) (select one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other:

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*Steepest slope onsite is approximately 20%.*

- 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. [\[help\]](#)

*The NRCS Soil survey lists onsite soils as Salkum Silty Clay Loam 0 to 5%. No onsite soils will be removed from the site.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*No*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

*The site will include approximately 150 cy of cut and 300 cy of fill. Material will be from a local DNR approved mining operation*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*Yes, However a Storm Water Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits*

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

*26 percent of each lot will be covered with impervious surface*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*Best Management Practices will be used to prevent and contain erosion onsite during construction. The project SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitor the site during construction.*

**2. Air**

- 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. [\[help\]](#)

*Normal emissions associated with construction equipment, combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.*

**3. Water**

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 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. [\[help\]](#)

No

b. Ground Water:

- 1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 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. [\[help\]](#)

None

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. [\[help\]](#)

*The project duplexes will disperse runoff using splash blocks or infiltrate runoff using drain rock roof drain galleries.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

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

No

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

*The project will incorporate standard best management practices during building construction.*

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

a. Check or circle 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,  bullrush,  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? [\[help\]](#)

*Approximately 3000 sf of grass vegetation will be removed to construct each duplex.*

c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

*None Known.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*None*

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

*None*

## 5. Animals

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: [\[help\]](#)

birds:  hawk,  heron,  eagle,  songbirds,  other:  
 mammals:  deer,  bear,  elk,  beaver,  other:  
 fish:  bass,  salmon,  trout,  herring,  shellfish,  other:

b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

*None Known*

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Pacific Flyway*

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*None*

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

*None*

**6. Energy and natural resources**

- 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. [\[help\]](#)

*Electricity and Natural Gas are available for the new residential duplex buildings.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

*No*

- 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: [\[help\]](#)

*The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.*

**7. Environmental health**

- 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. [\[help\]](#)

*No*

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

*None*

- 2) Describe existing hazardous chemical/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*

- 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:

*None*

- 4) Describe special emergency services that might be required.

*None*

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

*None*

**b. Noise**

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

*Normal residential neighborhood.*

- 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. [\[help\]](#)

*Short Term: Construction noise from equipment and building construction.*

*Long Term: Residential home owners and vehicles.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Construction will be limited to Monday through Friday, 7:30 AM to 4:30 PM*

**8. Land and shoreline use**

- 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. [\[help\]](#)

*Vacant Lot*

- 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 non-farm or non-forest use? [\[help\]](#)

*No*

- 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*

- c. Describe any structures on the site. [\[help\]](#)

*None*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*None*

- e. What is the current zoning classification of the site? [\[help\]](#)

*Current Zoning is R1 - Low Density Residential*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Urban - Residential*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*N/A*

- h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

*No*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*Each duplex would house 3 people per unit for a total of 12 People.*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*None*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*None*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*The applicant is applying for a Conditional Use Permit through the City of Chehalis.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*N/A*

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*4 Units*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*None*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*None*

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*Approximately 16 feet.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*No*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*The new buildings will utilize a Northwest Architectural theme and colors matching the existing adjacent lot duplexes.*

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*None*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*None*

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

*None*

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

*City of Chehalis Parks and Chehalis River*

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*No*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*None*

### 13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe. [\[help\]](#)

*No*

- 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. [\[help\]](#)

*No*

- 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, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

*Research of available public resources using the SHPO search engine WISAARD did not produce any known registers.*

- 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.

*None*

### 14. Transportation

- 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. [\[help\]](#)

*The site is served by SE Valley View Way and Day Lane which are off SE Prospect Street.*

- 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? [\[help\]](#)

*No, nearest transit stop is 0.7 miles away at the Safeway Store.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*4 Parking Stalls per Duplex*

- 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). [\[help\]](#)

No

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

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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*Each duplex would generate 20 trips per day for a total of 40 trips per day.*

- 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

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

**15. Public services**

- 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. [\[help\]](#)

Yes

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*None, the properties are currently served by city services.*

**16. Utilities**

- a. Select utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone,  
sanitary sewer, septic system, other:

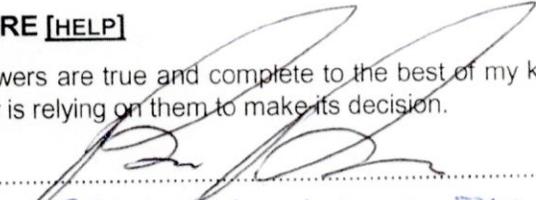
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*Sewer Service - City of Chehalis  
 Water Service - City of Chehalis  
 Gas Service - Puget Sound Energy  
 Phone Service - Centurylink  
 Cable Service - Comcast*

Power - Lewis County PUD

**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.

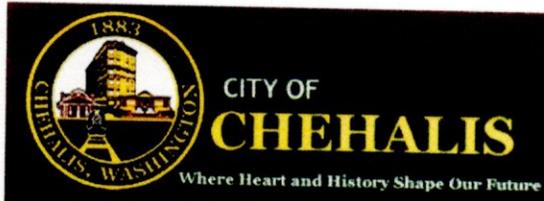
Signature:  .....

Name of signee: BOB BALMELLI PE .....

Position and Agency/Organization: PRESIDENT, RB ENGINEERING .....

Date Submitted: 10.18.16 .....

Exhibit 4



**Community Development Department**

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229 / Fax: (360) 345-1039

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE**

**Issued: November 1, 2016**

**File#: SEPA-16-0012**

**Description of Project or Proposal:** This is a proposal to build two duplexes on two different lots that are adjacent to each other. The zoning is R-1 which allows a duplex to be built with Conditional Use approval as long as the lots are at least 12,000 square feet in area. These two lots are each 12,000 square feet in size. The project will include new sewer and water meter services and construction of a new gravel driveway to each duplex.

**Applicant or Proponent:** K & K Adventures, LLC

**Location of Project or Proposal:** 352 SE Day Ln and 360 SE Valley View Way, both in Chehalis Washington

**Lead Agency:** City of Chehalis, Department of Community Services

The Lead Agency for this project or proposal has determined that it does not have a probable significant adverse impact on the environment, under the criteria and definitions contained in the SEPA rules.

An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information submitted with the application or proposal and review of how applicable development regulations would accomplish mitigation. This information is on file with the lead agency and is available for public review during regular business hours at the office address listed below.

This Preliminary Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); the Lead Agency will not act on this project or proposal for fourteen (14) days from the date of publication of this notice. Written comments must be received by the Lead Agency by November 14, 2016. Any appeal from this decision must be initiated consistent with the provisions of the Chehalis Municipal Code, Section 17.15.270. Appeals must contain factual statements directly related to the project or proposal in order to be considered.

Information regarding local agency permit requirements applicable to this project or proposal is available from the SEPA Responsible Official at the office address listed below.

SEPA Responsibly Official: Interim Director

Mailing Address: 1321 S Market Blvd., Chehalis, WA 98532

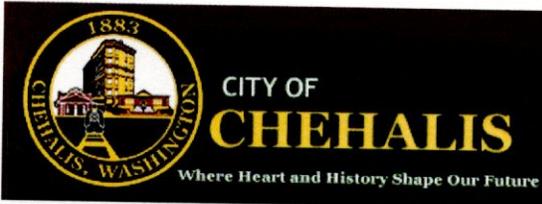
Office Address: 1321 S Market Blvd., Chehalis, WA 98532

Phone: (360) 345-2229 e-Mail: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

File #: SEPA-16-0012

RO Signature: \_\_\_\_\_

Trent Lougheed, Interim Director of Community Development



**Community Development Department**

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229 / Fax: (360) 345-1039

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

## Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Chehalis Hearing Examiner will meet at the Chehalis City Hall, Council Chambers (North Entrance), 350 N. Market Blvd., Chehalis, WA, on TUESDAY, December 6, 2016, at the hour of 5:15 PM to conduct a public hearing regarding an application submitted by: K & K Adventures, LLC.

Proposal to build two duplexes on two lots located at 352 SE Day Ln & 360 SE Valley View Way

Anyone wishing to comment on this application may do so in writing to the Chehalis Community Development Office, 1321 S Market Blvd., Chehalis, WA 98532, at least one day prior to the above date, or submit written or oral statements at the public hearing. Copies of the application and any related documents may be reviewed during regular business hours at the Chehalis Community Development Office, 1321 S. Market Blvd., Chehalis WA. A copy of the application can be e-mailed to anyone requesting it via e-mail to: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us) . Refer to file number: CU-16-002.

Any action taken on this application may be subject to appeal under the provisions of CMC 17.15.270, RCW 43.21C.075 or WAC 197-1-680 (State Environmental Policy Act – SEPA). A notice of intent to appeal may be required. Any threshold decision made under the provisions of SEPA will be made available for review during the public hearing for the zoning application. Testimony presented at the hearing may relate to the SEPA decision, if any, as well as the zoning application.

File: CU-16-002

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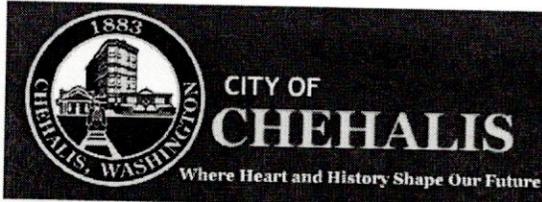
(Portion above this line only for publication)

The Chronicle – please publish the above on: 11/5/16

11/1/2016 – KITI - Live 95 Radio

11/1/2016 – KELA – KMNT Radio

11/1/2016 – Property owners within 300' of subject property



**Community Development Department**

1321 S Market Blvd. Chehalis, WA 98532

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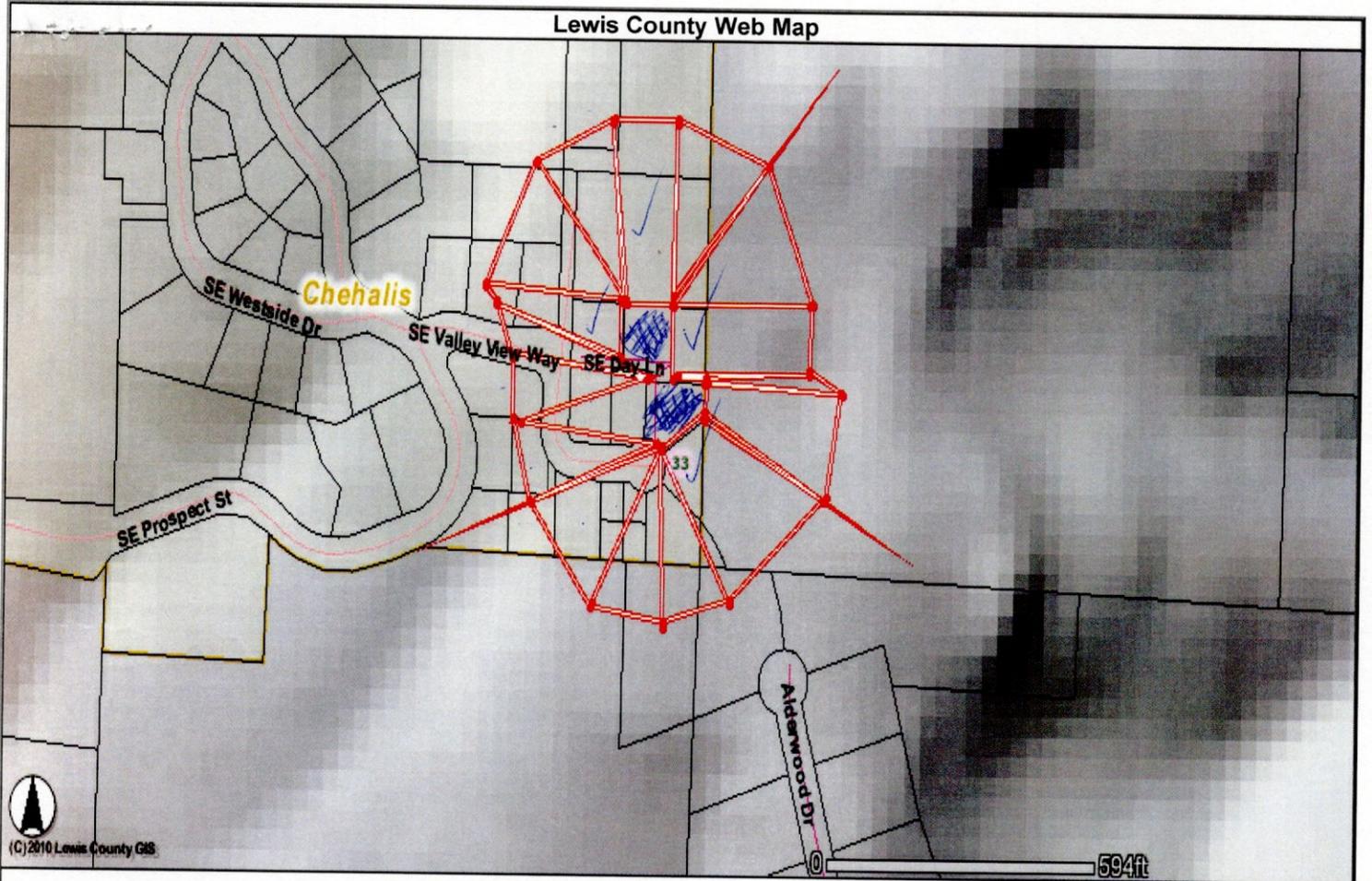
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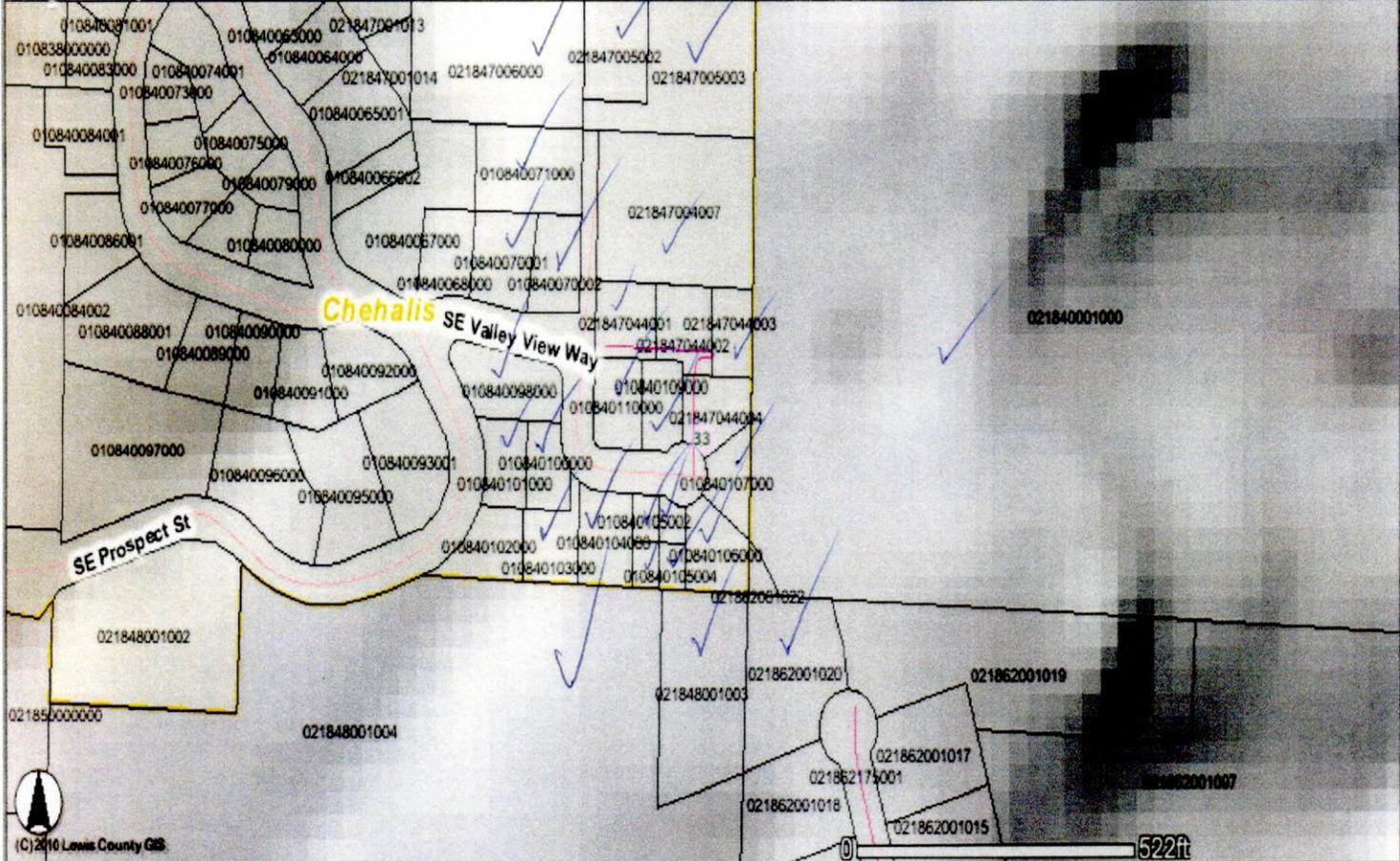
File: CU-16-002

Lewis County Web Map



Map of neighboring properties  
within 300 ft.

### Lewis County Web Map



**Notification list**  
**Neighbor's within 300 feet of 352 SE Day Ln and 360 SE Valley View Way**

Parcel #	Owners name and mailing address	
021847044001	J & K Adventures, LLC 790 S Market Blvd Chehalis, WA 98532	✓
<b>021847004007</b>	Mccord, Lynn 270 Se Valley View Way Chehalis, WA 98532	✓
<b>021840001000</b>	Taylor Timber Investment Company 130 Se Lynch Rd Shelton, WA 98584	✓
<b>021847044003</b>	Day, James R 475 SE Prospect St Chehalis, WA 98532-3215	✓
<b>010840107000 &amp; 010840109000</b>	J & K Adventures, Llc 790 S Market Blvd Chehalis, WA 98532	Dup
010840107000	Current Occupant 370 SE Valley View Way	✓
<b>010840106000</b>	Hubbard, R Kevin & Debbie A Po Box 1125 Chehalis, WA 98532-0169	✓ OK
<b>010840105001</b>	Kaiser, Steven P 365 Valley View Way Se Chehalis, WA 98532	✓ OK
<b>010840105004</b>	Mcconnell, Leslie 371 Valley View Way Chehalis, WA 98532	✓
<b>010840105003</b>	Robinson, Louise D Po Box 548 Chehalis, WA 98532-0548	✓
010804015003	Current Occupant 369 SE Valley View Way Chehalis, WA 98532	✓
<b>010840105002</b>	Bayne, Janis Po Box 381 Chehalis, WA 98532 0381	✓
010840105002	Current Occupant 367 SE Valley View Way Chehalis, WA 98532	✓
<b>010840104000</b>	Enbody, Joseph O & Joanne C 186 Alderwood Dr Chehalis, WA 98532-8678	✓
010840104000	Current Occupant 355 SE Valley View Way Chehalis, WA 98532	✓
<b>021848001003 &amp; 021862001020</b>	Depriest, Teddy G & Rosemarie Karin 243 Alderwood Dr Chehalis, WA 98532-8682	OK ✓
<b>021848001004</b>	Jorgensen Timber Llc Po Box 1503 Chehalis, WA 98532	✓

**Notification list**  
**Neighbor's within 300 feet of 352 SE Day Ln and 360 SE Valley View Way**

<b>010840103000</b>	Hilton, Amy 345 Se Valley View Way Chehalis, WA 98532	✓
<b>010840100000</b>	Busk, T Peter & Virginia H 2350 Limon Dr #344 Fort Collins, CO 80525	✓
0108401000000	Current Occupant 335 SE Valley View Way Chehalis, WA 98532	✓
<b>010840098000</b>	Tardiff, Donald W & Dolores L 315 Se Valley View Way Chehalis, WA 98532-4304	✓
<b>010840101000</b>	Iverson, Amy N & Conrad, David 540 Sw Prospect Dr Chehalis, WA 98532	✓
<b>010840070002</b>	Ferry & Valley View Properties, Lic 221 Alderwood Dr Chehalis, WA 98532	✓ OK
010840070002	Current Occupant 265 SE Valley View Way Chehalis, WA 98532	✓
010840070002	Current Occupant 267 SE Valley View Way Chehalis, WA 98532	✓
<b>010840070001</b>	May, Clifford V Jr & Susan M 320 Se Valley View Way Chehalis, WA 98532	✓
<b>010840071000</b>	Emerson, Karen Fmly Trst Dtd 5/31/16 5824 Kantor St Apt 26 San Diego, CA 92122	✓
010840071000	Current Occupant 245 SE Valley View Way Chehalis, WA 98532	✓
<b>021847006000</b>	Taylor, Travis 272 Frogner Rd Chehalis, WA 98532-9142	✓
021847006000	Current Occupant 249 Valley View Dr. Chehalis, WA 98532	✓
<b>021847005002 &amp; 021847005003</b>	Elloway, Simon Family Trust 16-2226 205 Se Valley View Way Chehalis, WA 98532-4300	✓ OK
<b>010840109000</b>	Current Occupant 350 Valley View Way Unit 1 Chehalis, WA 98532	✓
010840109000	Current Occupant 350 Valley View Way Unit 2 Chehalis, WA 98532	✓

**Notification list**  
**Neighbor's within 300 feet of 352 SE Day Ln and 360 SE Valley View Way**

<b>010840110000</b>	Boehm, William C 116 Woodcrest Dr Chehalis, WA 98532	✓
010840110000	Current Occupant 340 SE Valley View Way Unit 1 Chehalis, WA 98532	✓
010840110000	Current Occupant 340 SE Valley View Way Unit 2 Chehalis, WA 98532	✓

Exhibit 5



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 14, 2016

NOV 14 2016

Trent Lougheed, Interim Director  
City of Chehalis  
Community Development Department  
1321 South Market Boulevard  
Chehalis, WA 98532

Dear Mr. Lougheed:

Thank you for the opportunity to comment on the determination of nonsignificance for the SE Valley View Duplexes Project (SEPA-16-0012) located at 352 Southeast Day Lane and 360 Southeast Valley View Way as proposed by Kevin Klumper, K & K Adventures, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**WATER QUALITY: Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:

Trent Lougheed, Interim Director

November 14, 2016

Page 2

- a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
- b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(SM:16-5936)

cc: Chris Montague-Breakwell, WQ  
Kevin Klumper, K & K Adventures, LLC (Applicant)

NOV 14 2016 11/10/16  
NOV 14 2016

Community development department:

In response to the notice sent out regarding the two duplex units on Day Ln. + Valley View way I have concerns:

- ① you don't explain the sewer hook up. We had so much trouble in the past with sewer odors and certainly don't want that again!
- ② The increase in traffic — we have enough in this dead-end neighborhood & don't need more!
- ③ We already have a high water table and wonder if building on top of the hill will increase this & cause erosion.

Please seriously consider these concerns!

Thank you -

Sasan + Cliff May  
320 SE Valley View way.