



Building and Planning Department
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COPY

SEPA #:SEPA-21-0013

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Barghausen Consulting Engineers is proposing construction of a 1,001,625sq ft warehouse facility with parking, and improvements. The project area is zoned IL and is a permitted use in this zone. Lewis County Parcel #017800001009, 017800001010 and 017800003000

Proponent: Barghausen Consulting Engineers, 18215 72nd Ave S, Kent WA 98032

Location of proposal: 2844 Jackson Highway, Chehalis WA 98532

Lead agency: Chehalis Building and Planning Department

Chehalis Building and Planning Department has determined that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 4:00 PM **April 25, 2022.**

Responsible Official: Tammy S. Baraconi
Position/title Building and Planning Manager, City of Chehalis
Phone: (360) 345.2227
Address: 1321 S. Market Blvd, Chehalis, WA 98532

Signature: *Amelia Schwartz*
Amelia Schwartz for Tammy Baraconi **Date: April 11, 2022.**

You may appeal this determination to City of Chehalis – Building and Planning Department, 1321 S. Market Blvd., Chehalis, WA 98532. You should be prepared to make specific factual objections. All substantive appeals must be filed with City of Chehalis in writing with a \$500 fee plus the cost of the hearing examiner submitted by 4:00 PM on **April 25, 2022.** You may contact Tammy Baraconi to ask about the procedures for SEPA appeals.

CITY OF CHEHALIS COMPREHENSIVE PLAN

The proposed development is compatible with the following goals and policies of the City of Chehalis Comprehensive Plan:

Chapter 3, Land Use

LU.04.01 Encourage residential, commercial and industrial development at appropriate densities to meet population and employment demands.

Chapter 8, Economic Development

ED 2.1 Encourage the development of employment opportunities.

CONDITIONS OF THE MITIGATED DETERMINATION OF NONSIGNIFICANCE

1. A Construction Stormwater General Permit is required by the state Department of Ecology. 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.
2. The project must receive approval of the preliminary plat before construction begins. A final plat must be recorded with the Lewis County Auditor before final occupancy can be granted.
3. Landscaping must be done by a Washington state-licensed landscape architect as referenced in RCW 18.96.
4. The landscaping plan must address the plan for utilizing the onsite landscaping to mitigate light produced by the development.
5. Modification or construction of road approaches to Jackson Highway will require road approach permits from Lewis County Public Works.
6. As requested by the Lewis County Community Development Director, traffic mitigation must include:
 - a. Construction of a left turn lane for north bound at Jackson Hwy and Rush Road. Traffic volumes suggest a minimum of 125-feet of storage capacity. Final design shall be coordinated with the County for approval.
 - b. Construction of a two way left turn lane along the site's frontage on Jackson Hwy in accordance with County standards.
 - c. Coordination with Twin Transit and County for preferred locations and designs of pullouts along Jackson Hwy.
 - d. Final designs, locations, and construction of the above-mentioned items should be coordinated with the Lewis County Engineer.
7. Access to Rush Road has been proposed in the TIA, plans and updates for obtaining said access must be communicated to the City of Chehalis.
8. Any facility vehicles must be registered in the City of Chehalis, must display appropriate signage, and shall not be left to idle.
9. Lighting during and after construction must not interfere with nearby traffic or adjacent lots.
10. Noise mitigation must follow Chehalis Municipal Code 7.04.320 B, which makes it unlawful for certain activities associated with motor vehicles, emanation of sound from buildings, and uses of amplification devices. Noise mitigation plans must be submitted before the site plan approval can be issued.
11. Issuance of future permits are contingent upon approval and availability of services from Lewis County Fire District #6.

This decision considers comments received from the public, the Department of Ecology, Southwest Clean Air Agency, Twin Transit, Hillcrest Water Association, Lewis County, and City of Chehalis departments.

The environmental threshold determination is based on analysis of information contained in the following documents:

- SEPA Environmental Checklist prepared by Barghausen Consulting Engineers
- Preliminary Civil Plans prepared by Barghausen Consulting Engineers
- Traffic Impact Analysis and Revision prepared by Heath & Associates
- Preliminary Geotechnical Engineering Evaluation prepared by Amec Foster Wheeler Environment & Infrastructure, Inc
- Applicants Responses to Comments prepared by Philips Burgess PLLC March 2022
- Preliminary Architectural Plans designed by Helix Design Group
- Preliminary Landscape Plans designed by Jeff M. Varley, Licensed Landscape Architect
- Preliminary Stormwater Site Plan prepared by Barghausen Consulting Engineers
- Wetland and Fish and Wildlife Habitat Assessment Report and Conceptual Mitigation prepared by Soundview Consultants

NOTES:

1. The issuance of a Mitigated Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2018 International Fire Code, the 2018 International Building Code, the City of Chehalis Engineering Development Code (CMC Title 12) and the City of Chehalis Municipal Code (CMC Title 17) and all other applicable local, state, and federal regulations.
2. The Mitigated Determination of Nonsignificance is based on the applicant developing the site in accordance with the site plan as approved by City of Chehalis for the associated project.
3. If contamination is currently known or observed during construction, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Andrew Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-6316.
4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered pollutants. Any discharge of sediment-laden runoff of other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.
5. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the Lewis County health department for proper management of these materials.
6. Construction and earthmoving activities have the potential to generate excessive dust emissions if reasonable control measures are not implemented. SWCAA Regulation 400-040(2) requires that “no person shall cause or permit the emission of particulate matter from any stationary source to be deposited beyond the property under direct control of the owner or operator of the stationary source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited”. Furthermore, SWCAA Regulation 400-040(8)(a) requires that “the owner or operator of any source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions”. Violations of SWCAA Regulation 400-040 may result in civil penalties being assessed against the project operator and/or property owner.
7. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills shall take precedence over other work.

8. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstances) must stop and the following actions taken:
- Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
 - Take reasonable steps to ensure the confidentiality of the discovery site; and
 - Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned Tribes and all appropriate local, state, and federal agencies including the Department of Archaeology and Historic Preservation and the City of Chehalis Community Development. The agencies and Tribes(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.

If human remains are uncovered, the City of Chehalis Police Department shall be notified first, and the above steps followed. If the remains are determined to be of an Indigenous person, consultation with the affected Tribes will take place in order to plan for the final location of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

Thank you,

Amelia Schwartz
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CC:
SEPA Register