



Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
360.345.2229/Fax: 360.345.1039
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

SEPA #: UGA-SEPA-19-0002

Case #: UGA-CP-19-001

Notice of Application with optional DNS process

Description of proposal: Applicant proposes a twelve (12) unit condominium project. This project will have approximately 1200 cy of fill to fill in wetland. The applicant has procured wetland banking credits to offset the fill of the site for development. This parcel is zoned RUGA, Residential Urban Growth Area. As per CMC 17.78 this is a permitted use in this zone. Lewis Co Parcel number 017840006000.

Proponent: Kevin Hubbard, Hubbard and Sons Construction, PO Box 1125, Chehalis WA 98532

Location of proposal: 3040 Jackson Highway, Chehalis, WA 98532

Lead agency: Chehalis Community Development

Chehalis Community Development has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the 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 21 days from the date below. This may be your only opportunity to comment. Written comments must be received by July 24, 2020.

Responsible official: Tammy S. Baraconi
Position/title Planning and Building Manager, City of Chehalis - Community Development
Phone: 360.345.2229
Address: 1321 S. Market Blvd., Chehalis, WA 98532

Date: July 2, 2020 Signature: _____

You may appeal this determination to City of Chehalis - Community Development, 1321 S. Market Blvd., Chehalis WA 98532. Substantive appeals must be filed with City of Chehalis in writing with a \$500.00 fee submitted by 5:00 pm on July 24, 2020. You may contact Tammy Baraconi to ask about the procedures for SEPA appeals. Appeals must be specific to either procedures, substance, or both.

CITY OF CHEHALIS COMPREHENSIVE PLAN

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

Chehalis Comprehensive Plan Natural Environment Element

NE.09.02 Work with adjacent jurisdictions and Washington State Department of Transportation to establish a wetland mitigation bank to provide an alternative to individual stream and wetland mitigation projects associated with essential public projects.

MITIGATED DETERMINATION OF NONSIGNIFICANCE CONDITIONS

The applicant will bring in approximately 1200 cubic yards of fill to fill a wetland prior to construction. The applicant has worked with the Army Corps of Engineers and obtained permission to fill this wetland and mitigate the fill by purchasing wetland banking credits at the Chehalis Basin Mitigation Bank. All work on this permit must be done in compliance with the Army Corps permit #NWS-2016-1038 Jackson Highway Condominium Development.

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

- Environmental Checklist
- Wetland Delineation and Mitigation Plan created by Ecological Land Services
- Site Plan prepared by Todd Mason

Notes:

- The issuance of a Mitigated Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2015 International Fire Code, the 2015 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.
- The Mitigated Determination of Nonsignificance is based on the applicant developing the site in accordance with the site plan for twelve condominium units.
- 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 visible, 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 during business hours. For assistance and information about subsequent cleanup and to identify the type of testing that will be required contact Joseph Kasperski at (360) 407-6266.
- 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.
- 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 should take precedence over other work.
- 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 sit, including

1. Any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discovery site; and
3. 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 Centralia 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 Native, consultation with the affected Tribes will take place in order to mitigate the final disposition 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.

CC:

SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist)

Trent Lougheed, City Engineer