



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-21-0003

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Fuller Designs on behalf of McCallum Rock Drilling has applied to build a truck wash and fuel station. By law, the City is required to send notice to all property owners within 300 feet of this area. This may be the only opportunity you have to comment. This property is zoned IL, Light Industrial. As per CMC 17.78 this is a permitted use in this zoning classification. Lewis Co Parcel number 017539006000 and 017543003000.

Proponent: McCallum Rock Drilling, c/o Ramon Coronel, 1013 State Route 508 Chehalis WA, 98532

Location of proposal: 123 Habein Rd, Chehalis, WA 98532

Lead agency: Chehalis Building and Planning Department

Chehalis Building and Planning Department 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 14 days from the date below. Comments must be submitted by 4 PM August 26th, 2021.

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: August 12th, 2021**

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 submitted by 4:00 PM on August 26th, 2021. 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

LU.16 To promote industrial and economic development

CONDITIONS OF THE MITIGATED DETERMINATION OF NONSIGNIFICANCE

- As the project lies within the boundaries of the Port of Chehalis, the developer must follow all landscaping guidelines set forth by the Port of Chehalis Comprehensive Scheme. Landscaping must be done by a Washington state-licensed landscape architect as referenced in RCW 18.96.

This decision takes into account comments received from the affected agencies of Lewis County Community Development, Washington State Department of Ecology, and the Confederated Tribes of the Chehalis Reservation in addition to reviewal by City of Chehalis departments.

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

- Environmental Checklist
- Site plan prepared by Fuller Designs
- Drainage and Erosion report prepared by Fuller Designs

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 Stormwater Plan as approved by City of Chehalis and site plan for 123 Habein Rd.
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 visible, or is revealed by sampling, the Department of Ecology must be notified. Contact the Washington Emergency Management Division, 24/7 at 1.800.OILS.911 and the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) 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 SWRO, Toxics Cleanup Program 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. 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.
6. 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:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
 - c. 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.

Thank you,
Amelia Schwartz
City Planner
City of Chehalis Community Development
Office: 360.485.0373
aschwartz@ci.chehalis.wa.us

CC:
SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist)
Trent Loughheed, City Engineer