



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 #: SEPA-21-0009

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: RB Engineering proposes a project to improve parking areas associated with County operated offices and facilities to create a more cohesive "campus." The project area is zoned Essential Public Facility (Government), EPF(G) and Central Business District, CBD. Open parking is a permitted use in these zones. Lewis County Parcel #3881000000, 3868001000, 3877000000, 3868001000, 3797000000, 3744002000, 3752000000, 3793000000, 3796001000, 3790000000, 3804001000, 3802000000, 3801001000

Proponent: Doug Carey for Lewis County Facilities, 351 NW North St, Chehalis WA 98532

Location of Proposal: Multiple Locations, Downtown Chehalis Lewis County Parking

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 17, 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 9th, 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 23rd, 2021**. You may contact Amelia Schwartz 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.06.01 Promote the use of landscaping and design standards in new development or redevelopment.

LU.14.03 Promote quality design of commercial development through the use of landscaping standards, especially in parking lots and along site perimeters.

CONDITIONS OF THRESHOLD DETERMINATION

1. **This property is within a quarter mile of several known or suspected contaminated sites.** 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. 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. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.
2. A Construction Stormwater General Permit will be required prior to the start of work on the site.
3. Landscaping plans must be designed by a Washington state licensed landscaping architect and must show irrigation. These will be reviewed by the Community Development Department in addition to as-builts after completion and prior to final occupancy of the structures.

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

- Environmental Checklist
- Site Plans by RB Engineering
- Landscape Plans by Aspen Design Group

Notes:

4. 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.
5. 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 the parking site improvements.
6. 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. 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.

7. 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.

8. 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.
9. 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.

10. All survey monuments must be preserved and may not be covered by dirt, asphalt, or any other material.

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 via email