



Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
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COPY

SEPA #: SEPA-21-0011

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: RB Engineering on behalf of Heidi Pehl is proposing the construction of a new car dealership facility with sales, service, and parts departments. The building will be roughly 25,669 SF and constructed in one phase. The project area is zoned General Commercial, CG. Motor vehicle showroom/sales facility and motor vehicle repair garage are permitted uses in this zone. Lewis County Parcel #021612011022, 021612011023

Proponent: Heidi Pehl, PO Box 1227, Chehalis WA 98532

Location of Proposal: 2050, 2080 NW Louisiana Ave 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 DNS 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 **November 4th, 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: October 21st, 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 **November 4th, 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 8, Economic Development

ED 3.3 Maintain and expand infrastructure to service current and future commercial, industrial, and institutional users.

Chapter 3, Land Use

LU.17.06 Assist in promoting commercial and industrial uses on leased land under airport ownership.

CONDITIONS OF THE MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Any groundwork will require an on-site archaeologist if it could impact the native soils below the fill layer. If it is determined that none of the project activities will go below the fill layer, a standard Inadvertent Discovery Plan should be followed during all groundwork.
- Landscaping must be done by a Washington state-licensed landscape architect as referenced in RCW 18.96.

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

- Environmental Checklist
- Site Plans
- Critical Area Site Investigation Letter

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 and site plan as approved by City of Chehalis for this 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 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. For assistance with clean up contact Mr. Josh Weide at 360.529.7916 with the Ecology Southwest Regional Office.
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.

7. 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 Lougheed, City Engineer via email