



Building and Planning Department
1321 S. Market Blvd., Chehalis, WA 98532
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COPY

SEPA #: UGA-SEPA-21-0002

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Fuller Designs is proposing the construction of 56 tiny homes with a conservation area. This area is zoned RUGA, manufactured dwellings are permitted in this zone with conditions. Lewis County Parcel #017808001044 and 017808001006

Proponent: Fuller Designs; 1101 Kresky Ave, Centralia WA 98531

Location of proposal: 0 Jackson Hwy 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 4:00 PM **January 27th, 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: January 13th, 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 **January 27th, 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.04.02 Encourage development in areas where adequate public facilities and services already exist or can be provided in an efficient manner.

LU.04 To accommodate the 20-year projection for household and employment growth.

CONDITIONS OF THE MITIGATED DETERMINATION OF NONSIGNIFICANCE

- A privacy fence must be installed along interior property lines to block excessive lights and noise from affecting adjacent properties.
- Because of the high probability of artifacts on site, a Monitoring and Inadvertent Discovery Plan shall be submitted to the city and be approved prior to civil permits being issued.
- All grading and filling of land must utilize only clean fill, and all removed debris resulting from this project must be disposed of at a Health Department approved site.
- A Construction Stormwater General Permit is required by the state Department of Ecology. The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. 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.
- A Road Approach permit must be obtained through Lewis County Community Development.
- Full half street improvements are required along the entire Jackson Highway frontage.
- New or expanded development within the unincorporated Chehalis UGA shall meet the storm drainage and erosion control design and construction standards set forth under Article IV, Sections 12.04.340 (Stormwater management) and 12.04.350 CMC (Erosion control).
- The project must receive approval of the preliminary plat before construction begins.
- Stormwater systems must ensure that there are no stormwater impacts to Jackson Highway.

This decision considers comments received from the public, the Department of Ecology and Department of Archaeology & Historic Preservation, in addition to reviewal by City of Chehalis departments and contracted Engineering 3rd Parties.

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

- Environmental Checklist prepared by Fuller Designs
- Preliminary Civil Plans prepared by Fuller Designs
- Traffic Impact Analysis prepared by Heath & Associates
- Drainage and Erosion Control Report prepared by Fuller Designs
- Geotechnical Report prepared by All American Geotechnical
- Cultural Resources Report prepared by Antiquity Consulting

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 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 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 additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751. 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. 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.
6. 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.
7. 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
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