



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

SEPA #: SEPA-21-0012

## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description of Proposal:** The DLR Group is proposing a new recreation facility and outdoor field storage to replace the aging facilities, the former recreation building would be demolished according to plans. The project area is zoned EPF(I) and is a permitted use in this zone. Lewis County Parcel #005871071121

**Proponent:** DLR Group, 51 University Street #600, Seattle WA 98101

**Location of proposal:** 375 SW 11th St, 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 **November 16<sup>th</sup>, 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: November 16<sup>th</sup>, 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 plus the cost of the hearing examiner submitted by 4:00 PM on **November 16<sup>th</sup>, 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.04.02 Encourage development in areas where adequate public facilities and services already exist or can be provided in an efficient manner.

LU.02 To encourage the efficient use of land.

## CONDITIONS OF THE MITIGATED DETERMINATION OF NONSIGNIFICANCE

- A cultural resources report must be prepared by a certified archaeologist or historic preservation specialist, and the DAHP Tracking Code 2020-08-05279. The report shall contain the following items:
  - An Inadvertent Discovery Plan must be created and followed.
  - The current Gymnasium qualifies as an historic structure. If it is to be demolished, mitigation in the form of documentation must be conducted following current DAHP Mitigation Documentation Standards Level II, or, at minimum, labeled photos and scans.
  - The report shall be approved by a DAHP Built Environment Compliance Reviewer.
- The Inadvertent Discovery Plan shall be shared with all onsite contractors to ensure compliance.
- Clearing, grading, and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the state will require a Construction Stormwater General Permit through the Department of Ecology.
- A demolition permit from the Southwest Washington Clean Air Agency (SWCAA) will be required prior to applying for a demolition permit from the City of Chehalis. The City requires documentation of SWCAA approval before issuance of the City permit. The following information must also be addressed in the demolition process.
  - A copy of the AHERA asbestos inspection report must be posted for viewing at the project site. If the inspection reveals asbestos-containing materials to be present in the structure to be demolished, a Notice of Demolition, Notice of Intent to Remove Asbestos, and the AHERA asbestos inspection report must be submitted to SWCAA at least 10 days prior to the demolition. In addition to any required asbestos and lead abatement procedures, the applicant shall ensure that any other potentially dangerous or hazardous materials present are safely removed prior to demolition. All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the Lewis County health department prior to filling.
- This property is within a quarter mile of a known or suspected contaminated site. The site is I5 MP 76 North, FSID #1247905. A soil survey must be conducted by a soils specialist in the area of construction. This survey shall contain soil sampling, with analysis, and a plan for if contamination is suspected, discovered, or occurs during the proposed construction. If contamination of soil or groundwater is readily apparent, 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.

### All construction personnel shall be informed of the procedures for addressing suspected contamination.

This decision takes into account comments received from the affected agencies of The Quinault Indian Nation, Washington State Southwest Clean Air Agency, Washington State Department of Ecology, Lewis County, and Washington State Department of Archaeology and Historical Preservation, 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
- Preliminary Architectural and Civil Plans
- SWPPP and Stormwater Report
- Drainage Design
- Geotechnical Report

**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 **375 SW 11<sup>th</sup> St.**
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  
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[aschwartz@ci.chehalis.wa.us](mailto:aschwartz@ci.chehalis.wa.us)

CC:  
SEPA Unit  
Department of Ecology  
Lewis County  
SWCAA  
DAHP  
The Quinault Indian Nation  
DES  
Trent Lougheed, City Engineer