



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-21-0002
Conditional Use Permit #: CU-21-001

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Amended September 23, 2021

Description of proposal: Fuller Design on behalf of Lakewood Industries proposes 21 duplexes and a single 23-unit apartment building with parking, playground, and stormwater. Units will be individually owned condominiums with common area ownership by a homeowner's association. Project is proposed in two phases. The property is zoned RUGA, Residential Urban Growth Area. As per CMC 17.18.020 this is a permitted use in this zone with a conditional use permit. Lewis Co Parcel number 010799001000.

Proponent: Lakewood Industries, 12030 Sunrise Valley Drive, STE 450, Reston, VA 20191

Location of proposal: 2400 block of 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.110. 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 on October 6, 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

Date: September 23, 2021

Signature: _____

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 October 6, 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 2, Natural Environment

NE.07.03 Protect surface waters from impacts that degrade water quality and biological health. These impacts include, but are not limited to, elevation of stream water temperature, low, summer flow, stream channel damage, and sedimentation.

Chapter 4, Housing

H.03.01 Encourage new housing development through the Planned Unit Development procedure, provided that proposed development includes amenities and otherwise assures a high quality of environment for potential residents and adjacent areas.

MITIGATED DETERMINATION OF NONSIGNIFICANCE CONDITIONS

1. The northeast end of the property, adjacent to Hosanna Lane shall be shored up with ecology blocks and additional landscaping to reduce erosion.
2. An outdoor recreational area must be provided for children and adults. This may come in the form of a gazebo or covered picnic area with a barbeque grill and picnic tables, playground equipment, half basketball court, and/or another outdoor recreational opportunity. Plain grassy areas can not be substituted for play equipment. This must be included in the site plan and approved by staff prior to building permits being issued.
3. The landscaping must be completed by a licensed landscape architect. The preliminary landscaping plan shall be approved by Planning and Building Department prior to or concurrently with the building plans. Preliminary plans shall identify types of plants and provide enough options, so that if one type of plant is not available or viable you have a list of plants to select from and do not need to come back for approval. The preliminary plan shall also indicate the method using for watering the plants in the first three years.
4. "As-builts" for the landscaping shall be submitted to the City after completion of the installation of the approved plan. The final plans shall include a watering schedule if the owner chooses watering trucks or hoses for landscaping. If an in-ground sprinkler system is installed, the layout shall be included in the final landscaping plans.
5. The applicant has applied for wetland mitigation banking credits for the purpose of filling the existing wetland. If this process does not come to realization, the setbacks from the wetland shall be based upon the Critical Areas Report and Addendum conducted by Loowit Consulting Group, LLC. This report identifies the wetland as a Category III wetland with a 100 foot setback. Buffer averaging may be used for a portion of the setback requirements as identified in CMC 17.23.050 Buffer averaging. A mitigation plan may be required if the wetland is to remain.
6. Capacity of all utilities must be verified before civil permits can be issued. Verification of capacity for all utilities must be conducted by a licensed engineer. The developer will be responsible for constructing

any improvements necessary to the existing City utility systems in order to achieve applicable standards.

7. All development shall be done in compliance with the Geotech Report and Addendum completed by Curtis Cushman. All recommendations within the report and addendum shall be followed. Criteria for fill identified on page 4 of the addendum shall be provided to the City for review prior to the issuance of building permits. All required compaction reports conducted during development shall be submitted to the City for review.

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

- Environmental Checklist
- Civil plans created by Fuller Design
- Critical Areas report with addendum by Loowit Consulting Group, LLC
- Geotech Report with addendum by Curtis Cushman, LG, LEG
- Traffic Impact Analysis by Heath and Associates, Inc.

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: 2015 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 Jackson Villa IV in the 2400 block of Jackson Highway.
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 sit, 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 remover 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.

CC:
SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist and wetland report with addendum)
Trent Lougheed, City Engineer