



**Community Development Department**

1321 S Market Blvd. Chehalis, WA 98532

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The City of Chehalis has received an application for development of property described below. Please contact the SEPA Responsible Official if you have any questions and/or would like to submit written comments. Comments must be received prior to the end of business on the comment due date.

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

Issued: February 29, 2024

File no. SEPA-23-006

**Description of Project or Proposal:** A new mini-storage facility with standard enclosed units, as well as covered parking for larger vehicles. Site also will contain an office building, parking areas and covered wash bay. 1,690 CY of Cut and 23,200 CY of fill proposed. 3.25 acres of new impervious surface. Mapped wetland on site, previously mitigated through SEPO3-0041

**Applicant or Proponent:** Ron Travers / Travers Electric, [ron@traverselectric.net](mailto:ron@traverselectric.net)

**Location of Project or Proposal:** 110 Sturdevant Rd, Chehalis WA 98532 (Parcel No. 017703004001)

**Lead Agency:** City of Chehalis, Community Development Department

The Lead Agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, under the criteria and definitions contained in the SEPA rules. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize, or compensate for probable significant impacts.

An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030. The necessary mitigation measures are listed on the next page. The Environmental Checklist and other project documents are available on the City's website under public notices.

This MDNS is issued under WAC 197-11-320 and the comment period will end on **March 15, 2024**

SEPA Responsible Official: Malissa Paulsen, *Planner*

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Signature: Malissa Paulsen  
Malissa Paulsen, *Planner*

## 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.04.01 Encourage residential, commercial, and industrial development at appropriate densities to meet population and employment demands.

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

### MITIGATED DETERMINATION OF NON-SIGNIFICANCE CONDITIONS

1. The applicant shall develop the right-of-way in conformance with the applicable Engineering Development Code.
2. A preliminary landscape plan shall be submitted and approved before work may begin. The plan shall identify the following elements.
  - a. Must comply with the landscape requirements for each zone where development is proposed.
  - b. The landscaping plan must be created and stamped by a Washington State Landscape Architect.
  - c. Vegetation shall include a mix of trees, shrubs, and ground cover.
  - d. A final planting plan shall be submitted to the City within 45 days of completion of the planting.
3. If during development, including clearing and grading activities, or any project activity results in the discovery of archeological materials or human skeletal remains, project staff shall cease all development activities and notify the City of Chehalis Community Development Department and the Department of Archeology and Historic Preservation. Work shall not resume without authorization from both DAHP and the City of Chehalis Community Development Department.
4. Best Management Practices shall be used to prevent and contain erosion onsite during construction. A Certified Erosion and Sediment Control Lead (CESCL) shall monitor the site during construction.
5. A traffic generation report is required to be completed and submitted in compliance with CMC 12.64.030.
6. A Category I Critical Aquifer Recharge Area (CARA) overlaps a majority of the southern side of the parcel. Per CMC Chapter 17.26, activities may only be permitted in a critical aquifer recharge area if the proposed activity will not cause contaminants to enter the critical aquifer, and that the proposed activity will not adversely affect the recharging of the critical aquifer.

The proposed activities are not considered prohibited activities per CMC Chapter 17.26.040. In compliance with this regulation the following conditions are required:

- a. All stormwater runoff from the site's impervious surfaces must be collected and treated with manufactured treatment devices before being conveyed by metered release to a stormwater detention pond.
- b. The treatment basins shall meet the enhanced treatment criteria and ensure that no contaminants enter the aquifer.
- c. The development shall utilize appropriate BMPs during construction to ensure no contaminants enter the aquifer.
- d. All onsite stormwater shall be managed to meet WSDOE standards for both water quality and quantity.