



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. UGA-SEPA-24-001

Description of Project or Proposal: Removal of existing mobile loading docks adjacent to existing package facility, proposal adds a 1,700 SF modular loading dock building to the west of the existing building, and 1,663 SF square foot package vestibule building to the east of the existing building. Two concrete loading dock pads are proposed at the end of each of the proposed buildings, 780 SF and 1,560 SF respectively.

Applicant or Proponent: Jack Dinh, UPS Chehalis

Location of Project or Proposal: 183 N Hamilton Road, Chehalis WA 98532 (Parcel No. 017897016000)

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. 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.
2. 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.