



Building and Planning Department
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COPY

SEPA #:SEPA-22-001

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Fuller Designs is proposing the development of a new 46-stall RV park.

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

Location of Proposal: 0 Exhibitor Rd, Centralia (Chehalis City Limits); Lewis County Parcel #005605080007

Lead Agency: Chehalis Building and Planning Department

Chehalis Building and Planning Department has determined that this project 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 June 8, 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: May 25, 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 June 8, 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 Comprehensive Plan:
Chapter 3, Land Use

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

Chapter 2, Natural Environment Element

NE.13.00 To protect, conserve, and enhance the ecological functions of important fish and wildlife in riparian areas.

CONDITIONS OF THE MITIGATED DETERMINATION OF NONSIGNIFICANCE

1. A Construction Stormwater General Permit is required by the state Department of Ecology. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater.
2. Landscaping must be done by a Washington state-licensed landscape architect as referenced in RCW 18.96.
3. Salzer Creek must maintain a 150-foot-wide buffer, with only uses allowed by CMC 17.25.040.
 - a. Trails shall not exceed four feet in width and shall be surfaced with gravel or pervious material, including boardwalk.
 - b. The trail or facility shall be located in the outer 50 percent of the buffer area unless a location closer to the water body edge is required for interpretive purposes.
 - c. The trail or facility shall be constructed and maintained in manner that minimizes disturbance of the water body or buffer.
4. Untreated drainage must be located as far from the buffer edge as possible and in a manner that minimizes disturbance of soils and vegetation.
5. The mitigation measures from the Stream Buffer Enhancement Plan must be followed, with priority for enhancement, rather than recreation. Required mitigation shall be completed as soon as possible following activities that will disturb fish and wildlife habitat conservation areas and during the appropriate season. Mitigation shall be completed prior to use or occupancy of the activity or development. Construction of mitigation projects shall be timed to reduce impacts to existing wildlife and flora. CMC 17.25.070.
6. Preliminary plans following the Stream Buffer Enhancement Plan measures must be submitted to the City Planner and permit technicians before construction begins, and the final enhancement plans must be submitted to the City Planner and permit technicians before final occupancy is approved.
7. Fencing and other measures must be enacted to limit domestic animal entry, direct light and noise from the stream buffer area and surrounding properties. Light penetration into buffer areas and the water body shall be limited by locating areas requiring exterior lighting away from the conservation areas boundary or limiting light mounting heights to a maximum of four feet. Windows that will be lit at night should be minimized on the side of buildings facing conservation areas and buffers. CMC 17.25.080
8. This property is within a quarter mile of a known or suspected contaminated sites. If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300 and the Toxics Cleanup Program at (360) 407-6316.

This decision considers comments received from the public, the Department of Ecology, Lewis County, city departments, and contracted 3rd parties.

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

- SEPA Environmental Checklist prepared by Fuller Designs
- Preliminary Civil Plans prepared by Fuller Designs
- Traffic Generation Letter prepared by Fuller Designs
- Preliminary Landscape Plans designed by ARW Landscape Design
- Critical Areas Report prepared by Loowit Consulting Group, LLC
- Preliminary Drainage Report and SWPP prepared by Fuller Designs
- Geotechnical Report by Quality Geo NW, PLLC
- Stream Buffer Enhancement Plan prepared by Loowit Consulting Group, LLC

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 site plan as approved by City of Chehalis for the associated project.
3. 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.
4. 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 local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the Lewis County health department for proper management of these materials.
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
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CC:
SEPA Register