



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 #: UGA-SEPA-22-004
UGA-ST-22-0004

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant proposes a 225,000 gross sq foot warehouse to be used primarily as storage for distribution. The project will be developed in three stages with the first building 150 sq ft by 450 sq ft, single story with truck access. A portion of one parcel is located in Lewis County and a boundary line adjustment will be conducted to combine parcels and move a parcel line to the edge of the Chehalis UGA. Lewis County Parcel No. 017897017000, 017725005010, 017896006009, 017896006010, 017896006011, 017896006016. The property is zoned CG, General Commercial. As per CMC 17.78, this is a permitted use in this zone. Total site size is approximately 20 acres or 871,200 sq feet.

Proponent: Chris Aldrich, RB Engineering 91 SW 13th Street, Chehalis WA 98532 on behalf of Blue Sky Properties.

Location of proposal: 211 and 215 Hamilton Road, Chehalis WA 98532

Lead agency: Chehalis Building and Planning Department

The SEPA checklist and Notice of Application were routed for comments on August 19, 2022 with the initial comment period ending on September 2, 2022. Based upon comments received during that comment period, 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 in person or by visiting the City's website at <https://www.ci.chehalis.wa.us/building/uga-sepa-22-004>

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 and appeals must be submitted by 4 PM February 24, 2023.

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: February 10, 2023

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 August 15. 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 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.

MITIGATED DETERMINATION OF NONSIGNIFICANCE CONDITIONS

1. A traffic study must be submitted to Lewis County for review. A copy of their final decision shall be submitted to the City.
2. A boundary line adjustment (BLA) must be finalized prior to final occupancy of the first building. This BLA will require approval of both the City of Chehalis and Lewis County prior to recording.
3. A shoreline permit is required for work at this location. This permit must be received and issued by the City prior to the start of site work.
4. A National Pollutant Discharge Elimination System (NPDES) permit is required by the Department of Ecology. This permit must be applied for before work can begin.
5. A complete wetland enhancement/mitigation plan must be submitted for approval prior to construction. This plan shall address the setbacks established in the Aquatic and Wetland Assessment conducted by Robert Russell and updated on January 19, 2023. The plan shall contain at minimum:
 - a. Planting plan with approximate location of plants and species.
 - b. A list of plant species being proposed.
 - c. A maintenance plan. It must address care and maintenance for the first three (3) years after planting. The maintenance plan shall specifically include:
 - i. When the planting will occur.
 - ii. How the plants will be watered.
 - iii. Identify how and when the plants will be monitored.
 - iv. A replanting plan for dead and failing plants.

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

- Environmental Checklist prepared by RB Engineering
- Aquatic and Wetland Assessment by Robert Russell
- Site Plan and Preliminary Civil Plans created by RB Engineering
- Preliminary Drainage Report created by RB Engineering

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 and site plan for 211 and 215 N. Hamilton Road.
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.
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 site, 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 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 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)

Lance Bunker, Public Works Director via email

Lee Napier, Lewis County Community Development Director via email