

Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
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SEPA #: UGA-SEPA-22-007
UGA-ST-22-0004

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant proposes a 36,000 sq ft motorcycle/ATV showroom and shop facility with approximately 8,000 sq ft warehouse. As per CMC 17.78 this is a permitted use in this zone. Lewis Co Parcel number 017896006014 and 017897011001. Project size: approximately 4.7 acres, 204,732 sq ft.

Proponent: Jonathan Hubbert for JRHH Properties LLC


Location of proposal: 197 N. Hamilton Road, 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.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. The checklist was routed on December 21, 2022. This decision is based in part on those comments. Comments and appeals must be submitted by 4 PM April 3, 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: March 20, 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 April 3, 2023. The applicant is responsible for paying hearing examiner costs. 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 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 NONSIGNIFICANCE CONDITIONS

1. A preliminary landscape plan shall be submitted and approved before work may begin. The plan shall identify the following elements.
 - a. The landscaping plan must be created and stamped by a Washington State Landscape Architect.
 - b. Vegetation shall include a mix of trees, shrubs, and ground cover.
 - c. A final planting plan shall be submitted to the City within 45 days of completion of the planting.
 - d. A maintenance plan is required for the first three years. This plan shall identify how the plants will be watered and the schedule for doing so. If an in-ground sprinkler system is proposed, the plan for this system must be shown on the planting/landscape plan.
 - e. An annual report will be due for the first three years.
 - i. Year 1 shall identify the number and types of plants that are thriving and which ones, including quantities are failing.
 - ii. Year 2 shall identify the number and types of plants that are thriving and which ones, including quantities that are failing.
 - iii. Year 3 all plants that have been identified as failed in years one and two shall be replaced in kind.
2. Road approach permits must be applied for and received from Lewis County.

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

- Environmental Checklist
- Traffic Impact Analysis prepared by SCJ Alliance
- Preliminary civil plans prepared by JSA Civil

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 as currently adopted and amended at the time of complete application.

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 197 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. 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 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)

Jill Anderson, City Manager via email

Lance Bunker, Public Works Director via email

Rich Gushman, Interim City Engineer via email

Megan Sather, Lewis County, via email

Dylan Bass, WA Dept of Transportation via email

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