



DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Wilson Real Estate proposes a 11,700 sq ft professional office building, including driveways, parking, and frontage improvements.

Zoning Classification, CG- General Commercial. Lewis County parcels:

- 005606039002, 2510 Kresky Ave NE, Chehalis, WA.
- 005606039001, 2520 Kresky Ave NE, Chehalis, WA.

Proponent: Wilson Real Estate, 143 June Lane, Centralia, WA 98531

Location of proposal: 2510 Kresky Ave NE, Chehalis, WA 98532

Lead agency: Chehalis Building and Planning

Chehalis Community Development has determined that this proposal 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.

- The comment period along with the Notice of Application expired on January 11, 2023.
- There is no further comment period for this DNS. As per WAC 197-11-340(2); this agency will not act on this proposal for 14 days from the date below.

Responsible official: Tammy S. Baraconi, CFM
Position/title: Planning and Building Manager
Phone: (360) 345.2227
Address: 1321 S. Market Blvd., Chehalis, WA 98532

Date: January 31, 2023

Signature: *Nicholas Swanson*
Nicholas Swanson, City Planner
(for Tammy Baraconi)

You may appeal this determination to City of Chehalis - Community Development, 1321 S. Market Blvd, Chehalis, WA 98532. All appeals must be filed with City of Chehalis in writing with a \$700.00 fee submitted by 4:30 pm on February 14, 2023. You may contact Tammy Baraconi to ask about the procedures for SEPA appeals.

CITY OF CHEHALIS COMPREHENSIVE PLAN

The proposed plan is compatible with the following goals and policies of the City of Chehalis Comprehensive Plan.

Chehalis Comprehensive Plan

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

ED 2.1 Encourage the development of employment opportunities.

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

- Master Permit Application
- SEPA Checklist
- Geotechnical Report
- Fill and Grade Permit Application
- Site Plan
- Drainage Report

Notes:

1. The issuance of a 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 12.04) and the City of Chehalis Municipal Code (CMC Title 17).
2. The Determination of Nonsignificance is based on the applicant's proposal for a 11,700 sq ft professional office building, including driveways, parking, and frontage improvements.
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 Environmental Report Tracking System Coordinator at the Southwest Regional Office at 360.407.6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required contact the Toxics Cleanup Program at 360.407.6241.
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 or 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: Tammy Baraconi, Building and Planning Manager
Lance Butler, Public Works Director