



Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
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www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

SEPA-22-003
ST-22-0007

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant proposes a 4,000 sq ft orthodontics building with associated parking and stormwater design. Pursuant to CMC 17.63, the subject use is permitted within the CG – General Commercial zone. Lewis Co. Parcel number(s): 01048000000 and 010479000000.

Proponent: Peter Wagner, 140 Jeffries Rd, Chehalis, WA 98532-9620

Location of proposal: 1319 & 1327 Bishop Rd., 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. Comments and appeals must be submitted by 4 PM on June 2, 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: May 19, 2023 Signature: Ron Buckholt (for Tammy Baraconi)

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 June 2, 2023. 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.

NE.13.02 Manage aquatic and riparian habitats to preserve and enhance their natural function of providing fish and wildlife habitat in concert with Best Available Science through the Critical Areas Ordinance, the Shoreline Master Plan, and environment review.

MITIGATED DETERMINATION OF NONSIGNIFICANCE CONDITIONS

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

- Environmental Checklist
- Site Plan
- Trip Generation and Traffic Analysis
- Geotechnical Report
- Fill and Grade Permit

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. Project shall adhere to the findings and conditions stated in the approved Traffic Report, dated March 6, 2023.
3. Subject site is located outside of the regulated floodplain, however, the proposal shall adhere to the standards stipulated in CMC 17.22.
4. The Mitigated Determination of Nonsignificance is based on the applicant developing the site in accordance with the site plan and Stormwater Plan as approved by City of Chehalis associated with the subject site.
5. The proponent shall submit a landscaping plan, authored by a qualified professional landscape architect, which addresses the general commercial landscaping performance standards stipulated in CMC 17.63.070 (A-F).
6. 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 the Ecology Southwest Regional Office.

7. 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.

8. 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.
9. 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 Centralia 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)
City Engineer