



**Community Development Department**

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The City of Chehalis has received an application for development of property described below. Please contact the SEPA Responsible Official if you have any questions and/or would like to submit written comments. Comments must be received prior to the end of business on the comment due date.

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

Issued: November 2, 2023

File# ST-23-0008 / SEPA-23-002

**Description of Project or Proposal:** New 6,000 SF vet hospital, 2 future commercial buildings, and associated parking and stormwater facilities.

**Applicant or Proponent:** Dr. Brandy Fay, DVM

**Location of Project or Proposal:** 1268 NW State Street, Chehalis, WA 98532 (Parcel No. 004333003000)

**Lead Agency:** City of Chehalis, Community Development Department

The Lead Agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, under the criteria and definitions contained in the SEPA rules. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize, or compensate for probable significant impacts.

This Mitigated Determination of Non-Significance (MDNS) is issued under WAC 197-11-350(3); the Lead Agency will not act on this proposal for fourteen (14) days from the date of publication. Written comments must be received by **November 17, 2023**. Any appeal from this decision must be initiated consistent with the provisions of the Chehalis Municipal Code, Section 17.15.270. Appeals must contain factual statements directly related to the proposal to be considered.

An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available for public review during regular business hours at the office address listed below.

This determination is based on mitigation measures that adequately address potential impacts at the point of crossing and water quality degradation concerns.

This MDNS is issued under WAC 197-11-320 and the comment period will end on **November 17, 2023**

SEPA Responsible Official: Malissa Paulsen, *Planner*

Office/Mailing Address: 1321 S Market Blvd., Chehalis, WA 98532

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Signature: Malissa Paulsen

Malissa Paulsen, *Planner*

## 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 NON-SIGNIFICANCE CONDITIONS

1. The applicant shall construct new and improve existing frontage improvements along NW State Avenue and NW Sitka Street in conformance with the applicable Engineering Development Code.
2. 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.
    - 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, are failing.
    - iii. Year 3 all plants that have been identified as failed in years one and two shall be replaced in kind.
3. A Wetland or Critical Areas Memo and/or a Critical Areas Report with Wetland Delineation prepared by a Professional Wetland Scientist, shall be required. If a protected wetland is identified, a mitigation plan shall be provided.
4. A Stormwater Plan is required and shall follow the 2019 Stormwater Manual requirements.