



Community Development Department

1321 S Market Blvd. Chehalis, WA 98532

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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 20, 2023

File no. SEPA-23-004

Description of Project or Proposal: The project includes converting an existing private access road to a new Commercial Collector public roadway from NE Kresky Avenue to the subject property and existing commercial development on the adjacent parcel to the south.

Applicant or Proponent: John Braun, Raindrop Properties LLC

Location of Project or Proposal: 0 NE Kresky Avenue, Chehalis, WA 98532 (Parcel No. 021629002000, 021630003000)

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. A combined notice of application and public hearing was published on November 3, 2023. No written comments were received. 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 10, 2023**.

SEPA Responsible Official: Malissa Paulsen, *Planner*

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

Phone: (360) 557-9516 Email: mpaulsen@ci.chehalis.wa.us

Signature: _____

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. 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.
2. A Geotechnical Report shall be prepared by a certified geotechnical engineer, submitted, and reviewed before work may begin. The report shall identify geologically hazardous areas, proposed development in proximity to these areas, and best practices and recommendations as prescribed by the
3. If during development, including clearing and grading activities, or any project activity results in the discovery of archeological materials or human skeletal remains, project staff shall cease all development activities and notify the City of Chehalis Community Development Department and the Department of Archeology and Historic Preservation. Work shall not resume without authorization from both DAHP and the City of Chehalis Community Development Department.

SEPA ENVIRONMENTAL CHECKLIST

Hampe Road and Utility Improvement

RBE Project No. 19081

August 1, 2023

Prepared by:

RB Engineering



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A. Background

1. Name of proposed project, if applicable:

Hampe Road and Utility Improvement

RBE Project No. 19081

2. Name of applicant:

John Braun - Raindrop Properties

3. Address and phone number of applicant and contact person:

PO Box 1224

Chehalis, WA 98532

4. Date checklist prepared:

July 31, 2023

5. Agency requesting checklist:

City of Chehalis

6. Proposed timing or schedule (including phasing, if applicable):

Project is a single phase. Construction starting 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, proposed road will be extended up the hill to serve property owned by the applicant.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Geotechnical Report is being prepared by South Sound Geotechnical. Critical Areas Report is being prepared by Loowit Consulting. Traffic impact analysis for the proposed housing has been prepared by Jake Traffic.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

This project will include the following permits: NPDES Construction Permit, Grading, Site Development Permit, Conditional Use Permit, Utility Extension Permit, Right of Way permit for street work connecting at Kresky Ave.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project will include extending City utilities to serve the project's existing structure and future residential and commercial development east of the site. A new access road built per City standards will be constructed along with a new water system booster pump.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Property address(s) is 0 & 2501 NE Kresky Ave Ste A, Chehalis WA 98532, Parcel No.(s) 021630003000 & 021629002000, Section 20, Township 14N, Range 02W, W.M.

B. Environmental Elements

1. Earth

a. General description of the site:

Flat, Rolling, Hilly, Steep slopes, Mountainous, other: _____

b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope onsite is approximately 50%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per NRCS Soil Data Survey the following soils are present onsite: Buckpeak silt loam and Melbourne loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes, the Elks Lodge had previous slope stability issues that have been resolved and remedied through stabilization.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will include approximately 20,880 cy of cut and 33,500 cy of fill. Material will be from a local DNR approved mining operation.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Yes, however a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

28.8 percent of the property will be covered with impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Best Management Practices will be used to prevent and contain erosion onsite during construction. The project's SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitors the site during construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, there is an unnamed non-fish bearing stream that runs across one of the parcels.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. The Critical Area Report recommends a 100 ft stream buffer in accordance with City ordinance.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

A stream crossing with culvert is proposed on-site.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff by metered release to the downstream drainage system. Discharged stormwater will be routed to an unnamed stream on-site which conveys to Salzer Creek about 1,000 ft west of the site west of Kresky Ave.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Existing drainage patterns on the site will be maintained.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site has been formerly logged under DNR permit. Approximately 7 acres of vegetation will be removed to construct this project. Vegetation include: grasses, brush, deciduous and coniferous trees.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Landscaping will consist of both ornamental and native drought-resistant plantings. All disturbed areas will be revegetated.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other: _____

Mammals: deer, bear, elk, beaver, other: _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Yes, Pacific Flyway Migration Route.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

6. Energy and Natural Resources

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity will be used to provide energy for the completed project.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

7. Environmental Health

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No.

1. **Describe any known or possible contamination at the site from present or past uses.**

None.

a. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None.

b. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Household chemicals typical of residential apartment use.

c. Describe special emergency services that might be required.

None.

d. Proposed measures to reduce or control environmental health hazards, if any.

None.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short Term: Construction noise from equipment and building construction.

Long Term: Public, private and commercial vehicles accessing the completed project.

3. Proposed measures to reduce or control noise impacts, if any.

Construction will be limited to Monday through Friday, 7:30 to 4:30pm.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site currently has a multi-unit office building. Adjacent properties consist of designated forest and vacant land, and various commercial buildings. Two parcels within City of Centralia jurisdiction north of the project are owned by the applicant but are not proposed for development.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site was logged in 2007. The property has not been historically used for farmland.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No.

c. Describe any structures on the site.

The multi-unit office building has 6 units for a total of 13,548 SF.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

CG - General Commercial

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

No shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the County designated the site critical areas due to hydric soils and steep slopes.

i. Approximately how many people would reside or work in the completed project?

Based on 3 occupants per home, approximately 258 people may reside at completed development.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project requires a conditional use permit to develop multifamily residential use within the zone. Residential use in this area would be consistent with the Comprehensive plan for Chehalis.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

58 medium income market rate apartment units are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any.

Provide market rate housing within the City limits.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The future commercial businesses and homes will be designed to current building practices and use modern materials. The tallest building height would be roughly 25 feet for the two-story apartments.

b. What views in the immediate vicinity would be altered or obstructed?

The development will not block existing views.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Current design standards and materials will be used for the apartment buildings.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any.

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Various informal shopping and Southwest Washington Fairgrounds are within a mile of project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The site will provide open spaces and passive walking within the site.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no historic structures on site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

DAHP predictive model suggests the site is in a moderate to low area for cultural resources.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Specify inadvertent discovery protocols during earthwork. The site has been highly disturbed during timber production and road maintenance.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

An access road off of NE Kresky Ave is currently used to paccess the project site. This access will be improved to a city standard supporting the planned traffic from future development to the east and improved to a dedicated street. The project will access the public street in two locations.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No, nearest transit stop is .2 miles away.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Improvements will be made to provide a public street access through the site.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The combined multifamily residential use and commercial uses will generate 44 AM peak hour trips and 56 PM peak hour trips according to the TIA prepared by JTE.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

g. Proposed measures to reduce or control transportation impacts, if any.

Improvements to the Hampe Way street extension will be required to meet access requirements. The access will be designed to city street standards.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. Fire, police, health care and school services maybe needed for future residents.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will meet code requirements for fire protection, access, and public infrastructure. Future property owners will provide added tax base to the area.

16. Utilities

a. Check utilities currently available at the site:

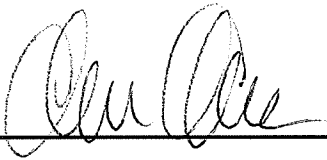
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sewer Service - City of Chehalis
Water Service - City of Chehalis
Gas Service - Puget Sound Energy (verify)
Phone Service - Lumen, Rainier Connect, Comcast
Cable Service - Dish Service, Comcast
Power - Lewis County PUD

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X  _____

Type name of signee: Chris Aldrich

Position and agency/organization: RB Engineers

Date submitted: 8-16-23

