



Community Development Department  
1321 S. Market Blvd., Chehalis, WA 98532  
360.345.2229/Fax: 360.345.1039  
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

SEPA #: UGA-SEPA-23-002  
Case #: UGA-ST-23-0002

## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description of proposal:** The applicant is proposing to construct a grain terminal facility on a 2.1 acre parcel to support the storage and rail transport of grain products from local farms. The project will consist of 6 hopper silos and 3 grain grains storage silos. An existing rail spur will be used to transport grain by rail. The project will also include a 16'x 40' (640 sq. ft.) ADA accessible office building and associated parking. Access will be from Maurin Road. Site development will require 3,550 cubic yards of fill.

**Proponent:** Port of Chehalis, 321 Maurin Road, Chehalis WA 98532

**Location of proposal:** 207 Maurin Road, Chehalis, WA 98532

**Lead agency:** Chehalis Community Development

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.

As per WAC 197-11-340(2); this agency will not act on this proposal for 14 days from the date below.

Responsible official: Malissa Paulsen  
Position/title: Planning and Building Manager  
Phone: (360) 345-2227  
Address: 1321 S. Market Blvd., Chehalis, WA 98532

Date: February 10, 2024

Signature: Malissa Paulsen

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 24, 2024. You may contact Malissa Paulsen to ask about the procedures for SEPA appeals.

## **MDNS Conditions of Approval**

1. Approval of this proposal is contingent on the approval of a proposed Boundary Line Adjustment (UGA-BLA-23-04) currently under review by the City of Chehalis.
2. A landscaping plan must be completed by a licensed landscape architect at the time of building permit application submittal.
3. Infrastructure to accommodate an Electric Vehicle Charging stall shall be in place prior to final project approval.
4. All outdoor lighting shall be shielded downward to prevent light pollution.
5. The applicant shall consult and comply with National Fire Protection Association (NFPA) standards 61 and 652 for the control of combustible dust in agricultural facilities.
6. Commercial address numbers shall be affixed to the face of the building.
7. Fire hydrants shall be installed and must be located no further than 400 feet from the farthest reach of any building.
8. Irrigation lines will require Double Check Backflow Assembly. If attaching a yard hydrant or any other access port to an irrigation line, then a Reduced Pressure Backflow Assembly will be required. A domestic line also requires Reduced Pressure Backflow Assembly.
9. The 8" fire line requires a Double Check Detector Assembly with a ground vault or an above-ground hot box.
10. Capital facilities charges will apply for the domestic, irrigation, fire lines, and sewer.
11. Installation or alterations of the sewer system requires compliance with Chehalis Municipal Code chapter 13.08 and the Department of Ecology Orange Book.
12. The stormwater facility must comply with the 2019 Ecology Stormwater Manual.
13. For the proposed half street the half street, 20' shall be paved, with an 11' lane, and a wide 9' shoulder that leaves room for future channelization needs when traffic increases deem it necessary.
14. Curb, gutter, sidewalk, street lighting, and hard piping of any existing open-air roadside storm ditches is required.