



City of Chehalis

Department of Community Development

1321 S Market Boulevard • Chehalis, WA 98532

www.ci.chehalis.wa.us • 360.345.2229

FINAL MDNS

Case No. SEPA -23-008

FINAL SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) OF PROPOSED ACTION

Description of Project or Proposal: Application for remaining portion of project in relation to SEPA-23-004. This portion proposes the development of 86 multi-family units, 195 parking spaces, and a new 5,600 SF commercial Office building. The steepest slope on site is approximately 50 percent. The proposal will include 20,880 CY of cut, and 33,500 CY of fill, fill material will be from local DNR approved mining operation.

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

Determination: The City of Chehalis completed an environmental evaluation including review of pertinent environmental information, following the provisions of the Washington State Environmental Policy Act (SEPA) under Chapter 43.21C, Revised Code of Washington (RCW), Chapter 197-11, Washington Administrative Code (WAC), and City of Chehalis Policy and Procedures. The City of Chehalis's SEPA determination concludes that environmental impacts of the proposal are not significant.

Supporting Information: Information used to reach this determination, including the Environmental Checklist and supporting documentation prepared and submitted for our review, applicable state laws, and City of Chehalis policies, regulations, and procedures are available for public review at the City of Chehalis Community Development Department, 1321 S Market Blvd, Chehalis, WA 98532.

Public and Agency Comment: The MDNS and Environmental Checklist for this project were circulated on February 17, 2024, and the comment period ended March 5, 2024. No comments were received.

Appeals: The City of Chehalis's decision on the proposal described above and the City's issuance of a Final MDNS on this proposal constitute the City of Chehalis's final SEPA decision. This SEPA MDNS determination may be appealed by filing an application with the Hearing Examiner within 14 days of the date of publication. A \$500.00 fee must be submitted with the appeal, the appellant will also incur all actual Hearings Examiner costs and public noticing fees.

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

Date: May 13, 2024

Signature: Malissa Paulsen



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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 develop the right-of-way 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.
3. 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 Geotechnical Engineer.
4. 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.
5. All best practices, recommendations, and environmental considerations as laid out in the Critical Areas Report shall be acknowledged on the face of the site plan, implemented during and after the development phase, and continued as necessary or required.