



**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: February 16, 2024

File no. SEPA-23-008

**Description of Project or Proposal:** Application for remaining portion of project in relation to SEPA-23-004. This portion proposes development of 86 multi-family units, 195 parking spaces, and a new 5,600 SF commercial Office building. 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

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.

An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030. The necessary mitigation measures are listed on the next page. The Environmental Checklist and other project documents are available on the City's website under public notices.

This MDNS is issued under WAC 197-11-320 and the comment period will end on **March 1, 2024**

SEPA Responsible Official: Malissa Paulsen, *Planner*

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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 the proposed road 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 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.