



SEPA #: 2023 0640

Date: December 12, 2024

NOTICE OF APPLICATION AND MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Construction a 26-lot residential subdivision and all associated infrastructure in up to three phases: Phase I: preliminary plat and civil plan approval. Phase II: infrastructure work and final plat approval. Phase III: Building Construction

Proponent: Columbia View Group, LLC
Kessi Engineering
James Kessi, PE

Location of proposal: 3802 Russell Road, tax parcel no. 02191-002-000

Date of Application: September 28, 2023

Date of Notice of Completeness: December 11, 2024

Lead agency: Centralia Community Development

Project Permits: SEPA, Subdivision, Civil Plan, Building, Floodplain Development

Environmental Documents on file: SEPA checklist, Geotechnical Report

The City of Centralia Community Development Dept. has determined this project does not have a probable significant adverse impact on the environment with mitigating conditions. 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. The proposal will include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. This information is available to the public upon request.

Notes and conditions:

1. Work may not commence until all required permits and approvals are obtained.
2. Pursuant to CMC 16.04.100.F and CMC 16.04.160.B, mitigation fees will be required for adverse impacts related to traffic, schools, floodplain, etc. that cannot be mitigated by

development plan alteration(s). The exact amount of the fee(s) will be determined at the time of civil and construction plan review and must be satisfied prior to the issuance of any permits.

3. A full cultural resource study may be required. If not, in the event archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing a 100' buffer depending on circumstances) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site; including but not limited to, covering, stabilization, etc.
 - b. Take reasonable steps to ensure the confidentiality of the discovery site.
 - c. Take reasonable steps to restrict access to the discovery site.
 - d. The proponent shall notify the concerned Tribes and all appropriate local, state and federal agencies including the Dept. of Archaeology and Historic Preservation and the City of Centralia Community Development. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding actions to be taken.

This MDNS is issued under WAC 197-11-350; the City of Centralia will not act on this proposal for 15-days from the date of publication.

Comments are due by: December 30, 2024. Comments and inquiries may be submitted to the responsible official at:

Responsible official: Hillary Hoke
Position/title: Asst. Director, Centralia Community Development
Phone: (360) 330-7684 Email: hhoke@cityofcentralia.com
Address: PO Box 609, Centralia WA 98531

The complete application may be viewed at the Community Development Dept. located at 118 W Maple, Centralia, WA 98531, during regular business hours, M-F. Any person(s) may comment on the proposal, in writing, via mail or email at the addresses above. You may appeal this determination to City of Centralia - Community Development. All appeals must be filed in writing, with the appropriate fee, by 5:00 pm on January 6, 2024. You should be prepared to make specific factual objections. If you have any questions regarding the SEPA or appeal processes please contact the Responsible Official.