PORT OF CENTRALIA

NOTICE OF SEPA THRESHOLD DETERMINATION AND ADOPTION

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: 12/21/2024

Description of proposal: The initial phase of the proposed project will construct one warehouse use building totaling approximately 604,740 SF on an approximate 34-acre site, and the Gallagher Road Extension, located on the west side of Harrison Avenue. The second phase will include construction of two additional buildings totaling approximately 400,000 square feet of building area on about 20.7 acres. In addition to building and road construction, the project will also include grading activities, paved truck maneuvering and truck and vehicular parking areas, landscaping, water and sanitary sewer extensions, stormwater system improvements and franchise utility extensions. Frontage road improvements along Harrison Avenue and an 800-foot offsite sanitary sewer extension to provide sewer service to the site will be completed by the City either under an ULID or other type of funded project. One residence and several outbuildings will be removed as part of the project. Access to the phase one project is proposed via two driveways onto Harrison Avenue, one will be an emergency only access and the second one will be a passenger vehicle only access. Access to the second phase will be provided by two driveways from the Gallagher Road Extension. The Gallagher Road Extension is a planned roadway that will start at Harrison Road at its east end and extend westward, terminating at a new roundabout that will facilitate truck access to the phase two project site.

Applicant: Dennis Rice, Logistics Property Company, LLC. 1100 Bellevue Way NE Suite 8A-No.238, Bellevue, WA 98004.

Location of proposal, including street address, if any: The proposal is located along Harrison Avenue, located within the City of Centralia Urban Growth Area. The numbers of the parcels involved in the proposal are 024006016001, 023992001000, 024003000000, 023941000000, 023999000000, 023998000000, 024000000000, and 024004000000.

Title of document being adopted: Moe/Dahl Grading MDNS

Date adopted document was prepared: May 5, 2011

Agency that prepared the document being adopted: Port of Centralia

Lead agency: Port of Centralia

The lead agency has identified the adopted document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker. The lead agency for this proposal has determined that it 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) and WAC 197-11.

This determination was made after review of a SEPA environmental checklist and other information on file with the lead agency, and after considering mitigation measures required by existing laws and regulations that will be implemented as part of consistency with the Port of

Centralia Port Master Plan and the City of Centralia review process and other agency approvals. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request to the Port of Centralia at 3808 Galvin Road, Centralia, Washington 98531.

The lead agency for this proposal has also determined that the following mitigation measures are necessary to issue a Determination of Non-Significance for the proposal.

MITIGATION MEASURES

1. All other required government permits and approvals shall be obtained.
2. All development shall conform to the applicable requirements of the Port of Centralia Industrial and Commercial Parks Master Plan, and of the zoning standards, critical area regulations, stormwater regulations, environmental performance standards, engineering standards, and adopted building and energy codes of the City of Centralia and/or Lewis County.
3. Site structures must be inspected for regulated hazardous materials prior to disturbance and if confirmed present, abated in compliance with local, state and federal regulations before demolition occurs.
4. Prior to obtaining a certificate of occupancy for Phase 1, Gallagher Road shall be constructed to a length of approximately 1,000 linear feet, as depicted on the site plan submitted with the SEPA application for Phase 1.
5. Pursuant to CMC 16.04.100.F and CMC 16.04.160.B, mitigation fees may be required for adverse impacts related to traffic, schools, floodplain, etc., that cannot be mitigated by development plan alteration(s). However, such fees may be subject to credit for the value of the improvements dedicated to the public, including but not limited to the Gallagher Road extension and associated Right of Way improvements. The exact amount of the fee(s), if any, will be determined at the time of civil and construction plan review and may be due prior to the issuance of any permits.
6. The development shall comply with applicable critical area regulations for WDFW priority habitat identified in the Critical Area Study prepared by Confluence Environmental Company, dated August 2024, which may include preparation of a habitat management plan.
7. An inadvertent discovery plan shall be created and submitted to the City of Centralia as part of future City permit applications that involve clearing or grading on the proposal site. If any cultural resource artifacts or human remains are found during construction and excavation activities, the developer shall immediately halt work in the area per the requirements of the inadvertent discovery plan and contact the Washington State Department of Archaeology and Historic Preservation, the Chehalis Tribe, and the Cowlitz Tribe.

Notes:

A. This finding is based on review the following documents submitted by the Applicant:
   a. SEPA Checklist for Phase 2 site, dated March 31, 2011
   b. SEPA Checklist for Phase 1 and Phase 2 sites dated December 12, 2024
   c. Cultural Resource Consultants, Inc., "Technical Memo 1105M-1" dated July 8, 2011
   d. Westland Engineering and Environmental Services, "Cultural Resources Assessment for the Logistics Property Development Project, Centralia, Lewis County, Washington" dated September 4, 2024
   e. Georesources Earth Sciences and Geotechnical Engineering, "LPC Acquisition Company, LLC | Fords Prairie Industrial Park Bldg. 1 Proposed Warehouse" dated August 9, 2024

f. Georesources Earth Sciences and Geotechnical Engineering, "Geotechnical Engineering Report, Proposed Gallagher Road Extension" dated November 27, 2024
g. Transportation Engineering NorthWest for Port of Centralia Park 1, "Memorandum" dated June 5, 2024
h. Transportation Engineering NorthWest for Phase 1 parcel, "Memorandum" dated July 30, 2024
i. Confluence Environmental Company for Phase 1 parcel, "Fords Prairie Industrial Park Bldg. 1" dated August 2024
j. Nelson Inc. site plan for Phase 1 parcel, "Proposed Development" dated 8/19/2024
k. Barghausen Consulting Engineers, Inc. "Alta/NSPS Land Title Survey" dated 8/14/2024
l. Barghausen Consulting Engineers, Inc. "Concept Grading, Storm, & Utility Plan" dated 8/20/2024

B. Issuance of this threshold determination does not constitute approval of the proposal for construction. This proposal will require review and approval by the Port of Centralia and the City of Centralia and will be reviewed for compliance with all applicable plans and codes which regulate development activities. This proposal will also require approvals by other agencies as listed in the SEPA environmental checklist. These approvals and requirements are not inclusive, as some approvals and code requirements can only be confirmed and/or reviewed upon submittal of construction permits.

☑ There is a 14 day comment period for this MDNS

☐ There is no comment period for this MDNS.

Responsible official:	Kyle W. Heaton
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Date:

Signature 