

Lewis County Master Site Review



Community Development • 125 NW Chehalis Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

Step 1 Site Analysis Status: CONDITIONALLY APPROVED

Parcel Number(s): 021323005000

Master Site Review #: MSR25-0595

Applicant's Name: CITY OF CENTRALIA

Review #: 1

Project Proposal: 680,000 Gallon Water Storage Tank and Site Improvements

Associated Planning Permits: None

Zoning: Rural Development District (RDD-10)

Conditions of Approval

- 1 Any change in the project from the current proposal requires further review.
- 2 All other required local, state, and federal permits are required to be obtained by the applicant including all permits listed on page two of this Master Site Review.
- 3 An Administrative Approval Application is required for the proposed Rural Government Service in RDD-10.
- 4 The State Environmental Policy Act Checklist (SEPA) is required due to proposed tank exceeding 10,000 gallons per WAC 197-11-800(2)(h). The SEPA and Adminstrative Approval are required to be submitted together for processing.
- 5 A Wetland Report is required to be submitted with your SEPA as the proposed location is on a mapped hydric soils layer.

The current proposal is in compliance with the Critical Area Ordinance. If the project changes from the current scope, a review of the following critical areas may be required.

- Wetlands Review – due to the site's proximity to mapped wetlands or hydric soils.

Final Planning Approval

Review Approved by:  Date: 09/17/2025

Review Completed By: Preston Pinkston, Planner

Step 2: Land Use Permitting

Step 2 permits and applications are required to be approved prior to submittal of Step 3 permits:

Administrative Approval

Special Use Permit

SEPA

JARPA (Shoreline Permitting)

Step 3: Development Permitting

Required applications for the proposal described (more applications/information may be required after further review):

Water

- Well Log for Individual Well
- Water Availability Notification
- Municipal WAN
- Two Party/Shared Well
- Group B Well
- Arsenic Testing
- Water Purveyor Consent Form

Sewage Disposal

- Septic Permit
- Septic Connection/Reconnection
- Sewer Availability

Other

- Flood Development Permit
**Pre/Post Elevation Certificate may be required*
- Road Approach
- Fill and Grade
- Stormwater
- Building or Placement Permit
- Building (Change of Use)
- Improvements Necessary for Fire Access
- Demolition Permit
- Energy Code Compliance

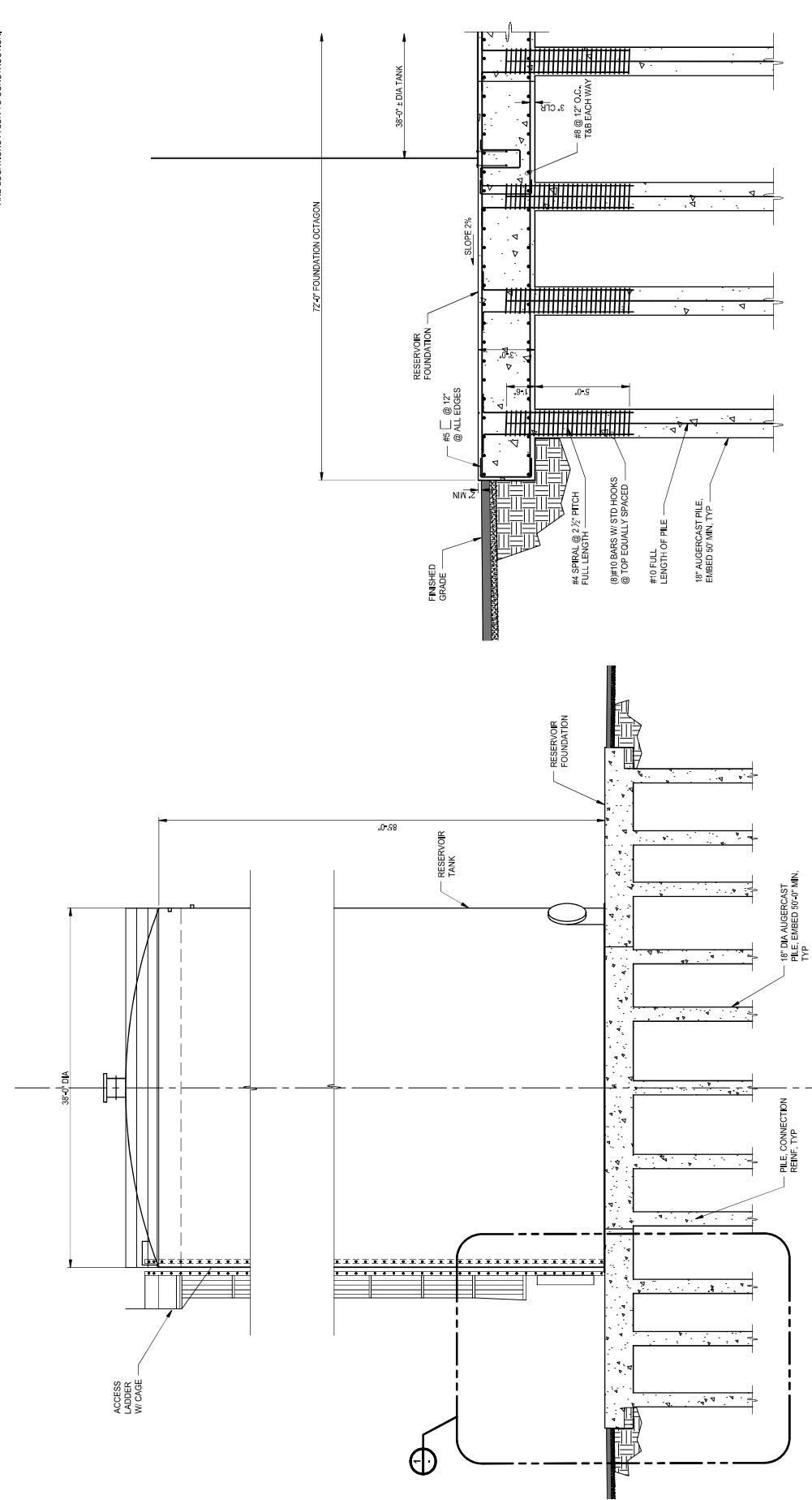
**Building may require engineering depending on plans*

WRRA: 23 Upper Chehalis

**If the well is drilled after January 19, 2018 and you are located in the Chehalis (23), Nisqually (11) or Deschutes Water Basin(13), a \$500 fee and covenant restricting water usage may apply*

NOTES

1. CONTRACTOR SHALL VERIFY DIMENSIONS, ELEVATIONS
AND LOCATIONS PRIOR TO CONSTRUCTION.



60 % REVIEW SUBMITTAL
NOT FOR CONSTRUCTION

DRAWING NO.
X OF 91
S3

**RESERVOIR SECTIONS
AND DETAILS**

PROJECT NAME: CITY OF CENTRALIA
SEMINARY HILL RESERVOIR AND WATERMAIN
PROJECT NO. PWW2023-302
CENTRALIA, VA



PR

PRINTED BY: JAMES W. WAGNER

1019 39th Avenue S, Suite 100 • Puyallup, WA 98374

PH: 253.254.6500

DATE: SEPTEMBER 2025

ONE INCH AT FULL SCALE
TECHNICAL DRAWING
PS-2023-07072-S2
S3

APPROVED
JAMES WAGNER

REVISIONS

DATE

BY

DRAWN, LINED
D. PETERSON

CHECKED
S. WAGNER

APPROVED
JAMES WAGNER

DATE

2025

Lewis County Community Development

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Master Site Plan Application

For a complete Master Site Reivew application, you will need:

- Completed 'Master Site Plan Application'
- Site plan that includes all items listed on the 'Site Plan Requirements' handout (attached)
- Associated fees: \$450 Master Site Review / \$150 Minor Review Fee (Fee Includes \$50 Administrative Fee)

Full Project Description: Install 300,000 gal. water resrvoir and approximately 20,825 LF of 10-inch

Tax Parcel Number (s): ROW at Duffy/Seminary Hill intersection to 021323005000

Site Address: 2353 Seminary Hill Road

Owner's Name: City of Centralia

Owner's Address: 1100 N Tower Avenue

Owner's Phone Number: 360.330.7512 Owner's Email: cstone@cityofcentralia.com

Applicant Information:

Name: Chris Stone, Water Operations Manager

Mailing Address: 1100 N Tower Avenue, Centralia, WA 98531

Phone Number: 360.330.7512 ext. 6000 E-mail: cstone@cityofcentralia.com

Acknowledgment

I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review, and inspections. I also understand that my failure to grant permission to enter may result in denial or withdrawal of a permit or approval. By my signature below, permission is granted for representatives of the Community Development, Environmental Services, and Public Works Department to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections or reviews.

I/We certify that all plans, specifications and other submissions required in support of this application conform to the requirements of all federal, state, and local codes and applicable laws and ordinances; and I certify that I am either the current legal owner of this property or their authorized representative. With this document, I take full responsibility for the lawful action that this document allows.

I certify that I have read and understand the limitations and conditions of Lewis County Code and agree to comply with all conditions of approval. I understand that any permits issued by Lewis County, consistent with the attached site plan, are valid ONLY if construction is in according to this plan and all other conditions of the permit are followed. By my signature below, I affirm that all the information and documents provided with this application are true and accurate to the best of my knowledge.

Signature: Chris Stone

Date: 7-28-2025

Check one: Owner

Authorized Agent