



Master Site Review

Step 1 Site Analysis Status: **CONDITIONALLY APPROVED**

Parcel Number(s): 019450000000

Master Site Review #: MSR26-0424

Applicant's Name: VOLK, DUANE ALLAN & AMY C

Project Proposal: Single Family Residence, Residence to ADU Change of Use, Septic Installation, Driveway Extension, and Well

Associated Planning Permits: None

Zoning: Agricultural Resource Land

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 JARPA- The Joint Aquatic Resources Permit Application (JARPA) is required due to the proposed location within a Shoreline Jurisdiction. Based on the information provided, the proposal will require a Shoreline Substantial Development Permit as an Accessory Use.
- 4 A Shoreline Burden of Proof Statement detailing how the proposal is compliant with all applicable sections of the SMP is required to be submitted with the JARPA.

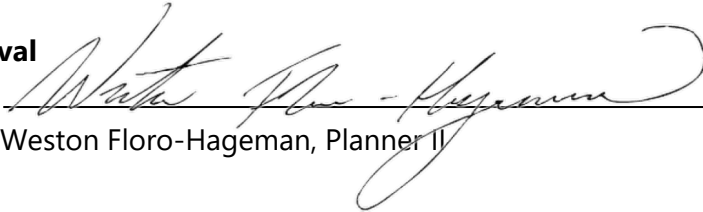
The current proposal is in compliance with the Critical Area Ordinance. If the project changes from the current scope, a review of the following critical areas may be required:

- Wetlands Review – due to the site's proximity to mapped wetlands or hydric soils.
- Shoreline review – as a result of the proximity of the site to shoreline jurisdiction, as identified in the Shoreline Master Program.
- Critical Aquifer Recharge Areas Review – due to the proximity of the site to a mapped critical aquifer recharge area.
- Floodplain Development Review – due to the proximity of the site to a 100-year floodplain (Flood Zone A)
- An adjacent property is a designated Agricultural Resource Land, Forest Resource Land or Mineral Resource Land. Additional setbacks may apply, pursuant to LCC 17.30 unless otherwise approved.

The following notices are provided for the proposal:

- The subject property is within or near land designated for long-term commercially significant resource use in which natural resource activities are permitted and encouraged, including a variety of activities that may not be compatible with residential or other types of development. These activities may be conducted over periods that extend beyond the normal workday and/or work week and produce noise, dust, smoke, visual impacts, and odors. When performed in accordance with best management practices, these resource utilization activities are to be expected and shall not be subject to legal action or public nuisance.

Final Planning Approval

Review Approved By:  Date: 06/09/2026

Review Completed By: Weston Floro-Hageman, Planner II

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)
- ☐ None

Step 3: Development Permitting

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

WATER

- ☐ Well Site Inspection
- ☒ Well Log
- ☐ Water Availability Notification
- ☐ Municipal WAN
- ☐ Group B Well
- ☐ Arsenic Testing
- ☐ Water Purveyor Consent Form
- ☐ Two Party/Shared Well

SEWAGE DISPOSAL

- ☒ Septic Permit
- ☐ Septic Connection/Reconnection
- ☐ Sewer Availability

WRIA: 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.*

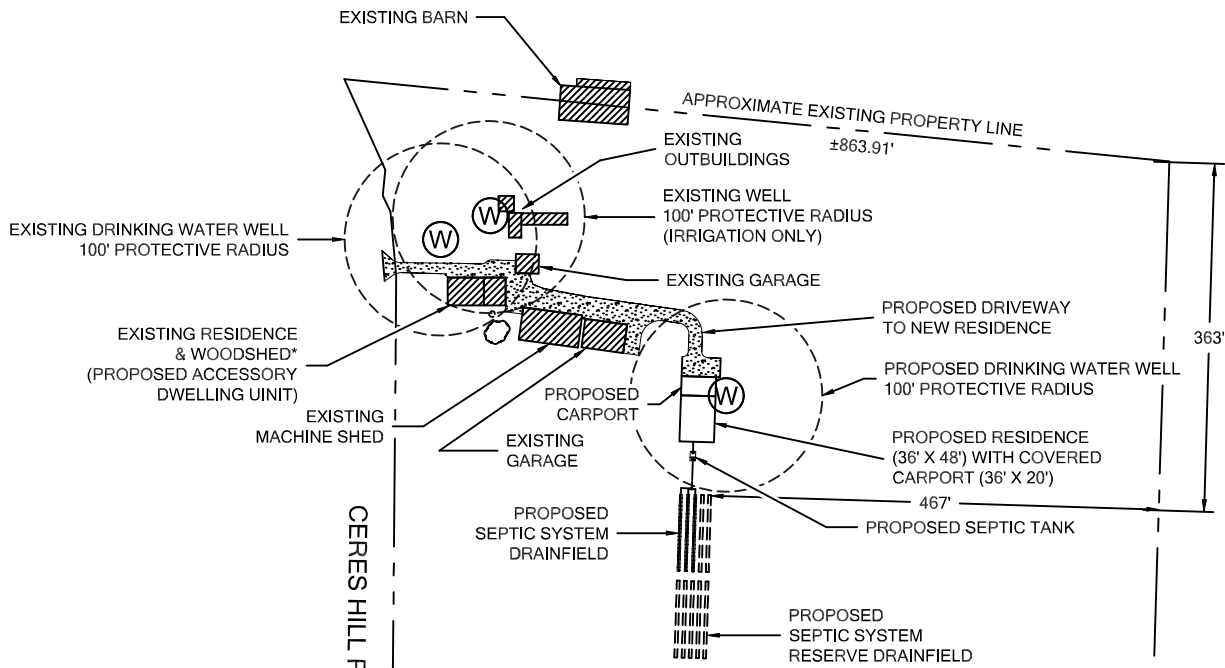
OTHER

- ☐ Road Approach
- ☒ Address - ADU
- ☒ Flood Development Permit
**Pre/Post Elevation Certificate may be required.*
- ☐ Airport Obstruction Zone Permit
- ☐ Fill and Grade
- ☐ Stormwater

BUILDING

- ☒ Building or Placement Permit
- ☒ Building (Change of Use)
- ☐ Demolition Permit
- ☒ Energy Code Compliance

**Driveway will be reviewed for emergency service access*



APPROVED

By Weston Floro-Hageman at 10:33 am, Jun 09, 2026

SITE MAPPING DATA COLLECTED USING JUNIPER SYSTEMS REALTIME SUBMETER GPS GEODE

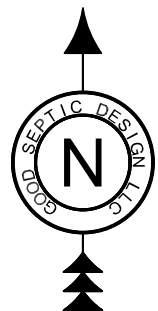
PROPERTY BOUNDARY SHOWN AS DESCRIBED BY: BLUHM SURVEYING AFN: 3540039

THIS MAP IS INTENDED FOR USE AS A SITE PLAN IN OBTAINING PLANNING AND HEALTH DEPT. APPROVAL FOR THE SEPTIC PERMIT.

THIS IS NOT A SURVEY.

THE PROPOSAL IS TO CONSTRUCT A NEW, SINGLE-FAMILY RESIDENCE AND APPURTENANCES.

*THE EXISTING RESIDENCE IS TWO BEDROOMS AND 1150 SQUARE FEET. THIS RESIDENCE WILL BE RE-DESIGNATED AS AN ACCESSORY DWELLING UNIT TO THE PROPOSED SINGLE-FAMILY RESIDENCE.



Goode & Associates

Septic System Design/ Land Use Consulting

Wetland Determinations

CAD Drafting

512 W Center St., Centralia WA 98531 (mail only)

360-736-5218

jeannie@goodsepticdesign.com

CAD DWG: 2025-66 VOLK.DWG

JOB #: 2025-66

DRAWN BY: JY

DATE: 11-18-25; REV 5-18-26

SCALE: 1" = 200'



VOLK SITE PLAN FOR 360 CERES HILL ROAD

PREPARED FOR: DUANE & AMY VOLK

SITE ADDRESS: 360 CERES HILL ROAD
CHEHALIS WA 98532

TAX PARCEL ID #: 019450000000

PAGE 1 OF 2

CERES HILL ROAD

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SYMBOLS LEGEND

	SOIL TEST PIT LOCATION
	WATER SUPPLY WELL
	PROPOSED POWER
	APPROXIMATE PROPERTY LINE

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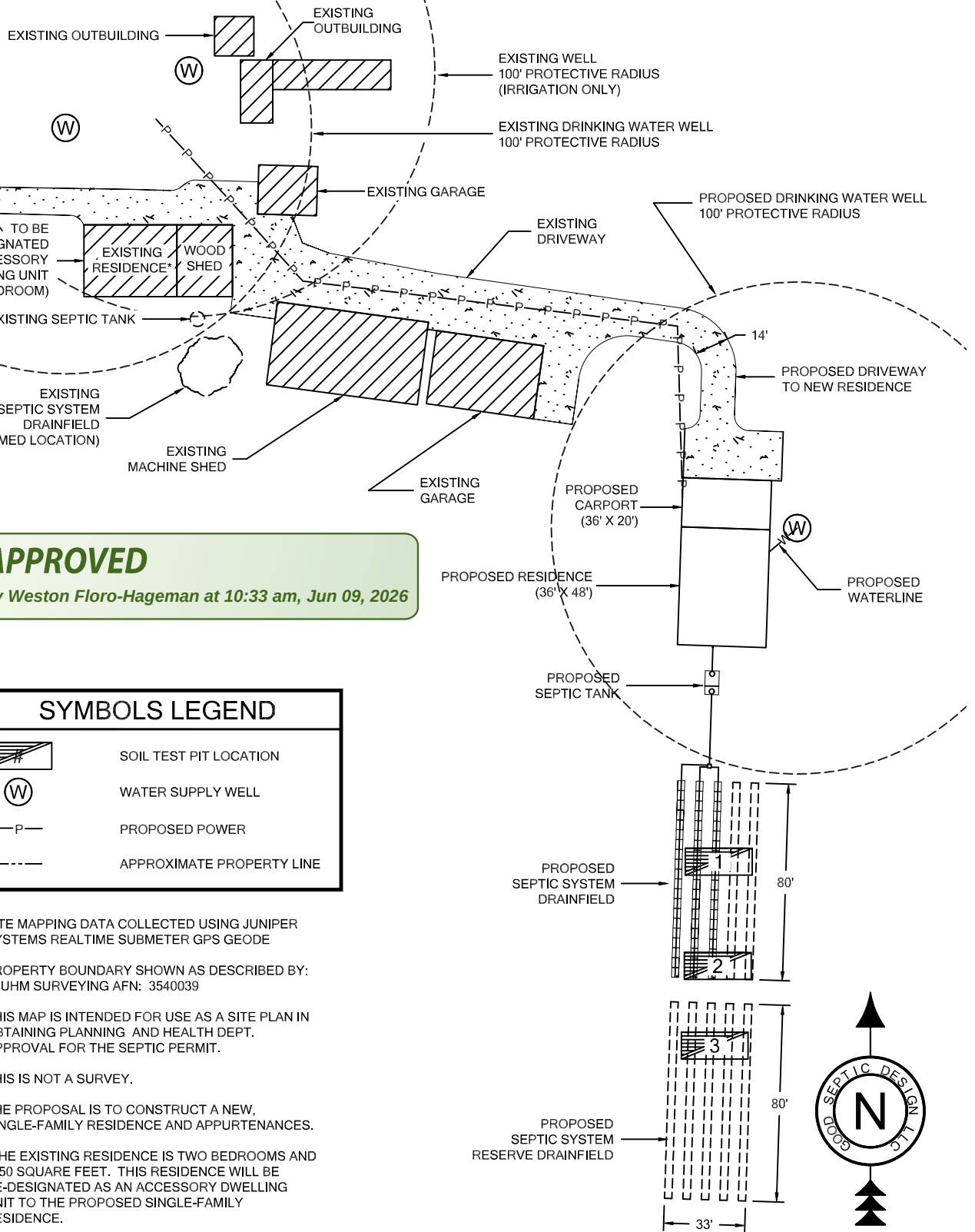
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CAD DWG: 2025-66 VOLK.DWG
JOB #: 2025-66
DRAWN BY: JY
DATE: 11-18-25 REV 5-18-26
SCALE: 1" = 60'
0 60'

VOLK SITE PLAN AREA OF INTEREST

PREPARED FOR: DUANE & AMY VOLK
SITE ADDRESS: 360 CERES HILL ROAD
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TAX PARCEL ID #: 019450000000