



SEPA #: LUA2021-0023/0024

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: BT-OH, LLC is proposing to construct a new pre-engineered metal building that will be approximately 23,600 square feet and will be used as a shipping facility for UPS. Sitework will include a new United Parcel Service (UPS) building, a new asphalt parking lot, and concrete staging areas. Water, sewer, fire, gas, electric, and telecommunication utilities will be extended to the new UPS building. The existing site is zoned LI- Light Industrial with the north and southwestern portion of the site lying within Airport Safety Overlay.

Per WAC 197-11-800(1) Categorical Exemptions: Minor New Construction- Flexible thresholds and RCW 43.21C.0383: Application of RCW 43.21C.030(2)(c) to waste discharge permits, the project must be equal to or smaller than the exempt level and disturbances of less than five acres shall be exempt. The proposed UPS development meets the standards set forth in WAC 197-11-800(1) and RCW 43.21C.0383 as flexible thresholds will not be exceeded and the project site will disturb less than five acres.

Per WAC 197-11-800(1) Categorical Exemptions: Other Minor New Construction- the installation and construction of utilities, including all communication lines, stormwater, water and sewer facilities, lines, equipment, hookups, electric lines, natural gas lines and necessary appurtenant facilities and hookups shall be exempt.

The applicant is also anticipating 4,400 cubic yards of fill to bring the site up to subgrade elevation, while an estimated 11,000 cubic yards of fill is proposed to be imported to establish finished grade elevations. The applicant is required to meet the standards set forth in 17.26.050 Wetlands, Required Measures to Minimize Impacts to Wetlands to protect a nearby wetland (Wetland A) from contamination. A minimum 40-foot buffer surrounding Wetland A will also be maintained to meet Category IV Wetland Buffer Requirements.

The applicant's proposal meets the requirements to be categorically exempt from SEPA review and a Determination of Non-significance has been issued.

Proponent: BT-OH, LLC represented by Heather Rugnetta

Lead agency: City of Kelso, Community Development Department

Kelso Community Development has determined that this proposal 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). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available

to the public on request.

This will be the only comment period for this DNS. As per WAC 197-11-340(2); this agency will not act on this proposal for 14 days from the date below.

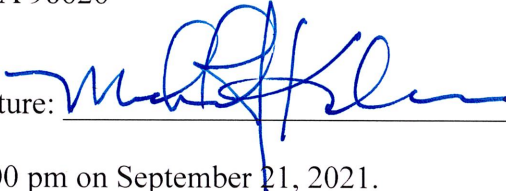
Responsible official: Michael Kardas, P.E.

Position/title Community Development Director, City of Kelso

Phone: (360) 423.6590 Ext. 3376

Address: PO Box 819, Kelso WA 98626

Date: September 7, 2021 Signature: _____



The comment period ends at 5:00 pm on September 21, 2021.