



Community Development Department

Building & Planning Division

360.423.9922 (P)

360.423.6591 (F)

**COPY**

SEPA #: SEP19-001

Case #: STE19-001

**MITIGATED DETERMINATION OF NONSIGNIFICANCE**

**Description of proposal:** Applicant proposes to replace the existing Wallace Elementary school building with a new 2 story facility approx 46,000 sq feet in size. The original structure will be demolished after completion of the new structure. The property is zoned RSF5, Residential Single Family, 5000. As per KMC Table 17.18.040 this is a permitted use in this zone. Cowlitz Co Parcel number 23434.

**Proponent:** MaryBeth Tack, Superintendent Kelso School District, 601 Crawford Street, Kelso, WA 98626

**Location of proposal:** Wallace Elementary School, 410 Elm Street, Kelso WA 98626

**Lead agency:** Kelso Community Development

Kelso Community Development 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). 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 MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Tammy S. Baraconi  
Position/title Planner, City of Centralia - Community Development  
Phone: (360) 577-3321  
Address: PO Box 819, Kelso WA 98626

Date: March 12, 2019 Signature: \_\_\_\_\_

You may appeal this determination to City of Kelso - Community Development, 203 S. Pacific, Kelso WA 98626. All appeals must be filed with City of Kelso in writing with a \$1,000.00 fee submitted by 5:00 pm on March 27, 2019. You may contact Tammy Baraconi to ask about the procedures for SEPA appeals.

## CITY OF KELSO COMPREHENSIVE PLAN

The proposed development is compatible with the following goals and policies of the City of Kelso Comprehensive Plan.

Goal #4: Improve the vibrancy and stability of residential neighborhoods and mixed-use development with housing for diverse income age groups, and lifestyles.

Goal #5: Provide a safe, family oriented environment in all residential neighborhoods.

### MITIGATED DETERMINATION OF NONSIGNIFICANCE CONDITIONS

Development of the new Wallace Elementary School may occur in a manner consistent with the submitted environmental checklist, site plan, and other supporting documentation with the following conditions.

1. The SEPA determination is valid for all three (3) phases of the development as outlined.
  - a. Phase One-Utility relocation and soil stabilization efforts.
  - b. Phase Two-Site grading, site improvements, constructing the new facility.
  - c. Phase Three-Demolition of the current facility, site grading, and site development on the north side.
2. The current amount of impervious surface coverage is 99,000 sf, roughly 61% of the site. Any increase in impervious surface on site may require additional permitting and review.
3. Civil work described within the checklist is considered the minimum required. Additional work within the right of ways may be required depending on site conditions. All work within the right of ways must be approved by the City Engineer and comply with the Kelso Engineering Design Manual.

The environment threshold determination is based on analysis of information contained in the following documents:

- Environmental Checklist
- Traffic Study prepared by PBS Engineering and Environmental Inc.
- Site Plan prepared by Integrus Architecture, Inc.

#### Notes:

1. The issuance of a Mitigated Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2015 International Fire Code, the 2015 International Building Code, the City of Kelso Engineering Design Manual (KMC Title 13) and the City of Kelso Municipal Code (KMC Title 17) and all other applicable local, state and federal regulations.
2. The Mitigated Determination of Nonsignificance is based on the applicant developing the site in accordance with the Stormwater Plan as approved by City of Kelso and site plan

**COPY**

for Wallace Elementary School.

3. If contamination is currently known or observed during construction, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required contact Mr. Dean Phillips at (360) 407-6969.
4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered pollutants.

Any discharge of sediment-laden runoff of other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

5. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work.
6. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstances) must stop and the following actions taken:
  - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
  - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
  - c. Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned Tribes and all appropriate local, state and federal agencies including the Department of Archaeology and Historic Preservation and the City of Centralia Community Development. The agencies and Tribes(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 and disposition of material.

If human remains are uncovered, the City of Kelso Police Department shall be notified first and the above steps followed. IF the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

**COPY**

*SEP19-001 & STE19-001  
Wallace Elementary School  
March 12, 2019  
Page 4 of 4*

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

CC:

SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist)  
Mike Kardas, City Engineer

J:\Planning Permits\Site Plan Review\2019\Wallace Elem\MDNS.docx