

Catlin Elementary – HMS Temp Housing  
Kelso School District – No 458

**SEPA Checklist**

**SEPA ENVIRONMENTAL CHECKLIST**  
**CATLIN ELEMENTARY/TEMP MIDDLE SCHOOL**  
**KELSO SCHOOL DISTRICT NO 458**  
*FEBRUARY 1, 2021*

**A. background**

**1. Name of proposed project, if applicable:**

Kelso School District Catlin Elementary School temp/interim use by Huntington Middle School

**2. Name of applicant:**

Kelso School District #458

**3. Address and phone number of applicant and contact person:**

Gary Schimmel  
(360) 501-1240  
601 Crawford Street Kelso WA, 98626

**4. Date checklist prepared:**

January 30, 2021

**5. Agency requesting checklist:**

City of Kelso Washington

**6. Proposed timing or schedule (including phasing, if applicable):**

Permit Submittal: April 15th 2021.  
Bid date: May, 2021  
Construction start date: June, 2021.  
Substantial Completion date: July, 2021.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

Temporary housing for HMS during construction will take place for the 2021-2022 School Year at the soon to be vacated Catlin Elementary School. (5) portables as well as (2) portables restroom trailers will be temporarily housed on site at Catlin Elementary for the duration of construction for Huntington Middle School. Minor site work including a curb cut for vehicular access and temp parking on site will also be included at Catlin Elementary for the 2021-22 school year

**8. List any environmental information you know about that has been prepared, or**

will be prepared, directly related to this proposal.

*None.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*None*

10. List any government approvals or permits that will be needed for your proposal, if known.

*Conditional Use Permit and Building Permits.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that asks you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

*Catlin Elementary located at 404 Long Ave in Kelso Washington (52,299 sf on approximately 4 acres) will temporarily be changed from an elementary school to a middle school during the Huntington Middle School modernization project which is anticipated to be August 2021 thru August 2022. At the completion of the use as a temporary Middle School, The Catlin Elementary School will no longer be used as a public school and be taken out of the Kelso School District educational housing inventory at that time.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*Catlin Elementary located at 404 Long Ave in Kelso Washington*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

#### **a. General description of the site**

**(circle one):** Flat, rolling, hilly, steep slopes, mountainous

*Catlin Elementary School: Level and clear site with an existing school located in the north west portion of the site.*

**b. What is the steepest slope on the site (approximate percent slope)?**

*Catlin Elementary School: Site is level*

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

*Catlin Elementary School: types of soil found on site include sandy loam. The classification of agricultural soils is unknown, but it does not appear the area has been used for agriculture recently.*

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

*No surface indications of unstable soils are present in the immediate vicinity. Additionally, the site will not be excavated except for possible temporary utility placements for temp portable housing and parking.*

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

*Approximately 530 CY cut of soil including 6" of stripping and gravel section for proposed temp parking area.*

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

*Not anticipated.*

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

*A small portion of asphalt walkway adjacent to the east end of the existing school is proposed beyond existing impervious surfaces. Total net impervious surfaces after installation of temp facilities is expected to be approximately 60%*

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

*The construction area will be surrounded by a silt fence and construction fence. A construction entrance and wheel wash will be used. All catch basins around the site will have inlet protection.*

**2. Air**

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

*Truck and equipment exhaust will result from construction; however, quantities are unknown.*

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

*None known.*

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

*None*

### 3. **Water**

#### a. **Surface Water:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

*Not applicable*

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

*Not applicable*

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

*Not Applicable*

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

*No*

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

*No. The site is located in zone X, meaning that is in an area that is being projected from the 1% annual change or greater flood hazard by a levee system that has been provisionally accredited.*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

**b. Ground Water:**

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*No septic tanks will be used and waste will discharge in to a sanitary sewer main on site.*

**c. Water runoff (including stormwater):**

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

*Proposed storm runoff will connect into the existing school storm system which discharges to the City storm system. Source of proposed storm runoff include auxiliary gym roof, plaza, steps and pedestrian paths.*

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

*Proposed storm drains and piping at temporary parking area will connect into existing school storm system.*

**4. Plants**

a. Check the types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?**

*One pine tree and approximately 10 non-native shrubs will be removed in the area of the proposed new auxiliary gym and entry addition. Additionally, approximately 6,500 of gras sod and soils will be removed. Native plants, trees and shrubs will be planed upon the completion of the additional to meet the State of Washington and the City of Kelso landscaping code requirements.*

**c. List threatened and endangered species known to be on or near the site.**

*None Known*

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

*None.*

**e. List all noxious weeds and invasive species known to be on or near the site.**

*None known.*

**5. Animals**

**a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

*Songbirds, Small Rodents*

**b. List any threatened and endangered species known to be on or near the site.**

*None known of*

**c. Is the site part of a migration route? If so, explain.**

*The project site is located along the pacific flyway, which includes Alaska, Arizona, California, Idaho, Oregon, Utah, Washington, and those portions of Colorado, Montana, New Mexico, and Wyoming west of the continental divide. This is one of the three migratory routes in North America. There is no evidence that the project area of the site is of any specific value to migrating birds.*

**d. Proposed measures to preserve or enhance wildlife, if any:**

*None.*

**f. List any invasive animal species known to be on or near the site.**

*None known*

**6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

*Electricity will be used as energy sources for the temporary portable classrooms and restrooms.*

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.**

*No.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

*None.*

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

- 1) Describe any known or possible contamination at the site from present or past uses.**

*Not anticipated*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

*None anticipated.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

*During construction, equipment, and practices under the control of the General Contractor that utilize potentially hazardous chemicals may be employed, as limited by*



*the requirements of local and State agencies. Following construction, the school will store chemicals typical for educational purposes along with cleaning and maintaining the building.*

**4) Describe special emergency services that might be required.**

*No special emergency services are intended as part of this proposal.*

**5) Proposed measures to reduce or control environmental health hazards, if any:**

*None.*

**b. Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

*Existing noise is generated through typical middle school activities and residential vehicular traffic on adjacent streets.*

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site.**

*Construction noise may be present during the hours of 7:00 Am – 10:00 Pm as permitted by the Kelso Municipal Code.*

**3) Proposed measures to reduce or control noise impacts, if any:**

*Construction activities will be required to meet the Kelso Municipal Code.*

**8. Land and shoreline use**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

*The site and building is currently used as an Elementary School. It will be temporarily used as a Middle School only for the 2021-22 school year. Upon completion of the 2021-22 school year it will no longer be used as a K-12 school.*

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?**

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

*Catlin Elementary School Building and Covered Play Shed.*

- d. Will any structures be demolished? If so, what?

*No structures will be demolished as part of this proposed project.*

- e. What is the current zoning classification of the site?

*Residential Mixed Density (RMD), West Kelso Overlay*

- f. What is the current comprehensive plan designation of the site?

*Higher density residential, West Kelso Overlay*

- g. If applicable, what is the current shoreline master program designation of the site?

*Not applicable*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

*Not applicable*

- i. Approximately how many people would reside or work in the completed project?

*The existing school building and proposed (5) portable classrooms will house approximately 53 full time staff and 550 students when completed.*

- j. Approximately how many people would the completed project displace?

*None. Existing students and staff will be moving permanently to Lexington Elementary School*

- k. Proposed measures to avoid or reduce displacement impacts, if any:

*Not applicable*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*The proposal maintains the current public education and land use.*

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

*Not applicable*

**9. Housing**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

*Not applicable*

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

*Not applicable*

**c. Proposed measures to reduce or control housing impacts, if any:**

*The proposed projects will not have impacts on housing*

**10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

*The existing building will remain unchanged on its exterior.*

*Classroom portables being proposed are no higher than 14'-6"*

*The exterior finishes of the existing classroom building will remain unchanged.*

*The finishes for the proposed portable classrooms are wood siding.*

**b. What views in the immediate vicinity would be altered or obstructed?**

*None anticipated.*

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

*None.*

**11. Light and glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

*Outdoor lighting during the evening.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

*Not anticipated.*

- c. What existing off-site sources of light or glare may affect your proposal?**

*None known*

- d. Proposed measures to reduce or control light and glare impacts, if any:**

*None.*

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

*Covered play shed and basketball court.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

*Existing elementary school play structures would be removed for the placement of temp portable classrooms and parking.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

*None.*

## **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

*No.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

*None known.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

*None..*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*Not applicable*

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

*Two additional vehicular access points to the site are proposed along 2<sup>nd</sup> Ave NW*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

*There is a pickup location for River City Public Transit located approximately 2 blocks south east of the site at Cowlitz and Long.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

*The Huntington, staff, and student temporary use of the Catlin Elementary will require the temporary install of an additional 60 parking spaces.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

*No*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*N/A*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Please refer to the "Transportation Technical Report for Huntington Middle School Interim Use of Catlin Elementary School Site", dated February 11, 2021

**g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

*N/A*

**h. Proposed measures to reduce or control transportation impacts, if any:**

*None required*

**15. Public services**

*N/A*

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

*No.*

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

*Not applicable*

**16. Utilities**

**a. Circle utilities currently available at the site:**

***electricity, natural gas, water, refuse service, telephone, sanitary sewer***

other \_\_\_\_\_

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

*Onsite water, sewer and electrical extensions or modifications will be made on site. Privately maintained stormwater improvements will be constructed.*

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

