Huntington Middle School Modernization

Kelso School District – No 458

SEPA Checklist

SEPA ENVIRONMENTAL CHECKLIST
HUNTINGTON MIDDLE SCHOOL
KELSO SCHOOL DISTRICT NO 458
FEBRUARY 1, 2021

A. background

1. **Name of proposed project, if applicable**:
   Kelso School District Huntington Middle School Modernization

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: July 29th, 2021 with a
   Construction start date: August 9th, 2021.
   Substantial Completion date: July 15th, 2021.

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

   Part of the modernization project includes the addition of an approximately 5,500 SF auxiliary Gym located to the North of the main building as well as approximately 500 SF of building expansion to the north for a new main entry.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

A wetlands environmental assessment has indicated no findings of significance. Letter attached to this application.

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 Permit.

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.**

    Huntington Middle School, located at 500 Redpath St, Kelso Washington, is an existing middle school. Project scope is to include modernization of the main building (78,519 sf on approximately 6.5 acres) mechanical, electrical, plumbing, seismic improvement, and architectural finishes. The project scope also includes an expansion of the building to the North that will add approximately 6,000 square feet to the building to house a new auxiliary gym and new main building entry. There are no anticipated building use changes at Huntington Middle School.

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.**

    Huntington Middle School project: 500 Redpath St, Kelso, Washington

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous

Huntington Middle School: Hill slopes from east to west with a generally cleared site with existing open fields to the north and south. Wooded area along the east and north perimeter are present. An existing parking lot abuts the building on the south and west faces.

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

Huntington Middle School: Maximum slope is 16%

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.

Huntington Middle School: types of soil found on site include clay, sand, silt, and gravel. Weathered bedrock was encountered at a depth of approximately 28 feet. There is liquefaction present that is accounted for in the soil stabilization design for the aux gym addition.

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

Per recent geotechnical study and report issued, It is understood that unstable soils are present with potential for liquefaction in the vicinity of the new proposed auxiliary gym. Soil stabilization is being accounted for in the design for the aux gym addition.

For more information, see attached Geotechnical Engineering Report Dated July 7, 2020

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 3,000 CY of fill material is proposed to be imported for the project. The source of fill will come from a local quarry that is yet to be determined.

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

The potential for erosion is low, but erosion could occur as a result of construction. Erosion protection and control measures will be specified and monitored throughout the duration of the construction project as part of the permit package

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

The existing and proposed impervious area will cover approximately 20% of the total property.

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.**

Short term emissions during construction. Sources of emissions will include equipment such as graders, loaders, backhoes, haul trucks that are will utilized during the construction of the addition. Others sources of short-term emissions will include dust and particulates associated with soil excavation, and targets building demolitions.. Emissions from school related activities are expected to be consistent levels of school related vehicular traffic at the Hunting Middle School

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:**

During dry periods watering trucks are proposed to keep air born particles and dust to a minimum. Requirements will be in place for construction to be well maintained and in compliance with governmental requirements. Requirements will be in place to provide containments and air testing during the interior demo of selected items to include asbestos abatements.

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.

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 located on the westside of 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 in Kelso Way. Source of proposed storm runoff include auxiliary gym roof, plaza, steps and pedestrian paths. The project site is flow control exempt and the project does not add any pollution generating impervious surface to trigger water quality requirements.

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:

N/A – The project site is flow control exempt.

4. **Plants**

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

X___deciduous tree: alder, maple, aspen, other
__X_evergreen tree: fir, cedar, pine, other
__X_shrubs
__X_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 grass 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:**

New plantings will include plantings along the areas of new construction and for bioretention areas as needed. Plantings will include native and native-adapted species that are hardy and will thrive in this location. Bioretention areas if needed will be planted with primarily native plants that are adapted to the water conditions of stormwater treatment areas. The plants that will be selected will provide habitat for local birds and insects.

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

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:**

There is limited habitable terrain on site with existing structures fields and paving.

There are some forested areas on the east end of the site that provide a buffer between the school and Interstate 5. It is likely that blacktail deer, owls, songbirds, small rodents and other native birds are use that area on a limited basis.

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:**

There is limited potential use of the site by wildlife with the existing development of the site and surrounding area. The project will not further the impact to any wildlife in the area. The treed area located on the East side of the school property is borderedd by I5 and residential housing creating limited habitat for wildlife. The treed area is outside of the proposed project limits and will not be encroached upon during the proposed project.

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 and Natural gas will be used as energy sources for the modernized building and addition. Natural gas will be used for heating (condensing boilers) and domestic hot water (gas tank type). Cooling is electric via air-cooled chiller.

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

No. The proposed project addition building height and distance to existing surrounding properties will ensure use of solar energy is unaffected.

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: *The existing building envelope will be improved with the inclusion of double-paned, high performing window systems as well as added insulation in the roof assembly. Existing mechanical and electrical systems will be replaced throughout with energy efficient equipment meeting the requirements of WSNREC including High efficiency condensing type boilers and water heaters, variable air volume hydronic air handlers, and pumps with VFDs*

New construction includes a high-performing thermal envelope and is designed to meet or exceed the requirements of both Washington Sustainable Schools Protocol and Washington State Energy Code.

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.

Limited quantities of asbestos and lead containing building materials have been identified through a hazardous materials survey and are identified in the Environmental and Hazardous Materials Report. The report identifies locations of materials and procedures to be followed for the safe removal of the identified materials by a properly licensed abatement contractor.

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.

There are no known hazardous conditions on Huntington Middle School site.

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:

Those materials identified in the Environmental and Hazardous Materials Report will be removed and properly disposed of as identified within the report and in accordance with local, State, and Federal law to limit the potential exposure to workers and the environment.

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.

Long-term, no additional noise is anticipated as the result of the proposal. Short-term, school associated noise will be absent during the construction as the building will be unoccupied. 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.

c. 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 proposed project will not the change the existing use of the Huntington Middle School. Upon Completion of the project middle school students and staff will return to the building.

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. The site has functioned as a Middle School and will continue to do so after construction.

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. The site does not have surrounding farms. The wooded area located to the east of the project site is limited in size and used to buffer the noise, erosion, and visual impact of interstate 5. The project will have no impact on that area.

c. Describe any structures on the site.

The site currently consists of three buildings that were originally constructed in 1952 and then modernized in 1985. The main educational building is a 3 floor 78,519 SF middle school building. The two out buildings are single floor educational buildings consisting of 6,756 SF and 5,158 SF and are located directly adjacent the main building on west side. Additionally, there is 1,792 SF temporary portable classroom.

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

No structures will be demolished as part of this proposed project. The project consists of the interior modernization of the main school building.

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

Residential single family 5,000 sf (RSF5)

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

Low density residential

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.

Portions of the proposed project area have been identified by Cowlitz County as having moderate to high liquefaction probability in the event of a major seismic occurrence.

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

The Huntington Middle School modernization will continue to house approximately 53 full time staff and 550 students when completed.

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

None

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. The Huntington Middle School is an integral asset to the community and the modernization of the existing building

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 stands at a height of approximately 52', with a chimney extending to 65'-6". The chimney height will be reduced by approximately 17' and the new auxiliary gym addition will have a height of 32' measured from adjacent grade.

The exterior finishes of the existing classroom building are principally painted plaster and steel windows. The exterior will be repainted and windows replaced through the course of this project.
The auxiliary gym addition has a proposed height of 32' and includes complimentary finishes to reflect the existing building's aesthetic and will include plaster, limited masonry, windows, and aluminum storefront entry.

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

The views from several homes across N. Kelso Ave would now include the auxiliary gym structure in addition to the existing building, but not considered an obstruction.

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

The auxiliary gym is designed to accompany and enhance the architectural expression of the existing classroom building. The western edge of the added building mass is pushed further back from N. Kelso Ave and back from the current west edge of the classroom building to reduce its impact on the neighborhood. Matching finishes are proposed to provide a unified design aesthetic of the completed addition and existing classroom building.

11. **Light and glare**

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

The nighttime exterior lighting that is included in the proposal is specifically to enhance safety and security where necessary and to provide code required egress light levels as required. Exterior lighting will be controlled to not extend beyond the property, and to not cause glare. There will be lighting for parking lots and exterior pathways. Cut off fixtures will be selected to minimize glare. Exterior lighting will be on at night with 30% reduction between 12am-6am as required by the WSNREC.

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

No, lighting is designed to enhance safety and reduce hazards.

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

None

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

Exterior lighting will be designed to meet the requirements of WSSP S5.1: Light Pollution Reduction. Existing building mounted floodlights to be removed and replaced with new building mounted and pole mounted fixtures.

12. **Recreation**

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

The current project site has a walking and running track. A soccer/football field. Additionally, the Huntington Middle School gym is utilized for many indoor sports and recreational activities. These activities will continue to be available upon completion of the project.

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

There will be a temporary displacement of the indoor sports activities while the gym portion of the project is under construction. All outdoor recreational activities will not be impacted. Upon completion of the project indoor recreational activities will be enhanced through the auxiliary gym.

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

The proposed project intends to keep all outdoor recreational activities open and available to the community.

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.

As required by the State of Washington a cultural resources study & report was conducted for the project site. The report indicates that the Huntington Middle school campus was recorded as a historic resource but is recommended to be not eligible for listing in the National Register of Historic Places. The Report is attached to this application.

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 were listed or found during the cultural resources study that is attached to this application.

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.

The Kelso School District commissioned a Cultural Resource Survey for the Huntington Middle School Project through professional archaeologist. The study is in compliance with all Washington State requirements and follows the Department of Archaeology and Historic Preservation (DAHP) standards. The report is attached to this application packet.

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.**

N/A. The project is not creating additional capacity to the Huntington Middle School. The project will not impact access to the site. The project site will be accessed from N Kelso Avenue from either a Northeast direction or Southwest direction. The site can also be accessed via Redpath street to west of N Kelso Avenue.

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 at the Huntington Middle School site. It will remain in operation during and after the project with no impact.

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

No additional parking is planned for Huntington Middle School project as no additional capacity is being added and the building population will not increase as a result of the project.

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).**

The Huntington Middle School project does include the replacement of a small portion of existing sidewalk that runs adjacent to N. Kelso Ave.

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**?

No changes to existing use

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. The project is not changing the use of the existing facility or adding capacity. The public services will not need to be adjusted beyond current levels.

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.

Natural gas will be used for heating system (condensing boilers) and domestic hot water (gas tank type). Electricity will be used for cooling system via air-cooled chiller. Aux gym addition will use existing utility infrastructure.

Electrical service is provided by Cowlitz PUD. Gas service is provided by Cascade Natural Gas.

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: _____