



SEPA #: SEPA2010-4
Case #: SPR2010-8

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The Event Center for Centralia will consist of a multi-use structure 42,500 sq ft building with an additional 32,000 sq ft turf surface. The turf area will be covered but open on three sides. Project includes parking and all associated stormwater requirements. CMC zoning: OSPF/Open Space Public Facility. Lewis County Tax ID# 003475016000.

Proponent: City of Centralia, 118 W. Maple St., Centralia, WA 98531

Location of proposal: 702 Allen Street, Centralia, WA 98531

Lead agency: Centralia Community Development

Centralia 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.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

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) 330-7695

Address: PO Box 609, Centralia WA 98531

Date: December 3, 2010

Signature:

You may appeal this determination to City of Centralia - Community Development, 118 W Maple, Centralia, WA 98531. All appeals must be filed with City of Centralia in writing with a \$100.00 fee submitted by 5:00 pm on December 17, 2010. You may contact Tammy Baraconi to ask about the procedures for SEPA appeals.

CITY OF CENTRALIA COMPREHENSIVE PLAN

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

Centralia Comprehensive Plan Parks and Recreation Element

- Goal P-2 Develop a high-quality system of shared-use park trails and greenway corridors that access significant local landscapes, public facilities and developed neighborhood and business districts.

Centralia Comprehensive Plan Economic Development Element

- Goal ED 2 To encourage development of a diversified, well-balanced economy with stable, sustained growth.
- Policy ED 2.1 Encourage the development of employment opportunities.
- Policy ED 2.2 Review and adjust the City's economic development strategies as needed based upon current and projected economic indicators.
- Policy Goal ED 3 To locate employment opportunities in areas where adequate infrastructure exists or may be feasibly extended.

Centralia Comprehensive Plan Land Use Element

- Goal LU 2 To offer a harmonious blend of opportunities for living, working, and recreating to residents.

MITIGATED DETERMINATION OF NONSIGNIFICANCE CONDITIONS

An archaeological survey is required before construction can begin. This survey must be conducted by a Washington State approved archaeologist. If artifacts are discovered, construction may not commence until an approved mitigation plan is established. This plan must be approved by the City of Centralia, Washington Department of Archaeology and Historic Preservation, the Chehalis Tribe and the Cowlitz Tribe.

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

- Environmental Checklist
- Site Plan

Notes:

The issuance of a Mitigated Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2006 International Fire Code, the 2006 International Building Code, the City of Centralia Design and Development Guidelines (CMC Title 18.10.030) and the City of Centralia Municipal Code (CMC Title 16, CMC Title 19 and CMC Title 20) and all other applicable local, state and federal regulations.

The Mitigated Determination of Nonsignificance is based on the applicant developing the site in accordance with the Stormwater Plan as approved by City of Centralia and the site plan for the Event Center.

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.

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.

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.

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:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discovery site; and
3. 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 Centralia 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.

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: Emil Pierson, Director, Community Development
SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist)
LG Nelson, Centralia Building Official
Jan Stemkowski, City of Centralia Engineer
Gretchen Kahler, Dept of Archaeology and Historic Preservation
Glen Connelly, Chehalis Tribe
dAVE Burlingame, Cowlitz Tribe

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