



Mitigated Determination of Non-significance (MDNS)

Puyallup School District Pope Elementary Remodel and Expansion Capital Project #17-01-16

Proposal: The Puyallup School District proposes to renovate the existing 43,000 square foot elementary school, build a 34,450 square foot addition to the north of the existing, and improve the existing site amenities across the 9.56-acre property. Existing portable classrooms are planned to be removed from the site.

Location: Pope Elementary
15102 – 122nd Ave E
Puyallup, WA 98374

Proponent: Puyallup School District #3

The Puyallup School District hereby makes the following Findings and Determination based upon review of the SEPA checklist and attachments, and other information on file with the Puyallup School District.

Findings:

General:

1. A SEPA checklist with attachments related to this project was prepared June 29, 2018.
2. The following reports were prepared and reviewed in conjunction with the environmental review for this project. They are on file with the lead agency and will be made available upon request.
 - a. Geotechnical Report by Associated Earth Sciences Inc. dated January 31, 2018.
 - b. Transportation Report by Heffron Transportation Inc. dated June 12, 2018.
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued July 2, 2018. Publishing of said notice included the following:
 - a. Advertisement in Tacoma News Tribune newspaper
 - b. Public notice sign posted at the site
 - c. Email notification to the Dept. of Ecology SEPA Register
 - d. Email notification to local agency partners
 - e. Posting on the Puyallup School District website.
4. The following comments were received within the 15-day comment period of the Notice of Expanded SEPA Checklist:
 - a. Letter from Washington State Department of Ecology dated July 16, 2018.
 - i. Comments relating to solid waste management, water quality, erosion control, and processes in the case of discovery of contaminated material.
 - b. An email was received after the comment period had expired on July 18, 2018 from Paul Barber with Pierce County Planning and Public Works.
 - i. Comments were not specific to the Environmental Checklist but did provide information relating to building and site development permit requirements.
5. A public information meeting was held by the applicant for this project on November 7, 2017 at the Pope Elementary gymnasium. School district staff and the project architect were present to provide information about the project and address questions and comments.

Earth:

1. The school property is relatively flat, with gradual elevation change of approximately 11 feet from the southeast corner to the northwest corner of the property. The steepest slope is approximately 11% located at the southeast corner of the property.
2. Upper site soils consist of sandy gravels and gravelly sands with scattered cobbles, underlain by silts, sands, and gravels.
3. No evidence of instability was observed on or near the site.
4. The source of any required imported fill will be from a permitted and approved source. All grading and filling of land will utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval may be required from the local jurisdictional health department prior to filling.
5. All removed debris and dredged material resulting from this project will be disposed of at an approved site.
6. Erosion control measures will be in place prior to any clearing, grading, or construction. A temporary erosion and sediment control plan will be prepared and implemented during the construction phase in accordance with Pierce County development standards. Best Management Practices will be following during clearing, grading and construction.

Air:

1. There are no known off-site sources of emissions or odors that will affect the project.
2. Construction activities will comply with Northwest Clean Air Agency regulations, including reasonable controls such as applying water to suppress dust during dry weather, and vehicle washing and street cleaning to prevent dirt, mud and other debris deposits on public roadways.

Water:

1. The project site is located outside of a 100-year flood plain.
2. The applicant will follow Best Management Practices and all applicable regulations by local and state agencies to avoid discharges of waste materials to surface waters.
3. Erosion control measures will be in place prior to any clearing, grading, or construction.
4. The applicant will implement an approved erosion and sediment control plan and provide permanent water quality and flow control facilities to manage storm water, as approved by the local and state regulating agencies.
5. The following construction activities require coverage under the Construction Stormwater General Permit:
 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
 2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
 3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

Plants:

1. No threatened or endangered species are known to be on or near the site.
2. Approximately 7.2 acres of landscape area will be altered and /or replaced with new landscape.
3. The applicant will meet all landscaping and tree retention requirements as required by Pierce County.

Animals:

1. No threatened or endangered species are known to be on or near the site.

2. Site planning will strive to retain existing trees and native vegetation where possible. New plantings will incorporate mostly native plants which will provide habitat opportunities on site as well as educational value to the students.

Energy and Natural Resources:

1. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the International Building Code (IBC) at the time of building permit application or as adopted by the Pierce County.
2. The proposed replacement school will be designed to meet Washington Sustainable School Protocol for high performance schools.

Environmental Health:

1. No environmental health hazard is anticipated from the development of this project.
2. If any soil/ground water contaminants are discovered, the applicant will report the discovered to corresponding local and state agencies.

Noise:

1. Noise typical of construction activity will be generated in the short term (estimated April 2019 – August 2020) during site development and construction.
2. Noise typical of an elementary school will be generated in the long term, similar to what has existed on the site for the past 30 years.
3. Construction activities will comply with hours of operation specified by Pierce County as part of the project permitting requirements. The project will also meet all building setback and landscaping required by Pierce County, in part, to mitigate noise impacts.

Land Use:

1. The site has been improved as an elementary school site for approximately the past 30 years. The proposal will not change the existing use of the site.
2. The land use designation, zoning classification and community plan area are:
Zoning: MSF
Land Use Designation: Moderate Density Single Family (MSF)
Community Plan Area: South Hill Community Plan

Housing:

1. No residential housing will be eliminated or added as a result of this project.

Aesthetics:

1. The proposed school building addition will stand approximately 35 feet tall and comply with all Pierce County building setback and design guideline requirements.
2. No views in the immediate vicinity will be significantly altered or obstructed.

Light & Glare:

1. New site luminaires will be shielded to minimize lighting impacts to neighboring properties. Lighting from the completed project are not expected to be a safety hazard or interfere with views.

Recreation:

1. The project will not impact off-site recreational opportunities.
2. Onsite playfield and hardscape play area will be restricted temporarily during certain phases of construction of the project.

Historic and Cultural Preservation:

1. There are no known landmarks, features, or other evidence of Indian or historic use or occupation.
2. In the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop and the property owner/developer shall notify the County, the State Department of Archaeology and Historic Preservation (DAHP), and all applicable local Tribe of Indians.

Traffic:

1. A traffic study was completed by Heffron Transportation Inc. as listed under General Finding #2.
2. The traffic study forecasts the project will generate a net increase of 40 trips per day with 5 PM peak hour trips. No improvements are required at off-site intersections to accommodate the proposed project.
3. The project will reconfigure site access from 152nd St E and increase onsite vehicular queue/stacking capacity by relocating the (eastern) driveway that serves the main parking lot westward approximately 160 feet. The westernmost driveway on 152nd St E is proposed to remain at its existing location and would serve one-way travel for district vehicles using the service/loading area.
4. The project proposes to modify the existing driveway connecting to 122nd Ave E as a right-in/right out only driveway.
5. The project will increase the number of parking stalls onsite from 69 to 111. These numbers do not reflect the additional parking capacity available for after school and weekend events, which will provide capacity for approximately an additional 40 vehicles.
6. Results from the traffic study suggest that a sightline easement is needed to maintain sight distance requirements for the westernmost (service-only) driveway on 152nd St E.
7. The traffic study shows the main access driveway on 152nd St E would meet warrants for left-turn storage during the morning and afternoon peak hours.
8. The applicant will review and identify any changes to walk routes, crosswalk location, and/or crossing guard locations prior to the opening of the replacement school building.

Public Services/Utilities:

1. Public utilities, such as water, sewer, and electricity will continue to serve the site after completion of the replacement school building. Natural gas is available within 39th Ave SE and a connection to the new school building is proposed as part of this project.

Threshold Determination: The Responsible Official has concluded that a Mitigated Determination of Nonsignificance applies to this proposal, that the proposal does not have a probable significant adverse impact on the environment and 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 and comments on file with the Puyallup School District and the above noted findings. This information is available to the public on request. This MDNS is issued under WAC 197-11-350.

Mitigation Conditions:

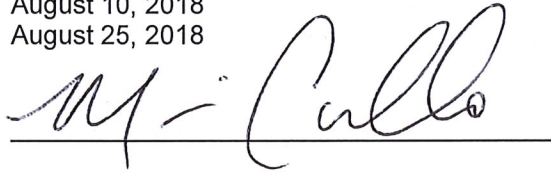
1. Erosion control measures shall be in place prior to any clearing, grading or construction activity. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state.
2. A center turn lane shall be provided for the proposed main access (eastern) driveway on 152nd St E. The design and construction of the center turn lane shall be coordinated and approved by Pierce County Planning and Public Works.
3. A raised centerline c-curb, or other improvement approved by Pierce County Planning and Public Works, shall be installed within 122nd Ave E to modify the school access driveway to a right-in right out only.
4. A sightline easement shall be recorded with the Pierce County Auditor to preserve an Entering Sight Distance of 420 feet to the east from the western (service) driveway along 152nd St E.

Comments: Comments relating to this MDNS must be submitted within 15 days, by 4:00 p.m. on August 25, 2018. Comments may be sent to the address below or sent by email at: sepa@puyallup.k12.wa.us.

Responsible Official: Mario Casello, Chief Operations Officer
Lead Agency: Puyallup School District #3
Operations Department
302 2nd St SE
Puyallup, WA. 98372
Office: (253) 841-8772

Date of Issue: August 10, 2018
Comment Deadline: August 25, 2018

Signature:

A handwritten signature in black ink, appearing to read 'M. Casello', is written over a horizontal line.

NOTE: Pursuant to RCW 43.21C.075, the final determination of the Responsible Official may be appealed. In accordance with Puyallup School District SEPA Policy #6890, the Responsible Official will issue a Notice of Action. Any action to set aside, enjoin, review or otherwise challenge such action on the grounds of noncompliance with the provisions of chapter 43.21C RCW (State Environmental Policy Act) shall be commenced in Pierce County Superior Court.

NOTE: The issuance of this MDNS does not constitute project approval. The proposal must comply with applicable requirements of Pierce County prior to receiving construction permits.

