



## **Determination of Non-significance (DNS)**

### **Puyallup School District Ferrucci Junior High Addition Capital Project #30-03-19**

**Proposal:** The Ferrucci Junior High Addition project proposes to build a classroom addition and perform limited remodel to parts of the existing school building. The three-story, 10-classroom addition is approx. 18,000sf and will be built on the east end of the building. This is to replace existing capacity in portables. Portables, 8 of 12, will be removed. Four portables will remain as flexible space for the District. There will also be an approximate 3,000 sq ft expansion of the commons. The 20-acre site will include a new bus drop-off loop on the east end of the building to separate bus and parent drop-off. A new access point off Wildwood Park Drive and the expansion of the parent drop-off will increase on-site queuing.

**Location:** Ferrucci Junior High School  
3213 Wildwood Park Drive  
Puyallup, WA 98374  
Pierce County Assessor Parcel Number: 0419023002

**Proponent:** Puyallup School District

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 July 20, 2020.
2. The following reports/documents were prepared and/or 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 Draft Report, Associated Earth Sciences, Inc., July 2, 2020.
  - b. Transportation Technical Report, Heffron Transportation, July 8, 2020.
  - c. Preliminary Stormwater Site Plan, Sitts & Hill Engineers, July 2020.
3. A virtual "neighborhood" public meeting was held by the Puyallup School District for this project on July 16, 2020. A presentation provided an overview of the project scope and schedule. Comments were received from attendees, primarily related to traffic and storm water.
4. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued July 23, 2020. Publishing of said notice included the following:
  - a. Advertisement in Tacoma News Tribune newspaper.
  - b. Public notice sign posted at the project site.
  - c. Email notification to the Dept. of Ecology SEPA Register and local agency partners.
  - d. Posting on the Puyallup School District website.
5. The following comments were received within the 15-day comment period of the Notice of Expanded SEPA Checklist:
  - a. Letter from Tacoma-Pierce County Health Department dated July 24, 2020.
    - i. No comments to the proposal as presented.
  - b. Letter from Washington State Department of Ecology dated August 6, 2020.

- i. Comments relating to hazardous waste & toxics reduction, solid waste management, water quality, erosion control, and processes in the case of discovery of contaminated material.
- 6. The following comments were received outside of the 15-day comment period of the Notice of Expanded SEPA Checklist, but have been reviewed and considered as part of this SEPA process:
  - a. City of Puyallup Development Review Team (DRT) letter dated August 9, 2020.
    - i. Includes the initial review, comments, and conditions from all reviewing departments from the City of Puyallup in response to the applicant's submittal of a Preliminary Site Plan, under City of Puyallup permit P-20-0076.
  - b. Nisqually Indian Tribe comment letter dated August 10, 2020 to the City of Puyallup.
    - i. Nisqually Indian Tribe will be added to the lead agency's SEPA notification list for future projects within the City of Puyallup.

Earth:

1. A geotechnical report has been prepared and reviewed for this project. The report includes analysis of project site soil and groundwater conditions based on data taken from soil borings and a monitoring well. The report concludes that the proposed project can be constructed as proposed, with regard to geotechnical considerations.
2. 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.
3. 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 City of Puyallup development standards. Best Management Practices will be followed 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 not located within a 100-year floodplain.
2. The source of runoff from the site will be from rainfall landing on the building roofs and exterior paved surfaces. A storm drainage plan will be prepared in accordance with local and state regulating agency requirements. Stormwater will be captured by a combination of surface swales, catch basins and underground pipes. The runoff will be routed to an onsite infiltration facility after water quality treatment.
3. The applicant will implement approved erosion control measures prior to any clearing, grading, or construction.
4. 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. The applicant will consult Puyallup Municipal Code 20.58 and its companion Vegetation Management Standard (VMS) manual in its landscape design.
3. The applicant may hire a certified arborist to assess the viability of tree retention as necessary and create a tree protection plan. The scope of this work would be limited to a stand of trees fronting Wildwood Park Drive.
4. Street trees may be required by the City of Puyallup along certain sections of frontage along Wildwood Park Drive.

Animals:

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

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 City of Puyallup.
2. The new building construction will be designed to meet Washington Sustainable School Protocol for high performance schools.

Environmental Health:

1. Construction waste from treated wood, paint, solvents, glue, roofing tars, and potentially other materials shall be disposed of properly as required under the state Dangerous Waste Regulations.
2. No environmental health hazard is anticipated from the development of this project.
3. If any soil/ground water contamination is suspected, discovered, or occurs during project construction, testing of the potentially contaminated media will be conducted. If contamination is readily apparent, or is revealed by testing, the Department of Ecology will be notified.

Noise:

1. Noise typical of construction activity will be generated in the short-term during site development and construction.
2. Noise typical of a junior high school will be generated in the long term like what has existed on the site for the past 40 years.
3. Construction activities will comply with hours of operation specified by the City of Puyallup as part of the project permitting requirements.
4. The building's insulated envelope will provide noise attenuation for both students/staff and surrounding uses.

Land Use:

1. All surrounding land use is single-family residential.
2. The site has been improved as junior high school site for nearly the past 40 years. The proposal will not change the existing use of the site.
3. The City of Puyallup Comprehensive Land Use Designation and Zoning is for the project site is:
  - PF – Public Facilities
4. There are no known critical areas that will impact, or be impacted, by this project.

Housing:

1. No residential housing will be eliminated or added from this project.

#### Aesthetics:

1. The tallest height of the proposed structures is approximately 42 feet where the proposed building addition will match the existing gym wall height. Improvements will comply with all City of Puyallup building setback and design guideline requirements.
2. No views in the immediate vicinity will be significantly altered or obstructed.

#### Light & Glare:

1. New LED lighting fixtures with shields and accurate optics will reduce spillover and glare. No significant light or glare impacts are anticipated from this project.
2. There are no off-site sources of light or glare that is known that would impact this project.
3. City of Puyallup may require streetlights be installed every 150 feet Wildwood Park Drive as a permit condition.

#### Recreation:

1. The project will not impact off-site recreational opportunities. Some portions of the school campus will be inaccessible during construction.

#### Historic and Cultural Preservation:

1. The applicant consulted the Washington Department of Archaeology and Historic Preservation (DAHP) WISAARD website. No records of cultural or historic resource were documented for the Ferrucci Junior High campus.
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 Transportation Technical Report has been prepared for this project by Heffron Transportation, Inc.
2. There are 85 existing parking stalls, including ADA stalls. The project will increase the total parking stall count to approximately 115 stalls.
3. The project proposes to reconfigure access from Wildwood Park Drive that will allow for the separation of school bus traffic from parent pick-up and drop-off. The new separated on-site school-bus load/unload area and a staff parking lot will be constructed east of the school building; both areas would be accessed from the easternmost driveway.
4. Planned site reconfiguration is expected to significantly improve existing traffic conditions. The primary factors include:
  - a. Relocating the student pick up and drop off location to the north side of the building.
  - b. Vehicular onsite queue capacity is expected to triple upon project completion by providing approximately 870 linear feet of queue capacity compared to 290 existing linear feet, which will reduce school traffic congestion on Wildwood Park Drive.
  - c. Separation of parent/visitor traffic from school bus traffic.
  - d. Separation of parent/visitor ingress and egress points.
5. Beginning in school year 2020-21, elementary band/orchestra students will receive their instruction at the elementary school building, rather than at the junior high school. This will reduce school traffic at Ferrucci Junior High in the AM peak hour, as defined in the Transportation Report.
6. The selected project contractor will develop and implement a construction management plan (CMP) that addresses traffic and pedestrian control during construction. It will define truck routes, lane closures, walkway closures, and parking disruptions, as necessary.
7. 18 PM peak hour trips are estimated from this project. The applicant will pay \$81,000 towards Traffic Impact Fees to the City of Puyallup for this project.

#### Public Services/Utilities:

1. Impact to public services and utilities is expected to be minimal when comparing the building addition to the reduction of eight portable classrooms.
2. The classroom addition will be equipped with security systems, fire detection and alarms, and a complete wet sprinkler fire protection system. Battery backup will provide an emergency power source for egress lighting and alarm systems. Fire flow requirements will be met, as will requirements for emergency responder radio reception.

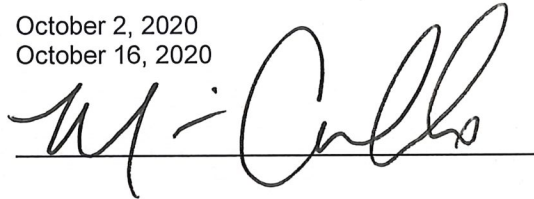
**Threshold Determination:** The Responsible Official has concluded that a Determination of Nonsignificance applies to this proposal, that the proposal does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (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 DNS is issued under WAC 197-11-340.

**Comments:** Comments relating to this DNS must be submitted within 15 days, by 4:00 p.m. on October 16, 2020. Comments may be sent to the address below or sent by email at: [sepa@puyallup.k12.wa.us](mailto:sepa@puyallup.k12.wa.us).

Responsible Official: Mario Casello, Assistant Superintendent - Operations  
Lead Agency: Puyallup School District #3  
302 2<sup>nd</sup> St SE  
Puyallup, WA. 98372  
Office: (253) 841-8772

Date of Issue: October 2, 2020  
Comment Deadline: October 16, 2020

Signature:

A handwritten signature in black ink, appearing to read 'Mario 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 DNS does not constitute project approval. The proposal must comply with applicable requirements of C prior to receiving construction permits.