PUYALLUP SCHOOL DISTRICT *A Tradition of Excellence*

Determination of Non-significance (DNS)

Puyallup School District
Ballou Junior High Classroom Addition
Capital Project #32-03-18

Proposal: The project will include selective renovation of Ballou Junior High School with a one-story addition of classrooms, library, and support spaces located to the south of the existing buildings, and a one-story addition of an auxiliary gym and community restrooms to the east of the existing main gym. When complete, the campus is intended to accommodate up to 1,000 students. Related site work will include but not be limited to revised fire access, new storm water management, utilities, courtyard improvements, and outdoor pedestrian circulation. Students and staff will continue to occupy the Ballou campus during construction beginning in the spring of 2020 and concluding in the fall of 2021.

Location: Ballou Junior High School
9916 –136th St E
Puyallup, WA 98373
Assessor Parcel Number 0419164008

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 August 22, 2019.
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. FEMA Habitat Assessment Summary by The Watershed Company dated Dec. 30, 2016.
    b. NGPA Wetland Verification Report by The Watershed Company dated Dec. 30, 2016.
    c. Ballou Junior High Geotechnical Report by GeoEngineers dated Sept. 6, 2019.
    d. Traffic Scoping Memo by Heath & Associates.
    e. Ballou Junior High Classroom Addition Site Plan.
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued August 24, 2019. 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 and local agency partners.
    d. 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 the Tacoma-Pierce County Heath Department Environmental Health Division dated September 5, 2019.
        i. Comments relating to the TPCHD Food and Community Safety Program.
    b. Letter from Washington State Department of Ecology dated September 6, 2019.

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.

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 Pierce County 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. A Wetland Verification report and a Habitat Assessment Summary report have been prepared for this site during the design phase for the Firgrove Elementary Replacement project.
2. There is a 100-year floodplain elevation, as mapped by Pierce County, along the west side of the school property. However, the project does not propose any improvements within this 100-year floodplain area.
3. There is an existing wetland and buffer located within a recorded Native Growth Protection Area (NGPA) along the west boundary of the school property. All work will be outside and adjacent to the recorded NGPA.
4. 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 Pierce County requirements. Stormwater will be mitigated and managed by a series of traditional and low impact development BMPs including but not limited to bioretention ponds, permeable pavement, underground piping, above grade open pond. Portions of the treated stormwater runoff will be infiltrated into the native site soils where feasible, with the remaining mitigated stormwater flows being discharged into the existing stormwater facility located in the southwest portion of the site.
5. Erosion control measures will be in place prior to any clearing, grading, or construction.
6. 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.
7. 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 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.

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 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, similar to what has existed on the site for the past 50 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 junior high school site for approximately the past 50 years. The proposal will not change the existing use of the site.
2. The, zoning classification and community plan area are:
    - Zoning (Pierce County): CC – Community Center
    - Community Plan Area: South Hill Community Plan

    There is currently a proposed zoning change being considered by Pierce County that would amend the project site to a "Urban Corridor" designation. K-12 educational facilities are an allowed use under current and proposed zoning.
3. The existing portable classroom buildings are planned to be relocated from the project site.

Housing:

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

Aesthetics:

1. The tallest height of the proposed structures is approximately 34 feet. Improvements will 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 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.

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. 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. Site access will remain along 136th St. E.
2. A traffic scoping memo has been submitted to Pierce County for review by Heath & Associates. The traffic scoping memo estimates 45 New School AM Peak Hour Trips and 23 New School PM Peak Hour Trips.
3. The Puyallup School District will provide any further traffic analysis requested by Pierce County after its review of the Traffic Scoping memo and will comply with all permit conditions required by Pierce County.
4. The project will not increase or decrease the number of parking stalls onsite.
5. 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. Existing utilities will be extended to serve the areas of new construction.
2. This determination does not anticipate that the project will impact public services and utilities in a manner that would reduce the Level of Service for the applicable providers.

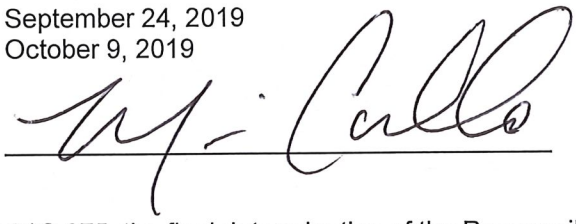
Threshold Determination: The Responsible Official has concluded that a Determination of Nonsignificance applies to this proposal, that the proposal does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (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 9, 2019. 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: September 24, 2019
Comment Deadline: October 9, 2019

Signature:



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 Pierce County prior to receiving construction permits.