



Mitigated Determination of Non-significance (MDNS)

Puyallup School District Kessler Center Capital Project #68-02-18

Proposal: Construction of an approximate 38,000 SF stand-alone, 2-story building, housing academic and administrative programs, covered play area of 2,500 SF, with supporting parking and site improvements, located on a portion of the Support Center campus. Proposed programs within the building include: District's Special Services Department; Two student evaluation programs for special education and highly capable students; an academic program serving Puyallup's Digital Learning; and the Advance program serving job training for post graduate students with special needs. A separate 3,600 SF, 1-story building will house the Summit program for students who do not achieve success on a traditional secondary campus.

Location: Puyallup School District Support Campus
1501 – 39th Ave SW
Puyallup, WA 98373

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 July 24, 2019.
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 Engineering Evaluation; Associated Earth Sciences, Inc.; June 17, 2019
 - b. Critical Areas Report; Grette Associates LLC; May 2019
 - c. Traffic Impact Analysis; Heath & Associates; July 19, 2019
 - d. Boundary & Topographical Survey; Sitts & Hill Engineers, Inc.; 06/19/18
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued July 26, 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
 - 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 August 9, 2019.
 - i. Comments relating to wetlands/shorelands, solid waste management, water quality, erosion control, and the toxic cleanup program.
 - b. Letter from Tacoma-Pierce County Health Department dated August 1, 2019.
 - i. No comments from TPCHD at this time to the proposal as presented.
 - c. Email from Washington State Department of Health dated August 8, 2019.
 - i. Comments regarding the project site and several wellhead protection areas.

- d. Email and letter from the City of Puyallup dated August 15 & August 28, 2019.
 - i. Comments primarily related to Transportation Impact Analysis included as an attachment to the Notice of Expanded SEPA Checklist.
5. A Neighborhood Vicinity Meeting was held by the applicant for this project on September 24, 2019 from 6-7pm at the Puyallup School District Food & Nutrition Services building. School district staff and the project architect presented information about the project and address questions and comments during the public meeting.

Earth:

1. The site is relatively flat, except where storm ponds and wetlands are located and has a slight grade down towards the north and in the south towards the wetland and storm pond.
2. No evidence of instability was observed on or near the site.
3. The source of any 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.
4. All removed debris and dredged material resulting from this project will be disposed of at an approved site.
5. 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 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. There is a portion of an existing wetland that encroaches onto the site from the west. This wetland is a Palustrine Forested/Emergent, Seasonally Flooded and Saturated wetland of approximately 34,500 SF, and is situated in a topographic depression with no surface water outlet. This is classified as a Category IV wetland which has a 50 foot buffer.
3. 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.
4. Erosion control measures will be in place prior to any clearing, grading, or construction.
5. 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.
6. 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. All grasses, shrubs, and trees within the extents of the development area will be removed. A 34" fir tree will be retained located near the existing portable and drive.
3. The applicant will meet all landscaping requirements as required by City of Puyallup.

Animals:

1. No threatened or endangered species are known to be on or near the site.
2. Site construction will follow City of Puyallup requirements to protect the existing wetland and any wildlife that may be present in its vicinity.

Energy and Natural Resources:

1. Electricity and natural gas be the energy sources for this project.
2. 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.
3. The project would affect the use of solar energy by adjacent properties.

Environmental Health:

1. A portion of the project site has been designated by Washington State Department of Ecology as toxic cleanup site due to a spill from a former heating oil underground storage tank (UST). Cleanup Site ID 14658; Facility Site ID 88255
2. A condition to mitigate this issue is included in the Mitigation Conditions below.

Noise:

1. Existing noise from Highway 512 and local streets and surrounding properties will not negatively impact this project.
2. Noise typical of construction activity will be generated during site development and construction.
3. Construction activities will comply with hours of operation specified by the City of Puyallup as part of the project permitting requirements. The project will also meet all building setback and landscaping required by City of Puyallup, in part, to mitigate noise impacts.

Land Use:

1. The property is located within a Critical Area Recharge Area (CARA), as identified by the Washington State Department of Health.
2. The project will comply with all Critical Area Recharge Area regulations as specified by Puyallup Municipal Code (PMC) 21.06.
3. A passive recreation pedestrian pathway is proposed within a portion of the existing wetland buffer area. The pathway will be designed and constructed in conformance with regulations of PMC 21.06.940.e
4. The City of Puyallup land use designation and zoning classification are:
Zoning: Public Facilities
Land Use Designation: Public Facilities

Housing:

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

Aesthetics:

1. The proposed project will comply with City of Puyallup building height, setback, and landscaping 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. A passive recreation pedestrian pathway is proposed onsite for students and staff.

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 be from 39th Ave SW and 17th St SW.
2. An interlocal agreement between the City of Puyallup and the Puyallup School District, last amended in 2013, restricts ingress/egress to the site from 39th Ave SW as right-turn only.
3. The project is estimated to generate 621 daily trips and is expected to generate 56 trips during the 4-6 PM peak hour. The project will pay the calculated Traffic Impact Fees, or credit equivalent as allowed by PMC 21.20, as mitigation.

Public Services/Utilities:

1. Public utilities, such as water, sewer, electricity and natural gas will to serve the site.
2. No significant increase to public services such as police and fire protection is anticipated from 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:

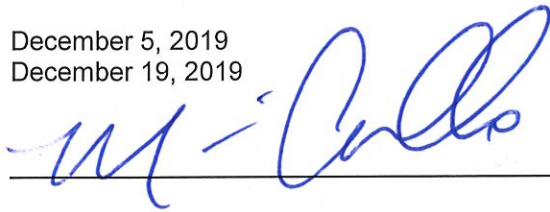
1. The applicant will conduct a subsurface investigation of the UST excavation area prior to site construction. If the samples from the subsurface investigation exceed regulatory criteria, additional removal work will be undertaken. A closure report incorporating data from the excavation work in 2016 and the additional work to be completed will be submitted to the Pollution Liability Insurance Agency (PLIA).

Comments: Comments relating to this MDNS must be submitted within 15 days, by 4:00 p.m. on December 19, 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: December 5, 2019
Comment Deadline: December 19, 2019

Signature:

A handwritten signature in blue 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 MDNS does not constitute project approval. The proposal must comply with applicable requirements of the City of Puyallup prior to receiving construction permits.