



Determination of Non-significance (DNS) for

Support Campus Warehouse Addition Capital Project #77-01-18

Proposal: Construction of an approximate 12,000 SF warehouse addition to existing conglomerate of buildings of approximately 40,000 SF. The new warehouse structure will include high pile storage but also will house the school district's relocated print shop and laundry facilities. The project civil work scope includes building pad preparation, removal and disposal of existing sod vegetation and topsoils, limited existing utility demolition, removal and disposal of limited existing asphalt and concrete surfacing, excavation and disposal of existing soils, and placement of imported backfill soils. The civil scope also includes installation of new building water, sanitary sewer and gas utility services. The project proposes to provide new building storm drainage conveyance and disposal (via infiltration trench) facilities. The project may provide stormwater treatment facilities, as appropriate, for new pollution generating impervious surfaces prior to disposal. The project will cut, patch and repair existing asphaltic, concrete and vegetative surfaces removed for the installation of new utilities and storm drainage facilities.

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 was prepared June 19, 2018, directly related to this project.
2. The following reports were prepared and reviewed in support of the environmental review for this project. They are on file with the lead agency and will be made available upon request.
 - a. Boundary & Topographical Survey; Sitts & Hill Engineers, Inc., May 8, 2018.
 - b. Traffic Scoping Worksheet; Heath & Associates, March 20, 2018.
 - c. Geotechnical Report; Associated Earth Sciences, Inc., May 2018.
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued June 21, 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. SEPA documents posted on the 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 Dept. of Ecology dated July 5, 2018.
 - i. Comments relating to solid waste management, toxics cleanup, water quality and erosion control measures.
 - b. Letter from Tacoma Pierce County Health Department dated June 29, 2018.
 - i. TPCHD has no objections to the proposal as presented.

Earth:

1. The site is relatively level. The greatest slopes occur onsite in the vicinity of existing storm pond improvements and in the vicinity of an identified wetland.
2. The 2006 draft Geologic Map of the Puyallup 7.5 Minute Quadrangle (1:24,000 scale) indicates that the project site is underlain by Vashon-age Steilacoom gravel outburst deposits. Subsurface explorations confirmed the Vashon-age deposits but also documented recessional lacustrine deposits, along with some fill soils.
3. No evidence of slope instability or soil movement was observed at the site. Risk of seismic liquefaction is negligible.
4. A temporary erosion and sediment control plan will be prepared and implemented during the construction phase in accordance with City of Puyallup's 2016 Stormwater Management Manual. TESC measures will include a temporary construction entrance, wattles, filter fabric fence, temporary drainage ditches, straw bales and catch basin inlet protection.

Air:

1. There are no known off-site sources of emissions or odors that will affect the project.
2. Dust generated from construction vehicles and equipment will be controlled through watering during dry weather periods, as needed.

Water:

1. There is a portion of an existing wetland that encroaches onto the site from the southwest.
2. The proposed project elements are located outside of any regulated wetlands and buffers; therefore, no direct impacts to wetlands or wetland buffers are proposed.
3. No fill or dredge will occur in the wetland. No water will be added or taken out of the wetland.
4. The property does not lie within a 100-year floodplain.
5. During the construction phase, temporary erosion control measures, on-going maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, and retention and water quality treatment as determined necessary.

Plants:

1. No threatened or endangered species are known to be on or near the site.
2. Landscape islands with trees, shrubs and ground cover will be provided within parking areas and along property boundaries where required by current City municipal code. Native plants will be used wherever possible.

Animals:

1. No federally listed endangered species, state threatened species or habitat state sensitive species were found to inhabit within the project boundaries.

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) or as adopted by City of Puyallup development regulations.

Environmental Health:

1. No environmental health hazard is anticipated from the development of this project.

Noise:

1. No impacts related to noise have been determined to be significantly adverse as a result of this project. Project construction activity will be limited to the hours identified by the City of Puyallup.

Land Use:

1. The proposed use is a permitted use under the current land use and zoning designations for this property by City of Puyallup:
Zoning: PF - Public Facilities
Comprehensive Plan: PF - Public Facilities

Housing:

1. No structures will be demolished as a result of this project.

Aesthetics:

1. The project will comply with city zoning regulations and the warehouse addition will be designed to be compatible with the existing buildings.
2. The maximum building height allowed in the Public Facilities zone is 50 feet. The proposed maximum height of the warehouse addition is approximately 35 feet.
3. No proposed warehouse addition will not obstruct or significantly modify existing views from neighboring properties.

Light & Glare:

1. No significant impacts to light and glare from this construction have been identified.

Recreation:

1. The project will not disrupt or displace any offsite existing recreational opportunities in the area.

Historic and Cultural Preservation:

1. There are no buildings on the site that are over 45 years old or eligible for listing in national, state, or local preservation registers.
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. The site is accessed by 39th Ave SW / 112 St E, and the side street, 17th St SW 86th Ave E.
2. A Traffic Scoping worksheet has been prepared by Heath & Associates. The worksheet calculates the project will generate an additional 2.3 PM Peak Hour Trips.
3. Applicable Traffic Impact Fees will be paid to the City of Puyallup based upon the adopted rates.

Public Services/Utilities:

1. No undue burden on existing service provisions serving the site will result from the construction of this project.

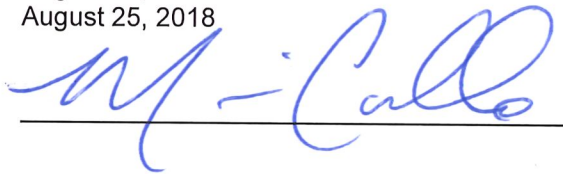
Threshold Determination: The Responsible Official has concluded that a Determination of Nonsignificance applies to this proposal, that the proposal does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (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 197-11-350.

Comments: Comments relating to this DNS 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:



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 the City of Puyallup prior to receiving construction permits.