



Mitigated Determination of Non-significance (MDNS)

Puyallup School District Sunrise Elementary Replacement Capital Project #12-01-16

Proposal: Puyallup School District (PSD) proposes to replace the existing Sunrise Elementary School with a new 80,600 SF, three-story elementary school at its current site. The existing school will be open during construction of the new school. The proposed building is on a 9.4-acre site with frontage on 39th Avenue SE. The new school will accommodate approximately 730 students and will include new commons/cafeteria, gymnasium, and library. The existing Sunrise Elementary buildings will also be demolished as part of this project.

Location: Sunrise Elementary
2323 39th Avenue SE
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 August 22, 2017.
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. Arborist Report by Tree Solutions Inc., dated May 16, 2017.
 - b. Geotechnical Report by Associated Earth Sciences Inc., dated August 18, 2017.
 - c. Transportation Report by Heffron Transportation Inc., dated August 16, 2017.
 - d. City of Puyallup Critical Area Identification Form.
 - e. Site Plan dated June 23, 2017.
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued August 24, 2017. 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 September 7, 2017.
 - i. Comments relating to water quality, erosion control, and processes in the case of discovery of contaminated material.
5. Two public meetings have been held by the applicant for this project. Notice of each meeting was mailed to property owners within 300 feet of the site. School district staff and the project architect were present to address questions and comments. The dates and locations of these public meetings are listed below:
 - a. March 9, 2017 at Sunrise Elementary
 - b. April 19, 2017 at Sunrise Elementary

Earth:

1. The site is generally described as having two flat terraces separated by a retaining wall created during the original school construction that runs in a north/south direction. No geological hazards such as steep slopes, erosion zones, landslide zone or abandoned landfills are located on the site or within the site vicinity.
2. Underlying soils within the project area generally consist of existing fill or reworked native soils, ranging in thickness from 1 ½ to 9 ½ feet. Native lodgement till were found along the western and northern areas of the site below the surficial fill layer. The eastern and southern areas are thought to have been stripped of the lodgement till during the past school construction.
3. It is estimated that the project will include approximately 11,000 cubic yards of cut and 3,000 yards of fill. Soil exported from the site will be disposed at a legal off-site disposal facility and imported soil will be from an approved off-site source.
4. 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. On March 10, 2017, Soundview Consultants LLC conducted a site reconnaissance. No wetlands, waterbodies, or regulated fish and wildlife habitat were identified on the subject property or within 300 feet.
2. The project site is located outside of a 100-year flood plain.
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. The applicant will implement an approved erosion and sediment control plan during construction and provide permanent water quality and flow control facilities to manage storm water, as approved by the local and state regulating agencies.

Plants:

1. No threatened or endangered species are known to be on or near the site.
2. Tree protection areas will be established prior to site work activities and maintained throughout all phases of development.
3. The applicant will meet all landscaping and tree retention requirements as required by City of Puyallup.

Animals:

1. No threatened or endangered species are known to be on or near the site.
2. On March 10, 2017, Soundview Consultants LLC conducted a site reconnaissance. No wetlands, waterbodies, or regulated fish and wildlife habitat were identified on the subject property or within 300 feet.

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 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.

Noise:

1. Noise typical of construction activity will be generated in the short term (April 2018 – August 2019) during site development, construction, and demolition.
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 40 years.
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 municipal code written, in part, to mitigate noise impacts.

Land Use:

1. The site has been improved as an elementary school site since 1973. The proposal will not change the existing use of the site.
2. The Comprehensive Plan land use designation and zoning classification are:
Zoning: Public Facilities
Comprehensive Plan: Public Facilities

Housing:

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

Aesthetics:

1. The proposed three-story replacement school building will stand approximately 50 feet and comply with all City of Puyallup building setback and design guideline requirements. No views in the immediate vicinity will be significantly altered or obstructed.

Light & Glare:

1. New parking areas and exterior mounted lighting will utilize LED lighting fixtures with shields and full-cut off lights which direct optics toward the ground. No significant impacts from light and glare from the project have been identified.

Recreation:

1. The project will not disrupt or displace any offsite existing recreational opportunities in the area.
2. Onsite playfield and hardscape play area will be restricted temporarily during certain phases of construction of the project.
3. The proposed replacement school will include site amenities such as pedestrian walkways, covered play area, play equipment area, and grass playfield with a walking track.

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. on behalf of the applicant, as listed under General Finding #2.
2. The site will maintain direct vehicular access from 39th Ave SE. Pedestrian access to remain from existing pedestrian pathways.
3. The applicant is subject to payment of Street Impact fees, as administered by Puyallup Municipal Code 21.20.
4. 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.
5. The project will increase the number of parking stalls onsite from 86 to 107. These numbers do not reflect the additional parking capacity available for after school events, which will provide capacity for another 48 vehicles.
6. Frontage improvements will be required by the City of Puyallup per Puyallup Municipal Code Section 11.08.130. The applicant anticipates frontage improvement requirements to include curb, gutter, 8' wide sidewalk, 10' wide planter strip, roadway base, pavement, street lighting, and improvements to extend the existing Two Way Left Turn Lane ("TWLTL"). The exact design and limits of improvements within 39th Ave SE will be coordinated with City of Puyallup staff based on various existing conditions including: large street trees behind sidewalk, available right-of-way, topographical constraints, and connections and transitions to facilities west of the school site frontage.
7. The traffic study included a signal warrant analysis for 39th Ave SE / 25th St SE. Results from the analysis indicate the intersection is projected to meet the category A criteria for Warrant 3 of the MUTCD warrants for signalization.

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. A new traffic signal shall be designed and constructed at the intersection of 39th Avenue SE and 25th Street SE. At said intersection, the north approach (school driveway) shall be aligned with 25th Street East.

Comments: Comments relating to this MDNS must be submitted within 15 days, by 4:00 p.m. on October 7, 2017. 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 23, 2017
Comment Deadline: October 7, 2017

Signature:

A handwritten signature in black ink, appearing to read "Mario Casello", is written over a solid 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.