



Mitigated Determination of Non-significance (MDNS)

Puyallup School District New Elementary School Capital Project #25-01-16

Proposal: Puyallup School District (PSD) proposes to build a new elementary school of approximately 110,000 SF on a vacant wooded site of approximately 16.8 acres. The new school will have associated site amenities such as parking lots, bus drop-off, playgrounds, playfields, and covered play areas. The school will have a kitchen and associated deliveries by truck. Some elements of the school will accommodate public uses in addition to their school function, such as the gymnasium, commons/cafeteria, playfields, and meeting spaces such as the library.

Location: New Elementary School
7911 144th Street East
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 June 9, 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. Geotechnical Investigation report, by Materials Testing & Consulting, Inc., dated November 15, 2016.
 - b. Habitat Assessment report, by Soundview Consultants, dated May 15, 2017.
 - c. Transportation Impact Analysis report, by Transpo Group, dated June 2017.
 - d. Preliminary Tree Preservation and Clearing plan, by Weisman Design Group, dated March 8, 2017.
 - e. Site Plan, by Coughlin Porter Lundeen Engineering, dated June 7, 2017.
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued June 13, 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 Pierce County Planning and Public Works Traffic Engineering dated June 22, 2017.
 - i. Comments related to information presented in the Transportation Impact Analysis dated June 2017.
 - b. Electronic mail from neighbor sent June 24, 2017.

- i. Comments relating to surface water drainage proposed fencing along property boundary.
 - c. Letter from Tacoma Pierce County Health Department dated June 26, 2017.
 - i. Comment of no objection to the proposal as presented.
 - d. Letter from Washington State Department of Ecology dated June 27, 2017.
 - i. Comments relating to water quality and erosion control measures.
- 5. Three 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. October 18, 2016 at Rogers High School
 - b. December 8, 2016 at Zeiger Elementary
 - c. April 27, 2017 at Rogers High School
 Information from these meetings can be found on the Puyallup School District website at: https://www.puyallup.k12.wa.us/departments/operations/foundations_for_our_future/new_southwest_area_elementary/
- 6. District staff and consultants have attended two Pre-development/conference meetings with Pierce County staff concerning the New Elementary project, the first on July 8, 2016 and the second on December 14, 2016.
- 7. A Forest Practices Permit application (#865722) was submitted to Pierce County on June 29, 2017.
- 8. A Public Road Deviation Request application (#865606) was submitted to Pierce County on June 23, 2017.

Earth:

- 1. Topography is generally level, with a slight downward gradient trend to the west.
- 2. Soil conditions encountered in the field are representative of Vashon Stade glacial till deposits and undisturbed native cover deposits, consistent with area geology sources.
- 3. A Temporary Erosion Sedimentation Control (TESC) plan, a National Pollutant Discharge Elimination System (NPDES) permit, and a Surface Water Pollution Prevention Plan (SWPPP) will be included as part of the project design and permitting.

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. The site does not lie within a 100-year floodplain.
- 2. The site does not contain any regulated wetlands, lakes, or streams.
- 3. Underlying impermeable or very low permeable soils may result in localized seasonal perch groundwater levels.
- 4. Storm water drainage will be collected and discharged from the site as allowed by applicable Pierce County code, including both water quality and flow control.
- 5. A Surface Water Pollution Prevention Plan (SWPPP) will be included in the project design and permitting.

Plants:

- 1. No threatened or endangered species are known to be on or near the site.
- 2. A Preliminary Tree Preservation and Clearing Plan has been prepared for this project that demonstrates how the project will comply with Pierce County tree conservation code requirements found in PCC 18J.15.030.

Animals:

1. A comprehensive list of birds and mammals observed onsite is included in the Fish and Wildlife Habitat Assessment by Soundview Consultants dated May 15, 2017.
2. No threatened or endangered species protected under the Endangered Species Act (ESA) or other State or Federal regulations have been observed or known to be onsite.
3. Evidence suggests the pileated woodpecker has a presence within the site. The pileated woodpecker is a Washington State listed Candidate species, but is not a federally or state protected species.
4. The project will incorporate Best Management Practices (BMP's) recommended in the Fish and Wildlife Habitat Assessment by Soundview Consultants dated May 15, 2017.

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 Pierce County development regulations.
2. The new elementary school will be designed to meet Washington Sustainable School Protocol for high performance schools.

Environmental Health:

1. No known soil or groundwater contaminants are present on-site.
2. No environmental health hazard is anticipated from the development of this project.

Noise:

1. There are no significant adverse noise impacts arising from the project. Project construction activity will be limited to the hours identified by Pierce County Code 8.76.060 Maximum Permissible Environmental Noise Levels.

Land Use:

1. The site is located within Pierce County's Open Space Corridor area and the project will comply with Pierce County code 18J.15.020 – Site Clearing.
2. Under Pierce County land use designation and zoning classification, elementary schools are a permitted use: The Comprehensive Plan land use designation and zoning classification are:
Zoning: Moderate Density Single Family (MSF)
Comprehensive Plan: Moderate Density Single Family (MSF) within the South Hill Community Plan.

Housing:

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

Aesthetics:

1. The project will comply with applicable Pierce County design standards, including as specified in PCC 18J.15 – Countywide Design Standards and Guidelines, and PCC 18J.50 – South Hill Community Plan Area Design Standards and Guidelines.

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. These lighting measures will provide no measureable light spillage off site and will minimize glare. 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. The new elementary 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. Transpo Group completed a Transportation Impact Analysis ("TIA") report on behalf of the applicant, as listed under General Finding #2.
2. The TIA report has been revised based upon comments made by Pierce County Planning and Public Works Traffic Engineering in their letter dated June 22, 2017.
3. Two access driveways are proposed along 144th Street East. One driveway will primarily be for school bus and staff parking during the school day, while the other driveway will be for parent pick-up and drop-off.
4. The proposed elementary school is projected to generate 464 trips during the AM peak hour, 288 trips during the PM peak hour of the school, and 155 trips during the PM peak hour of adjacent street traffic.
5. The site is not served by public transit.
6. Frontage improvements along 144th Street East will be required by Pierce County as part of this project. Right-of-way dedication along the site's 144th Street East frontage is needed to accommodate said off-site improvements.
7. The applicant has submitted a Public Road Deviation Request to modify proposed improvements within the 144th Street East right-of-way.

Public Services/Utilities:

1. Public utilities, such as water, sewer and electricity, are available and have the capacity to support the construction and operation of the replacement school project.
2. The project site and building are designed in accordance with CPTED (Crime Prevention Through Environmental Design) and to accommodate fire truck access to the building. The new school building will be equipped with security systems, fire detection and alarms, and a complete wet sprinkler fire protection system.

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. Erosion control measures shall be in place prior to any clearing, grading or construction activity. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state.
2. A two way center turn lane along the frontage be provided along 144th Street East to improve traffic operations and provide for dedicated queuing capacity for school traffic.

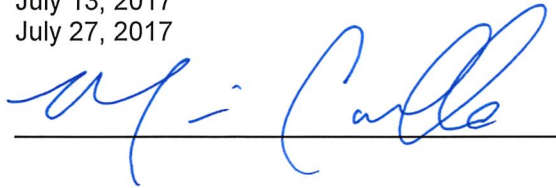
3. The applicant shall coordinate with Pierce County to establish safe routes to schools. School bus service will be provided to all elementary students attending the new elementary that reside within the school attendance area and located outside the school's walk zone.

Comments: Comments relating to this MDNS must be submitted within 15 days, by 4:00 p.m. on July 27, 2017. Contact Brian Devereux, Director of Facilities Planning, at (253) 841-8772 or at sepa@puyallup.k12.wa.us with questions about the project.

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: July 13, 2017
Comment Deadline: July 27, 2017

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 Pierce County prior to receiving construction permits.