

**Determination of Non-significance (DNS)  
for  
Warren Hunt Elementary School Addition  
Capital Project #19-01-17**

**Proposal:** The Puyallup School District is proposing a 12 classroom, single story +/- 16,000 square foot addition to the north end of the existing building on the 15-acre site. The project includes the removal of ten existing portable classroom buildings in the summer of 2018. The result will be a net gain of two classrooms, or approximately a 50 student capacity increase, as a result of this project.

Construction will include a site development phase that will relocate the existing portables to a temporary location to the southwest of the existing building. Water, and a storm line running in the area of the addition will be relocated to clear the new construction. The existing covered play will be relocated to provide clearance for a fire lane route west of the new addition. Pervious pavement will be added to re-establish adequate outdoor play areas.

**Location:** Warren Hunt Elementary  
12801 144<sup>th</sup> St E  
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 was prepared January 17, 2017, 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. Subsurface Exploration & Geotechnical Engineering Evaluation; Associated Earth Sciences Inc.; December 2, 2016.
  - b. Wetland Delineation and Fish and Wildlife Habitat Assessment Report; Soundview Consultants; February 6, 2017.
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued January 20, 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. 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 February 3, 2017.
    - i. Comments relating to water quality and erosion control measures.
  - b. Letter from Tacoma Pierce County Health Department dated February 6, 2017.
    - i. TPCHD has no objections to the proposal as presented.

Earth:

1. The site is relatively level with the exception of the north end of the site where the septic and storm drainage systems are located.
2. The 2006 draft Geologic Map of the Puyallup 7.5 Minute Quadrangle indicates that the entire project site vicinity is underlain by a Vashon-age glacial ice-contact deposit. This was generally confirmed by subsurface explorations conducted by Associated Earth Sciences (AES) and documented in their Report dated December 2, 2016.
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. TESC measures will include a temporary construction entrance, filter fabric fence, temporary drainage ditches, a facility for temporary construction storm water attenuation 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. The Wetland Delineation and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants identified two off-site Category IV wetlands just east of the subject property on Pierce County Parcel 0419144043.
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. Stormwater plans will be designed to meet the 2015 Pierce County Stormwater Management and Site Development Manual, or the current storm manual adopted by Pierce County if different.
4. The property does not lie within a 100-year floodplain.

Plants:

1. No threatened or endangered species are known to be on or near the site.
2. Minimal landscaping will be impacted as a result of this project.

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 Pierce County 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 Pierce County Code 8.76.060 Maximum Permissible Environmental Noise Levels.

Land Use:

1. Elementary schools are a permitted use under the current land use and zoning designations for this property by Pierce County:  
Zoning: RR (Residential Resource)  
Comprehensive Plan: MSF (Moderate Density Single Family)

Housing:

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

Aesthetics:

1. The project will comply with county zoning regulations and the building addition will be designed to be compatible with the existing school building.

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.
2. Portions of the onsite playfield and hardscape play area will be restricted temporarily during the construction of the project.

Historic and Cultural Preservation:

1. 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 school has frontage along 144th Street East. The two existing driveways will continue as the primary access to the site for bus and parent/community traffic.
2. A Trip Calculation worksheet has been prepared by Heath & Associates based on the school district's estimated increase of 50 students, using the 9th Edition of ITE's Trip Generation Manual, 2012. Based on the increase in student population, the additional 50 students is anticipated to increase the daily traffic to the school by 65 vehicle trips per day. The AM school peak hour is anticipated to increase by 23 trips and the PM school peak hour is anticipated to increase by 14 trips. The 4 PM to 6 PM peak hour is anticipated to increase by 8 trips.
3. The project is expected to generate less than 25 additional peak hour trips both in the AM peak hour and PM peak hour. No measures to reduce or control transportation impacts are proposed.

Public Services/Utilities:

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

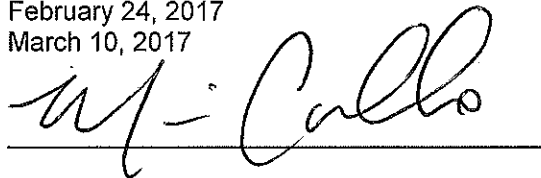
**Threshold Determination:** The Responsible Official has concluded that a Determination of Nonsignificance applies to this proposal, that the proposal does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (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 197-11-340.

**Comments:** Comments relating to this DNS must be submitted within 15 days, by 4:00 p.m. on March 10, 2017. Contact Brian Devereux, Director of Facilities Planning, at (253) 841-8772 or at [deverebj@puyallup.k12.wa.us](mailto:deverebj@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 2<sup>nd</sup> St SE  
Puyallup, WA. 98372  
Office: (253) 841-8772

Date of Issue: February 24, 2017  
Comment Deadline: March 10, 2017

Signature:



A handwritten signature in black 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 DNS does not constitute project approval. The proposal must comply with applicable requirements of Pierce County prior to receiving construction permits.