

Bethel School District #403
Determination of Non-Significance (DNS)
Evergreen Elementary School Modernization and Addition

Action: Modernize the Evergreen Elementary School building including an addition of 8-10 classrooms

Description of Proposal: The proposal is to modernize and construct a new 8,929 square foot addition to the existing Evergreen Elementary School. The project includes 8-10 new classrooms, a new kitchen and commons, remodel of existing administrative areas and general building upgrades including but not limited to building systems and finishes.

Frontage improvements along the 172nd Street East frontage of the school will be as required by Pierce County Planning and Public Works. The project will include the removal of (3) existing portables to accommodate the project including a new play shed.

The old Naches Trail Elementary school building, will be used for one school year to house Evergreen Elementary during the modernization.

Project Proponent: Bethel School District #403
516 176th Street East
Spanaway, WA 98387

Project Location: The site address is 1311 172nd St. E, Spanaway, WA 98387

Parcel #: Pierce County Tax Parcel No. 0319273068

Lead Agency: Bethel School District No. 403


Date of Issue: February 2, 2024

Comment Deadline: February 16, 2024

The Bethel School District #403 has determined that the proposal does not have probable significant adverse impact on the environment. 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 on file with the Bethel School District #403. This information is available to the public upon request.

Responsible Official: Sara Coccia
Position/Title: Director of Construction and Planning
Address: 5410 184th Street East, Suite C, Puyallup, WA 98375
Phone: 253.800.6772

Name of Agency adopting this document: Bethel School District #403

Signature: 

Sara Coccia
Responsible Official

Date: February 2, 2024

Note: Pursuant to RCW 43.21C.075, the final decision of the Responsible Official may be appealed in accordance with Bethel School District SEPA Policy 6890. In accordance with Bethel School District SEPA policies, the District will issue a Notice of Action pursuant to RCE 43.21C.080 with the applicable appeal period. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW (State Environmental Policy) shall be commenced in Pierce County Superior Court.

Findings of Fact:

1. The proposed project is located at 1311 172nd St. E, Spanaway, WA 98387. The existing Evergreen Elementary School currently operates on the site utilizing one main structure, six portable classroom structures, one covered play structure, emergency storage container, playgrounds and fields and a storage shed are currently on the site. The site is relatively flat and the surrounding area is predominantly single family residential.
2. The site is located within the Parkland-Spanaway-Midland Communities Plan. The zoning is Moderate Density Single-Family (MSF).
3. Design Standards and Guidelines: Parkland-Spanaway-Midland Communities Plan Area Chapter 18J.15 is applicable to this site.
4. An environmental review is required for the proposal in accordance with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and Section 18D 20.010, Pierce County Development Regulations. An Environmental Checklist was issued on November 9, 2023 for review and comment.
5. The Pierce County GIS database was reviewed to assess potential impacts to cultural historic resources. The Nisqually Tribe requested notification if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.
6. The proposal will have no significant adverse environmental impacts on wetlands, fish and wildlife, water, noise, air quality, environmental health, public services, utilities or land and shoreline uses.
7. The landscaping requirements of Section 18A.35.030 of Pierce County Development Regulations-Zoning are applicable to this site. A landscaping plan must be approved prior to issuance of a building permit.
8. The grading and placement of fill material may increase the likelihood of erosion and sedimentation. Pursuant to the Pierce County Stormwater Management and Site Development Manual, a temporary erosion and sedimentation control plan is required to be approved and

implemented on the project site prior to, and during, site development. Potential significant adverse impacts associated with erosion and sedimentation are adequately mitigated through compliance with this regulation.

9. No regulated streams or buffers have been identified on the project site pursuant to Chapter 18E.60 – Fish and Wildlife Habitat Areas, Pierce County Development Regulations-Critical Areas.
10. No regulated wetlands have been identified on the project site pursuant to Chapter 18E.30- Wetlands, Pierce County Development Regulations- Critical Areas.
11. The topography of the site is relatively flat. No slopes exceeding fifteen (15%) percent have been identified on the project site. A Geotechnical Engineering Report was prepared by the Migizi Group, Inc; dated March 6, 2023.
12. Pursuant to the Pierce County Stormwater Management and Site Development Manual, a storm drainage plan as part of the site development plan submittal and subsequent installation of approved stormwater management system on the project site is required. Potential significant adverse environmental impacts associated with increased stormwater runoff from this development are adequately mitigated through compliance with this regulation.
13. Heffron Transportation, Inc. prepared a Revised Transportation Technical Report (TTR) for the Evergreen Elementary School Project, dated January 10, 2024.
14. The revised TTR shows that the project will not have significant adverse impacts on adjacent streets. Frontage improvements along the 172nd Street East frontage of the school will be as required by Pierce County Planning and Public Works.
15. School Districts are exempt from Pierce County Traffic Impact Fee Ordinance.
16. An Environmental Noise Study was conducted on December 21, 2022 by Landau Associates. No significant impacts to the site were identified.

Environmental Determination: The Responsible Official has determined that the proposal does not have a probable significant impact on the environment and an Environmental Impact Statement is not required under RCW 43.21C.030(2).

The Determination of Non-Significance (DNS) is issued under WAC 197-11-350. The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by the close of business on the comment deadline date. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued and the applicant shall not begin work until the common deadline has expired and any other necessary permits are issued. Appeals must be filed within 14 days of the end of the comment period on the DNS.

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Position/Title: Director of Construction and Planning
Address: 5410 184th Street East, Suite C, Puyallup, WA 98375

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NOTE: The issuance of the Determination of Non-Significance (DNS) does not constitute project approval. The Bethel School District #403 will comply with all other applicable requirements of Pierce County issuance of a building permit.