

**Expanded ENVIRONMENTAL CHECKLIST
Cedarcrest Middle School Modernization and Addition
Bethel School District #403**

RCW 197-11-960 Environmental Checklist

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C1 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though the questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Cedarcrest Middle School Replacement Project

2. Name of applicant:

**Bethel School District #403
516 176th Street East
Spanaway, WA. 98387**

3. Address and phone number of applicant and contact person:

**Jeffrey D. Mann, AICP, Facilities Planner
5410 184th Street East
Puyallup, WA 98375
253.800.6776
jemann@bethelsd.org**

4. Date checklist prepared:

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

September 11, 2025

5. Agency requesting checklist:

Pierce County and Bethel School District.

6. Proposed timing or schedule (including phasing, if applicable):

Construction is planned to begin in late Spring / early Summer 2026 with completion anticipated in August 2028.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Beyond what is proposed for this project, no future construction is currently planned to occur on the property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Wetland Reconnaissance Report, prepared by Raedeke Associates, Inc., dated May 27, 2025**
- **Geotechnical Engineering Report, prepared by Migizi Group, Inc., dated January 15, 2025**
- **Revised Updated Transportation Technical Report for the Cedarcrest Middle School Modernization & Addition Project, prepared by Heffron Transportation, Inc., dated June 19, 2025**
- **Geotechnical Recommendations for Off-Site Pavement Design, prepared by Migizi Group, Inc., dated February 25, 2025**
- **Noise Assessment Report, prepared by Landau Associates, Inc., dated August 28, 2024**
- **Boundary and Topographic Survey, prepared by Sitts and Hill Engineers, dated August 14, 2024**
- **Cultural Resources Report, prepared by Antiquities Consulting, dated April 10, 2025**
- **Wetland Review Letter, prepared by Dara Kessler, Pierce County Environmental Biologist, dated April 18, 2025**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Other than the permits associated with this project, there are no other pending applications.

10. List any government approvals or permits that will be needed for your proposal, if known.

Pierce County Building Permit

Pierce County Plumbing and Mechanical Permits

Pierce County Site Development Permit

Tacoma Pierce County Health Department Permits for School Site & Plan Review

Tacoma Pierce County Health Department Food Establishment Permit (School Kitchen/Servery)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to demolish the existing Cedarcrest Middle School and construct an approximate 121,000 square foot replacement building in the same or similar footprint. The project includes site development work associated with the campus including parking, athletic fields, stormwater and utility connections and off-site mitigation required by the County for road improvements.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Section 34 Township 19 Range 03 Quarter 34 : SE OF SW OF SEC 34 LESS THE FOLL BEG AT SE COR OF SD SE OF SW TH W ALG SEC LI 620.00 FT TH N 00 DEG 50 MIN 37 SEC W 330.27 FT TH N 29 DEG 09 MIN 23 SEC E 179.90 FT TH N 00 DEG 50 MIN 37 SEC W 844.71 FT M/L TO N LI OF SD SE OF SW TH E ALG N LI OF SD SE OF SW 530.00 FT M/L TO NE COR OF SD SE OF SW TH S ALG E LI OF SD SE OF SW 1334.08 FT M/L TO POB ALSO EXC S 30 FT FOR 192ND ST E SEG F-8464 (CEDAR CREST JR HIGH) (DCWJES8-15-83) DC8918BB07-12-93CL

The site is located 19120 13th Ave. CT. E, Spanaway, WA 98387 (Pierce County Tax Parcel 0319343028, Section 34 Township 19 Range 03 Quarter 34. See Attachment B, "Vicinity Map" for location.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

I. EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

Topographically, the property sits in a three-tier configuration, with the highest elevations at the eastern property line sloping down to flattened play fields moving to the west.

- b. What is the steepest slope on the site (approximate percent slope)?

Slopes between fields are generally 6 to 10 feet high with grade changes of 25 to 45 percent. These slopes all cover an elevation change of roughly ten feet, except for the slope directly adjacent to the existing building where a cast-in place wall was previously constructed to allow for truck deliveries to the building.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The National Cooperative Soil Survey (NCSS) for the Pierce County area classifies soils across the western low elevation area of the parcel as Spanaway gravelly sandy loam – 41A. This soil type corresponds to outwash plains, and it is typically greater than 80 inches deep to the top of the groundwater table. Soils across the eastern portion of the site, including the building footprint and upper fields, are mapped as 19B - Kapowsin gravelly ashy loam, 0 to 6 percent slopes, and 13B – Everett very gravelly sandy loam, 0 to 8 percent slopes. The Kapowsin soil complex is generally associated with glacial till deposits.

The Soils Conservation Survey (SCS) for Pierce County maps soils on the site as Kapowsin gravelly loam, Everett gravelly sandy loam 0-6 percent slope, Spanaway gravelly sandy loam, formed in glacial outwash.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No irregularities indicating slope failure were observed on site or nearby off site during the geotechnical reconnaissance. In addition, there is no evidence of historic slide activity adjacent to the project area through available geologic mappings and literature. Additionally, a review of Title 18 critical areas regulations indicates that the isolated-on site steep slopes do not meet

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

the criteria to be considered a landslide hazard area. A review of the Washington Geologic Information Portal, as maintained by the WSDNR, indicates no mapped recent or historic landslides within the project site or within one mile of the project site. The project area sits within the broad plane of recessional glacial outwash of southern Pierce County.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Earthwork on site will include excavation and grading to accommodate the main building, landscape work, utility connections and associated parking and playfields.

Maximum Depth of Excavation (Cut): 12-feet

Maximum Depth of Fill: 13 feet *These maximums are in limited areas where existing walls will be removed and/or where new walls/building foundations for the multi-level school are proposed.*

Total Cut: 26,750 cubic yards

Total Fill: 14,750 cubic yards

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, some customary erosion consistent with site development could occur during clearing and construction of the site. Best Management Practices will be implemented to minimize any erosion during clearing and construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 30 percent of the site will be covered with impervious surfaces at project completion.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best Management Practices as set forth in the current Pierce County Stormwater Management and Site Development Manual will be utilized during construction. These practices may include, but are not limited to: stabilized construction entrance, temporary interceptor ditches and swales, temporary sediment traps/ponds, and silt fencing, as needed. Seasonal limitations of construction activities will be considered and erosion and sedimentation control will be provided accordingly to allow construction to continue as needed during the wet season. All County and State requirements for wet season work will be adhered to as well as recommendations provided in the Geotechnical Report.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Temporary increase of construction vehicle emissions and dust during construction. No industrial wood smoke or additional odors are to be generated from the work proposed on site. Emissions will be localized and dissipate within the site. There are no significant adverse impacts to air quality expected, as a result of the proposed project.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The Washington Air Quality Map on the Washington Dept. of Ecology website was reviewed as well as The Puget Sound Clean Air Agency's Air Quality Sensor Map. There does not appear to be off-site emissions or odors that would affect the project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

No significant adverse impacts have been identified. Best Management Practices will be utilized during construction to reduce and control emissions. District vehicles and buses will meet vehicle air pollution control standards.

3. WATER

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. There is an unnamed tributary located over four hundred feet to the east that is isolated from the site by an existing road, 13th Ave. Ct. E and a number of existing single-family residences. There is a wetland located over five hundred feet to the Southeast that is isolated by an existing road, 192nd St. E. There is a wetland located on the adjacent property to the North, that was delineated and recorded with the Pierce County Auditor in 2017 under Application Nos. 853902 and 902799.

A request for an exemption to the buffering requirements of 18E.30 - Wetland Regulations was submitted. Pierce County wetland Biologist, Dara Kessler issued a formal decision on April 18, 2025, 'Attachment J', stating that the off-site wetland located on the adjacent property does not have buffering requirements. The proposed project was determined exempt under 18E.20.030.S – Maintenance, or reconstruction of existing, lawfully established public facilities or substantial improvement of a building; provide that reconstruction does not involved expansion of the facility.

Mitigation sequencing will be required for temporary impacts associated with reconstruction. The one requirement for this proposal is that erosion control measures are provided at the northern extent of the work area of the new track and field, prior to site development activities. Site Development Plans shall show temporary construction fencing at least 30 inches tall to be erected around the northern limits of the track and field work area, so that temporary impacts are mitigated, and runoff does not impact the adjacent wetland to the north.

A Final Wetland Reconnaissance Report was prepared by Raedeke Associate, Inc., dated May 27, 2025.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work will occur within 200 ft. of a water body other than the work described above.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge is proposed from surface waters or wetlands.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, this proposal does not lie within a 100-year floodplain.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

No, the proposal will not discharge waste materials to surface waters. Any greases and oils from vehicular traffic in parking areas will be conducted to onsite biofiltration stormwater management systems for filtration and containment.

b. Ground:

1. Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities, if known.

No groundwater will be withdrawn. Stormwater runoff will be discharged to the storm water quality/quantity systems in accordance with current Pierce County Stormwater Management and Site Development Manual requirements.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed replacement of the existing Cedarcrest Middle School will be served by the existing sewer connection and water purveyor, Spanaway Water Company. The existing school is not served by septic and there will not be waste material discharged into the ground.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be generated by the proposed roof areas of the replacement school building. Stormwater from the site will not flow into another water body. Stormwater will be treated on site.

The soils on the site support infiltration as the primary method of stormwater management. The infiltration systems will all be designed in accordance with the Pierce County Stormwater and Site Development Manual which provides for management of water quantities as well as quality.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Minimal waste materials could enter the groundwater. Bio-filtration from plant material and filtration by the upper soil levels will protect ground water.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, this proposal does not/will not affect drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water and drainage pattern impacts, if any:

The project will employ Best Management Practices and will comply with current Pierce County Stormwater Management and Site Development Manual requirements. Measures to reduce control surface, ground and runoff water and drainage impacts are identified in Item 1 above.

4. PLANTS

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

a. Check or circle types of vegetation found on the site:

- X_deciduous tree: alder, maple
- X_evergreen tree: **Douglas fir, Western Red Cedar**
- X_shrubs: **Rhododendron, Snowberry, Himalayan Blackberry**
- X_grass
- ___ pasture
- ___ crop or grain
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, others
- ___ water plants: water lily, celgrass, milfoil, other
- ___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site is currently sparsely treed with the majority of mature coniferous trees along the Southwest corner, near the property boundaries. There are also several trees incorporated into site landscaping, along the frontage of the school site. The landscaping plans have been designed with the goal of retaining as many of the existing trees as possible. Any vegetation removal anticipated to occur will be limited to accommodate the proposed development associated with the proposal.

c. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposed project will comply with Pierce County's Tree Conservation requirements and the site will be landscaped to meet Pierce County requirements. The tree retainage plan will include a number of the mature douglas-fir trees existing in the Southwest corner of the site.

e. List all noxious weeds and invasive species known to be on or near the site.

There are approximately a dozen Himalayan blackberry bushes along the Southern property boundary that is along 192nd St. E.

5. ANIMALS

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other: **Robins, Sparrows, Crows, Songbirds**
- mammals: deer, bear, elk, beaver, other: **Rabbits, Moles, Chipmunks, Eastern Gray Squirrels**
- fish: bass, salmon, trout, herring, shellfish, other: **None**

b. List any threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

c. Is the site part of a migration route? If so, explain.

Yes, this site is part of the Pacific Flyway migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

The landscaping plan will include plantings that incorporate native plant species such as Oregon Grape, Salal, and other flora native to the Pacific Northwest. The plantings will

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

enhance habitat and food resources for wildlife and pollinating insects utilizing the site. Native trees are to be preserved which will enhance and provide habitat for wildlife. Best management practices to protect the retained trees and care will be taken to protect root systems.

e. List any invasive animal species known to be on or near the site.

European Starling, House Sparrow

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc

Electricity is provided by Tacoma Power and is used for heating the buildings and water heating. Electrical power is used for lighting and mechanical systems. No gas is proposed. Solar panels are planned for this project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project would not affect potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will comply with the current State Energy Code regulations. Renewable energy measures will include adding a rooftop array to support photovoltaic panels.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

There are no environmental health hazards that would occur as a result of the proposed replacement of Cedarcrest Middle school within the existing building footprint.

1. Describe any known possible contamination at the site from present or past uses.

There is no known contamination of the site from present or past uses.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals or conditions that might affect project development and design. There are no known hazardous liquid or gas transmission pipelines located within the project area or vicinity.

3. Describe any toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction, or any time during the operating life of the project.

The project will not include any toxic or hazardous chemicals. The District's Middle school science programs do not include the use of hazardous chemicals.

4. Describe special emergency services that might be required.

There are no known special emergency services required as a result of this proposal.

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

5. Proposed measures to reduce or control environmental health hazards, if any.

Best Management Practices will be employed during site work and construction activities.

b. Noise

1. What types of noise exist in the area which may affect your Project (for example: traffic, equipment, operation, other)?

There is some existing noise from vehicular traffic from the adjacent streets however the school building location itself is setback from surrounding streets. The exiting noise levels have evaluated under the Tacoma-Pierce County Health Department school site plan review process and meet State Noise requirements for school siting.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term: Construction, 7:00 am to 7:00pm

Long-term: Vehicle traffic 7:00 AM to 5:30 PM & scheduled evening events such as open houses, sports events and student concerts consistent with the current use of the existing school site.

3. Proposed measures to reduce or control noise impacts, if any:

No proposed mitigation measures. Measures to reduce or control construction noises will be met through the application of requirements found in Pierce County, Chapter 8.76, Noise Pollution Control as applicable. There are no school operations that are expected to exceed County noise thresholds.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site that contains the existing Cedarcrest Middle School is for delivering public education and instruction to the student population in the surrounding community. The site includes parking areas for student and staff as well as a bus drop-off area.

The current use of adjacent properties includes:

North - Single Family residential homes

South - Single Family residential homes

East - Single Family residential homes

West - Single family residential homes

The proposed project will not affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as a working farmland or working forest lands? If so, describe. How much agricultural or forestland of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forestland tax status will be converted to nonfarm or nonforest use?

No, the site has been established and approved as an educational and instructional public school for over forty years.

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

c. Will the proposal affect or be affected by surrounding working farm or forestland normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

This proposal will not affect, or be affected by surrounding working farm or forestland normal business operations.

c. Describe any structures on the site.

The existing school building resides on the property utilizing one main structure, with accessory structures including ten portable classroom structures, emergency storage container, baseball backstop, dugout, bleachers, reader board, monument sign.

d. Will any structures be demolished? If so, what?

Yes, the existing school building will be demolished and a new school building will be replaced and constructed in the same location. The new structure footprint will be sized similarly. The existing portable classroom buildings will be demolished or removed to accommodate the proposed site improvements and the new building construction for this project.

e. What is the current zoning classification of the site?

Single Family (SF) is the current zoning classification.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation for the project site includes Single Family and the Parkland-Spanaway-Midland Communities Plan.

g. If applicable, what is the current shoreline master program designation of the site?

The project site is not located in an area with a body of water that falls within the shoreline master program jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There is a wetland buffer associated with wetlands recorded on adjacent parcels. The AFN associated is 201904150367.

i. Approximately how many people would reside or work in the completed project?

At full utilization of the site, approximately 850 students and 100 staff would attend and/or work at the Middle School; none will reside on school campus.

j. Approximately how many people would the completed project displace?

No people will be displaced by the project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No adverse impacts have been identified, therefore, no measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will comply with the regulations of Chapter 18J.15 Countywide Design Standards and Guidelines, and 18A.28 Parkland-Spanaway-Midland Community Plan Area Design Standards and Guidelines.

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

m. Proposed measures to reduce or control impacts to agricultural and forestlands of long-term commercial significance, if any:

There are no proposed measures to reduce or control impacts to agricultural or forestlands of long-term commercial significance as there are no known impacts.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated with this project.

c. Proposed measures to reduce or control housing impacts, if any:

No adverse impacts have been identified therefore, no measures are proposed.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including Antennas. What is the principal exterior building material(s) proposed?

The tallest building height of the proposed structure will not exceed the 35-foot maximum height requirements for this zone.

b. What views in the immediate vicinity would be altered or obstructed?

The project will not alter or obstruct existing views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The building will be designed in compliance with Title 18J.15 Pierce County Countywide Design Standard and the Parkland-Spanaway-Midland Communities Plan Design Standards found in Title 18J.30. Proposed landscaping will meet the applicable standards of Chapter 18J.15 and will be compatible with and enhance the existing neighborhood. The existing trees and vegetation along the southern property line will be maintained and provide a visual landscape barrier to surrounding residential areas.

II. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking lot lighting: immediately before and after normal school hours and during evening/weekend events. Building security lighting will be provided along the perimeter of the building. Off-site pedestrian lighting will be provided as part of off-site improvements required.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, light or glare will not be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

There are no existing off-site sources of light or glare that would affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

New lighting will be limited to on site lighting for parking and pedestrian area lighting for off-site improvements. No athletic lighting is currently proposed. Light standards will meet the 35-foot height limitation of the Countywide exterior lighting standards.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

The existing school provides outdoor athletic fields, parking facilities and basketball court. The Spanaway Community Trail loop is located adjacent to the site along 192nd St. E. The Washington State Horseman Association has a facility for equestrian related recreation, located approximately a half a mile to the North of the school site. Parks open to the public are located over two miles away from Cedarcrest.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts have been identified therefore, no measures are proposed.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers? If so, specifically describe.

There are no known buildings or structures located on or near the site that are over forty-five years old listed in, or eligible for listing in, national, state or local preservations registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Generally, describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

There are no known landmarks, features or evidence of indigenous presence or historic use or occupation of this property. There are no known evidences of artifacts, or areas of cultural importance on or near the site. Finally, there are no known landmarks, evidence of historic, archaeological, scientific or cultural importance known to be on or near the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.

The Pierce County GIS database and the Historic Register were reviewed as the methods used to assess potential impacts to cultural historic resources. A Cultural Resources Report was prepared by Antiquities Consulting that provides a high-level assessment, see report attached.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

No impacts have been identified, therefore, no measures are proposed.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The existing Cedarcrest Middle School is located at 19120 13th Ave. Ct. E, Spanaway, WA 98387 Pierce County. The existing school has three site access driveways. The entire building will be accessible by emergency vehicles.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The project site vicinity is not served by public transit. Pierce Transit does provide bus service within larger Pierce County; however, the closest transit stops are located 2.3 miles or more from the project site. Stops serving Pierce Transit's Route 1 are located 2.3 miles to the west on SR 7 at Military Road S; stops serving Route 4 are located 2.9 miles to the north on 112th Street E at Waller Road E.

The Bethel School District provides bus service to eligible students. Under normal operating conditions, the school is served by six full-size school buses and four SPED buses.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The facility being replaced will provide a total of 108 parking spaces, with four dedicated to ADA parking. The proposal will not eliminate any parking stalls as the existing site has 108 parking stalls.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicated whether public or private).

Yes, see Traffic Mitigation required by Pierce County in Item (h.) below.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use or occur in the immediate vicinity of water, rail or air transportation.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The following summarizes the analysis and conclusions of the Transportation Technical Report for the Cedarcrest Middle School:

- **The proposed project would replace the existing school and construct a new middle school with reconfigured site access, circulation, and parking.**
- **Analysis herein was based on the school's permanent enrollment capacity, which excludes the historic and current occupancy of the 10 portable classrooms on the site. With the project, the school would have 30 permanent classrooms and a future capacity of 850 students, which is a net permanent capacity increase of 206 students compared to the existing school's permanent capacity of 644 students. For comparison, existing data were collected during the 2023-24 school year when the school had an enrollment of 708 students.**

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

- Based on staffing at other middle schools, the District estimates the replacement Cedarcrest Middle could have up to 100 employees if the school were enrolled to its proposed capacity. During the 2023-24 school year, the school had 77 employees.
- The site access and internal vehicular site circulation patterns would be reconfigured.
- Early elements of the construction effort are planned to begin in spring 2026 while students are still on campus. Students and staff would then be relocated to the old Bethel High School site for two school years (2026-27 and 2027-28) while construction is completed. Prior to the relocation, Bethel High School students (currently about 1,700) and staff will have moved to the new high school currently under construction about 2.5 miles to the east. Traffic generation during its use as an interim site for Cedarcrest Middle School would be substantially lower than when occupied by the high school. The replacement Cedarcrest Middle School is planned to open in fall 2028.
- The added permanent enrollment capacity provided by the larger replacement school could result in net increases of 134 trips during the morning arrival peak hour, 68 trips during the afternoon dismissal peak hour, and 31 trips during the PM peak hour.
- Two arterial intersections are anticipated to experience increases of 25 or more trips: 192nd Street E / 13th Avenue Court E (morning and afternoon peak hours) and 176th Street E / 14th Avenue E (morning peak hour only).
- The forecast volumes at the school access on 192nd Street E would meet the HRR 211 warrants for left-turn storage during morning and afternoon peak hours. Therefore, left-turn storage would be warranted and is proposed as part of the development.
- The site access intersections are forecast to operate at LOS C or better overall with all movements operating at LOS E or better during all three analysis periods. The changes to site access and the traffic generated by the proposed increase in permanent school capacity would change delays at those locations—ranging from reductions of 1.3 seconds to increases of 29.5 seconds per vehicle.
- The County will require the proposed access driveway on 192nd Street E to be restricted with no left turns out of the site allowed. This restriction is expected to be accomplished with signage.
- The operational analysis for the 192nd Street E / 13th Avenue Court E intersection shows a forecasted degradation to LOS F conditions during the morning peak hour, primarily due to the County restriction imposed at the main site access driveway on 192nd Street E. This condition would be mitigated (improved to LOS A overall with all movements at LOS C or better) with the addition of a southbound right-turn pocket to separate the southbound left and right turns.
- Based on the operational analysis results, the proposed Cedarcrest Middle School Replacement project is not expected to cause significant adverse impacts to the intersection operations.
- The estimated morning arrival queues (average of 5 vehicles and 95th-percentile of 8 vehicles) can be accommodated on site. The proposed automobile load/unload and queuing areas would provide about 1,700 linear feet of queue / waiting area, which at the high end of published planning guidance for middle schools (1,360 to 1,700 feet for a school with 850 students).
- The project would construct curb, gutter, and sidewalk along 192nd Street E and 13th Avenue Court E as part of the frontage improvements required by Pierce County. In addition, the project would construct a six-foot wide bicycle lane along the frontage of 192nd Street E as required by the County.
- The project would relocate the school crossing on 192nd Street E east of the proposed new main school access driveway and 12th Avenue Court E. The relocated crosswalk would be raised with a center refuge island and pedestrian actuated RRFBs. RRFBs would also be installed at the mid-block crosswalk that would be retained on 13th Avenue Court E.
- Roadway illumination is required by the County along the frontage where the new center left-turn lane is proposed as well as at the locations of both crosswalks with RRFBs.
- The proposed access driveways on 192nd Street E and 13th Avenue Court E would meet minimum County spacing requirements.

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

- Entering and stopping sight distances at the proposed access driveways would meet minimum County standards. However, the on-street parking lane that is required by the County on the west side of 13th Avenue Court E would require hatch striping to prevent parking within the sight lines of the two driveways. In addition, at the southern exit-only driveway a small triangle of either additional right-of-way dedication or a sightline easement would be required to ensure the sightline is maintained within right-of-way.
- The school would have 108 parking stalls for school day use, which would meet the County Code requirements. An additional 40 parking stalls in the school-bus load/unload loop and more within the automobile load/unload areas could be used for special events (evenings and weekends).
- Assuming full enrollment to 850 students, school-day parking demand is estimated to range from 79 to 85 vehicles, which would be accommodated by the proposed supply.

h. Proposed measures to reduce or control transportation impacts, if any:

Pierce County Traffic Engineering reviewed the revised updated TIA and recommends acceptance with the following Mitigation:

Mitigation:

- The Applicant shall construct a two-way left-turn lane (TWLTL) for the site access on 192 St E.
- The Applicant shall restrict left turns out of the site access on 192 St E.
- The Applicant shall construct a southbound right-turn lane at the 13 Ave Ct E and 192 St E intersection
- The Applicant shall construct frontage improvements including curb, gutter, and sidewalk along 192 St E and 13 Ave Ct E in addition to a 6-foot bicycle lane on the project frontage along 192 St E.
- The Applicant shall relocate the existing school crossing on 192 St E east of the proposed new main school access driveway and 12 Ave Ct E. The relocated crosswalk shall be raised with a center refuge island and pedestrian actuated RRFBSystem.
- The Applicant shall install an RRFB system at the existing mid-block crosswalk on 13 Ave Ct E.
- Roadway illumination is required along the new TWLTL on 192 St E and also at the locations of the two mid-block crosswalks/RRFB systems.
- All accesses shall meet minimum entering and stopping sight distance requirements per the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.

With the proposed mitigation measures, the proposed project would not result in a significant adverse impact on transportation facilities or operations.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will not create additional need for public services. The school will serve the existing student and staff population, so no new public services will be necessary.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No impacts have been identified; therefore, no measures are proposed.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

Water: Spanaway Water Service
Power: Tacoma Power
Telephone: Lumen
Waste Management: Lemay
Onsite sanitary septic system

C. Signature

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: 
Jeffrey D. Mann, Facilities Planner, Bethel School District

Date Signed: **September 11, 2025**

**Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist**

Attachments

- A. Site Plan**
- B. Vicinity Map**
- C. Wetland Reconnaissance Report, prepared by Raedeke Associates, Inc., dated May 27, 2025**
- D. Geotechnical Engineering Report, prepared by Migizi Group, Inc., dated January 15, 2025**
- E. Revised Updated Transportation Technical Report for the Cedarcrest Middle School Modernization & Addition Project, prepared by Heffron Transportation, Inc., dated June 19, 2025**
- F. Geotechnical Recommendations for Off-Site Pavement Design, prepared by Migizi Group, Inc., dated February 25, 2025**
- G. Noise Assessment Report, prepared by Landau Associates, Inc., dated August 28, 2024**
- H. Boundary and Topographic Survey, prepared by Sitts and Hill Engineers, dated August 14, 2024**
- I. Cultural Resources Report, prepared by Antiquities Consulting, dated April 10, 2025**
- J. Wetland Review Letter, prepared by Dara Kessler, Pierce County Environmental Biologist, dated April 18, 2025**

Bethel School District – Cedarcrest Middle School Replacement Project
Expanded Environmental Checklist

B. Vicinity Map

