

**Bethel School District #403
Mitigated Determination of Non-Significance (MDNS)
Replacement Cedarcrest Middle School**

Action: Construct a replacement Cedarcrest Middle School

Description of Proposal: The project will construct a new approx. 121,000 square foot school building on the existing 22.81-acre site. The existing Cedarcrest Middle School will be demolished. Traffic improvements will be required by Pierce County Planning and Public Works. The new school will accommodate up to 850 students and associated teachers and staff. The main access the school will be from 192nd St E with a new configuration of staff parking area and the student drop off loop. The bus access will be from 13th Ave Ct. E, extending south to the school site.

192nd Street East and 13th Ave Ct. E will be improved as required by Pierce County Planning and Public Works. The replacement Cedarcrest Middle school project will be required to improve the frontages on 192nd Street East and 13th Ave Ct. E with two-way left turn lanes and a right turn lane according to Pierce County Road Standards as approved by Pierce County.

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

Project Location: The site address is 19120 13th Ave. CT. E, Spanaway, WA 98387

Parcel #: Pierce County Tax Parcel No. 0319343028

Lead Agency: Bethel School District No. 403


Date of Issue: October 1, 2025

Comment Deadline: October 16, 2025

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:  Date: October 1, 2025
Sara Coccia
Responsible Official

Findings of Fact:

1. The proposed project is located at 19120 13th Ave. CT. E, Spanaway, WA 98387. The existing Cedarcrest Middle School is located on a 22.81-acre site. The replacement school will be located on the same site. The site is relatively flat along 13th Avenue Ct E and then slopes down to the fields on the westerly portion of the site. The surrounding area is predominantly single family residential on small lots.
2. The site is located within the Parkland-Spanaway-Midland Communities Plan. The zoning is Middle Housing (MH).
3. Design Standards and Guidelines: Parkland-Spanaway-Midland Communities Chapter 18J.30 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 September 11, 2025 for review and comment.
5. The Pierce County GIS database was reviewed to assess potential impacts to cultural historic resources. A Cultural Resources Report was prepared by Antiquities Consulting dated April 10, 2025. 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.
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. 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 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.

11. The topography of the site is relatively flat along 13th Ave Ct. E but slopes down to the west. Slopes between fields are generally 6 to 10 feet high with grade changes of 25 to 45 percent. 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. A Geotechnical Engineering Report was prepared by Magizi Group Inc; dated January 15, 2025.
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 an Updated Revised Transportation Technical Report (TTR) for the Cedarcrest Middle School Project, dated June 19, 2025. Existing access to the new school will be from 192nd Street East and 13th Avenue Court East. The TTR analyzed the impact of school related vehicle trips on 192nd Street East and 13th Avenue Court East and surrounding intersections. Pursuant to Pierce County Code, frontage improvements including two-way left turn lanes, right turn lane and associated frontage improvements on 192nd Street East and 13th Avenue Court East will be required subject as approved by Pierce County. See Mitigation below.

14. School Districts are exempt from Pierce County Traffic Impact Fee Ordinance.
15. Noise Assessment Report, prepared by Landau Associates, Inc., dated August 28, 2024. No significant impacts to the site were identified.

Mitigation: 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) provided the following conditions are met. This decision was made after review of the completed environmental checklist, other information on file with the Bethel School District #403 and existing regulations. This information is available to the public upon request. These mitigation measures are required as authorized under the Substantive Authority of SEPA and shall be implemented by the applicant as part of project development and construction:

Pierce County Traffic Engineering reviewed the project and has approved the following Mitigation:

- The Applicant shall construct a two-way left-turn lane (TWLTL) for the site access on 192nd St E.
- The Applicant shall restrict left turns out of the site access on 192nd St E.
- The Applicant shall construct a southbound right-turn lane at the 13th Ave Ct E and 192nd St E intersection
- The Applicant shall construct frontage improvements including curb, gutter, and sidewalk along 192nd St E and 13th Ave Ct E in addition to a 6-foot bicycle lane on the project frontage along 192nd St E.
- The Applicant shall relocate the existing school crossing on 192nd St E east of the proposed new main school access driveway and 12th Ave Ct E. The relocated crosswalk shall be raised with a center refuge island and pedestrian actuated Rectangular Rapid Flashing Beacon (RRFB) system.
- The Applicant shall install a RRFB system at the existing mid-block crosswalk on 13th Ave Ct E.
- Roadway illumination is required along the new TWLTL on 192nd 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.

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

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Appeal: Pursuant to RCW 43.21C.075, the final decisions of the Responsible Official may be appealed. In accordance with the Bethel School District SEPA Policy (21.b) the Responsible Official will issue a Notice of Action.

NOTE: The issuance of the Mitigated Determination of Non-Significance (MDNS) 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.