

SEPA ENVIRONMENTAL CHECKLIST

FOR THE PROPOSED

BONNEY LAKE HIGH SCHOOL EXPANSION AND REMODEL PROJECT



SUMNER-BONNEY LAKE SCHOOL DISTRICT NO. 320

May 14, 2026

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SEPA ENVIRONMENTAL CHECKLIST

SUMNER-BONNEY LAKE SCHOOL DISTRICT BONNEY LAKE HIGH SCHOOL EXPANSION AND REMODEL PROJECT

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Bonney Lake High School Expansion and Remodel Project

2. Name of applicant:

Sumner-Bonney Lake School District No. 320 (the "District")

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

Applicant

Sumner-Bonney Lake School District No. 320
1202 Wood Avenue
Sumner, WA 98390
Attention: Marina Tanay, Director of Capital Projects
253-891-6305
marina_tanay@sumnersd.org

Contact Person

Matthew Guilanians
Bond Project Manager
Falcon & Fern, LLC
14033 165th Avenue NE
Woodinville, WA 98072
206-880-8505
matt@falconaandfern.com

4. Date checklist prepared:

May 14, 2026

5. Agency requesting checklist:

Sumner-Bonney Lake School District No. 320
City of Bonney Lake

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

The Project is proposed to commence as soon as possible after all development approvals issued by the City of Bonney Lake (at times herein the "City"). Completion is anticipated for late 2028 for student and staff occupancy in 2029. The construction will be sequenced in order to: (i) minimize the area disturbed for the safety and operation of students and staff, (ii) maintain efficient and safe vehicular and pedestrian access and parking, (iii) segregate construction staging areas to control areas disturbed, and (iv) minimize disruption of 199th Avenue Court East during construction of the roundabout (the "Roundabout"). As part of the Project, the District proposes to commence construction of the multi-lane Roundabout at the intersection of 199th Avenue Court East and Bonney Lake High School upon the latter of approval from the City of Bonney Lake and Pierce County.

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

The District has no current plans for any future additions, expansions, or further construction activity related to the Expansion and Remodel of the Proposal.

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

- *Topographic Survey*, prepared by Sitts & Hill Engineers, dated February 20, 2026 (included with Civil Plan Set)
- *Site Plan*, prepared by BCRA, dated March 2, 2026
- *Color Rendering of Addition*, prepared by BCRA, dated January 19, 2026
- *Addition Elevations*, prepared by BCRA, dated January 19, 2026
- *Interior Floor Plans*, prepared by BCRA, dated March 2, 2026
- *Civil Plan Set*, prepared by Sitts & Hill Engineers, dated March 2, 2026
- *Inadvertent Discovery Plan, with Project Contact List, inclusive of Tribal Contact Information*, prepared in coordination with Cultural Resources Consultant and District legal counsel, dated April 20, 2026
- *Geotechnical Engineering Report*, prepared by Geosyntec Consultants, dated March 26, 2026
- *Critical Aquifer Recharge Area Assessment*, prepared by Geosyntec Consultants, dated March 11, 2026
- *Light and Glare Report, with Appendices*, prepared by Stantec, dated April 10, 2026
- *Landscape Plans*, prepared by Fora, dated March 2, 2026
- *Tree Removal and Retention Plans*, prepared by Fora, dated March 2, 2026
- *Drainage Report, Expansion and Remodel Project*, prepared by Sitts & Hill Engineers, dated January 1, 2026
- *Roundabout Civil Plans*, prepared by Sitts & Hill Engineers, Transpo Group, and Fora, dated November 1, 2025
- *Drainage Report, Roundabout*, prepared by Sitts & Hill Engineers, dated January 1, 2026
- *Transportation Technical Report*, prepared by Heffron Transportation, dated April 9, 2026

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.

The District is not aware of any applications or approvals pending that affect the School Site.

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

City of Bonney Lake

- State Environmental Policy Act Review
- Building Permit

- Design Review
- Tree Removal Permit
- Civil Development Permit
- Mechanical Permit
- Plumbing Permit
- Water Modeling Permit (permit number is PWD-2026-16406)
- Fire Sprinkler Permit
- Fire Hydrants, PIV and Fire Department Connection location approval
- ROW Permit (Roundabout construction)
- Critical Aquifer Recharge Area Assessment

Pierce County

- ROW Permit (Roundabout construction)
- Site Development Permit (Roundabout Improvements and Stormwater Drainage to County Stormwater Facility)

Ecology

- NPDES Permit

- 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 Bonney Lake High School was built in 2005 as a two-story, 173,000 square foot building with associated parking and fields to serve the greater Bonney Lake Plateau. By 2011, Bonney Lake High School was experiencing classroom overcrowding and a two-story classroom addition was constructed in 2012 with two wings of the school building known as the 300 and 400 classroom wings. This addition created a total of 13,000 square feet with approximately 6,500 square feet added to each wing. This expansion added six (6) classrooms, two (2) science classrooms, two (2) general use/faculty office spaces, two (2) storage rooms, and mechanical and electrical support spaces. With the passage of a Capital Bond in 2016, a 15,500 square foot Performing Arts Center was constructed in 2019, serving Bonney Lake High School students and the greater Bonney Lake community.

In 2024, the voters of the District overwhelming approved a Capital Bond, authorizing, among other projects, capital improvements to Bonney Lake High School (the "Addition") to: (i) alleviate overcrowding and provide for future student growth with an expansion of ten (10) classrooms, (ii) remodel existing classroom space, (iii) add needed administrative space, (iv) relocate the JROTC

Program from portable classrooms to the High School building and remove the existing three (3) portables (iv) renovate the existing baseball and softball fields and the multi-purpose field with the installation of synthetic turf fields and lighting to provide year around availability to serve the high school students and the greater recreational needs of the Bonney Lake community, (v) improve the student pick-up and drop off, queuing and parking, and (vi) re-construct the intersection of the High School and 199th Avenue Court East as a multi-lane Roundabout to accommodate student growth and to improve operations anticipated due to substantial traffic increases forecast to be generated by the Tehaleh EBPC.

The Addition will feature a three-story glass and modern building nestled into the existing Site topography with an exterior large stone plaza area to provide a welcoming introduction to Bonney Lake High School students and the community. The Addition will provide a seamless connection to the existing school building and will bring in natural light to the classrooms. The Addition will feature materials complementary with the existing school building, matching the metal siding, masonry veneer, and windows. The Addition will also bring cohesiveness to the high school campus and continuity with Mt. View Middle School improvements which will form a campus like setting serving the Bonney Lake community. The school building expansion (“Addition”) and remodel will add approximately 42,000 square feet of space associated with the new classrooms and administration and include 16,000 square feet of renovation to the existing school building to accommodate the planned capacity to serve 1,985 students and approximately staff.

The Roundabout includes raised splitter islands with pedestrian cut-throughs on each approach; pedestrian crossings with associated curb ramps at all legs; a raised central island with a mountable truck apron; bicycle ramps, pedestrian-actuated rectangular rapid flashing beacons, intersection street lighting, approximately 8-foot-wide sidewalks, minimum 3-foot wide buffers between sidewalks and roadway curbs, pavement markings, and signage. The Roundabout’s inscribed circle diameter ranges from approximately 130 feet to 155 feet. Lane configurations are as set forth below. (See Roundabout Plans included as *Appendix A* to this SEPA Checklist.)

Northbound (entering intersection)

One shared left-turn/through lane
One shared through/right-turn lane

Northbound (exiting intersection)

Two lanes merging to a single lane at the intersection of 199th Avenue Court East and 107th Street Court E

Southbound (entering intersection)

One left-turn lane
One shared through/right-turn lane

Southbound (exiting intersection)

One lane, with a left-turn pocket at Mountain View Middle School’s school bus driveway

Westbound (entering intersection)

One left-turn lane
One shared through/right-turn lane

Westbound (exiting intersection)

One lane

Eastbound (entering intersection)

One left-turn lane
One shared through/right-turn lane

Eastbound (exiting intersection)

One lane

- 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 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.**

The Project Site is located at 10920 199th Avenue Court East, Bonney Lake, Washington, comprising approximately 89 acres associated with Bonney Lake High School (the "School Site" or "Site"). The School Site consists of a portion of Pierce County Tax Parcel No. 0519033005, a portion of Tax Parcel 0519044027, and Tax Parcel Nos. 0519044013, 0519044014, 0519048020, 519048019, and 0519048018. The Project Site is located on the west side of 199th Avenue Court East.

Note: Tax Parcel No. 0519033005 is bifurcated by the public right-of-way (199th Avenue Court East) and a portion of Tax Parcel No. 0519044027 includes the District Transportation and Maintenance Facility and Support Services. The Transportation and Maintenance Facility and Supports Services as well as that portion of Mt. View Middle included in Tax Parcel No. 0519033005 are excluded in the described High School Site acreage. The Pierce County Assessor, as approved by the City of Bonney Lake, intends to formally segregate Tax Parcel No. 0519033005 into two parcels of record to create Bonney Lake High School as a parcel of record and to create Mt. View Middle School as a separate parcel of record.

See Figure 1 included with this SEPA Checklist for a Vicinity/Aerial Map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The Addition and ROW improvements are proposed over areas previously developed. The project areas consist primarily of concrete walks, asphalt-paved parking and driving areas, landscaped areas, and athletic fields associated with the existing Bonney Lake High School.

Ground surface slopes generally range from approximately 2 to 8 percent in paved areas. Vegetated slopes across the site are well established and stabilized.

(circle one): **Flat, rolling**, hilly, steep slopes, mountainous, other

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

In the location of the Addition, this area of the site is sloped between 0% to 33%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A Geotechnical Engineering Report, dated March 11, 2026 has been prepared by Geosyntec Consultants and is included as Appendix B to this SEPA Checklist. As documented in the Geotechnical Engineering Report, subsurface explorations at the Site consisted of 10 borings.

In the location of the proposed Addition, the Site is underlain by up to approximately 18 feet of fill, followed by native recessional outwash soil, followed by dense, glacially consolidated soil (glacial till). In the locations of the athletic field improvements, the Site is underlain by fill of limited thickness and/or near-surface glacial till. While zones of wet soil/seepage were observed in some of explorations, a regional groundwater table was not observed.

The Site would not be deemed a site consisting of agricultural land of long-term commercial significance long-term under the Growth Management Act.

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

There are no known unstable soil conditions on the Site or in the immediate Site vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The Civil Plan Set has been prepared by Sitts & Hill Engineers, dated March 2, 2026, and is included as Appendix C to this SEPA Checklist.

Site grading will occur to accommodate construction of the Addition, the remodeled athletic field improvements, parking, and modified vehicular queuing and pedestrian

accessways. Earthwork will include excavation, cut, and fill necessary to establish building foundations, utilities, athletic field work, and site circulation areas. Imported fill material will consist of clean granular structural fill sourced from a local sand and gravel mine.

Approximate earthwork values are as follows:

Bonney Lake High School Addition (Onsite)

Cut: 2,500 CY
Fill: 1,500 CY
Total: 4,000 CY

Right-of-Way Improvements (Offsite – City of Bonney Lake)

Cut: 7,110 CY
Fill: 1,200 CY
Total: 8,310 CY

Right-of-Way Improvements (Offsite – Pierce County)

Cut: 20 CY
Fill: 60 CY
Total: 80 CY

Total Project Earthwork

Cut: 9,630CY
Fill: 2,760 CY
Total: 12,390 CY

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

Temporary erosion could occur during construction activities due to soil disturbance associated with grading and excavation. A Construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared by Sitts & Hill Engineers and implemented in accordance with the City of Bonney Lake requirements (which has adopted, by reference, the 2021 Pierce County Stormwater Management Manual, being the current version (BLMC 15.13.040A)). Temporary erosion and sediment control best management practices will be installed and maintained throughout construction.

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

Approximately 34% of the Project Site will be covered with impervious surfaces after project construction.

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

Consistent with the City of Bonney Lake development regulations which has adopted by reference, the 2021 Pierce County Stormwater Management and Site Development Manual, Best Management Practices (“BMPs”) will be implemented during construction. These BMPs will include silt fencing, catch basin protection, stabilized construction entrances, and other best management practices designed to prevent sediment from leaving the Site.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Short-Term Emissions Evaluation

Construction of the proposed Project would result in temporary increases in emissions related to construction equipment and activities. Because any such emissions would be controlled through implementation of best management practices and be limited in duration, they would be unlikely to result in any significant adverse impacts to air quality.

Long-Term Emissions

Air quality is generally assessed in terms of whether air pollutant concentrations are in compliance with ambient air quality standards established to protect human health and welfare. The Project area is considered in attainment for all air pollutants. It should be noted the Project Site is east of the PM2.5 maintenance area, which encompasses a portion of the City of Tacoma and the surrounding lowland areas in Pierce County. The primary aspect of the air quality described here was to consider whether ambient air quality would continue to comply with National Ambient Air Quality Standard (the NAAQSs) with the proposed Project operating, and thus, whether traffic related to the classroom Addition would result in any potentially significant adverse air quality impacts. The Addition and Remodel improvements will not create any significant adverse long-term impacts. With construction of the Roundabout at the intersection of the High School and 199th Avenue Court East, congestion as currently exists will be alleviated and traffic will continue to flow which will minimize queuing and in turn improve air quality.

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

There are no off-site sources of emissions or odors in the vicinity of the Project that may affect the Project.

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

During Site preparation, disturbed areas will be watered if necessary to control dust. Vehicles, trucks, and equipment not in use during construction will remain shut off to the extent reasonably possible. The school buses will turn off their engines upon arrival and will remain off until departure, thereby reducing idling times and emissions. In addition, with the proposed improvement of the on-site queuing with the Project, there will be less vehicle stacking and thus less idling and consequently, reduced emissions. In addition, the District will continue to replace busses with new, lower-emitting vehicles.

3. Water

a. Surface Water:

- 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.**

Not Applicable. There are no surface water bodies located on or in the immediate vicinity of the Project Site.

- 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 be conducted over, in or within 200 feet of surface waters.

- 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.**

Not Applicable. No fill or dredge material will be placed in surface waters or wetlands.

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

Not Applicable. No surface water withdrawals or diversions are proposed or associated with this Project.

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

Not Applicable. The Project Site does not lie within a mapped 100-year floodplain (Zone X: FEMA Plan #530530C0366E, effective 03-07-17).

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.

Not Applicable. The Project does not involve any discharges of waste material to surface waters.

b. Ground Water:

1) Will groundwater 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 is proposed to be withdrawn as part of the Project. Groundwater will not be withdrawn from wells for drinking water or other purposes. The Project will be served by existing municipal (City of Bonney Lake) water service. Groundwater is not expected to be encountered during construction at depths that would affect the Project as documented in the Geotechnical Engineering Report prepared by Geosyntec.

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.

No waste materials will be discharged to the ground through septic systems or similar facilities. Existing sanitary sewer service serve the Site and will be provided for the Addition by the City of Bonney Lake sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) 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.

A Drainage Report relating to the Expansion and Remodel Project has been prepared by Sitts & Hill Engineers, dated January 1, 2026, and is included as Appendix D to this SEPA Checklist.

A Drainage Report relating to the Roundabout has been prepared by Sitts & Hill

Engineers, dated January 1, 2026, and is included as Appendix E to this SEPA Checklist.

Stormwater runoff relating to the Addition generated by precipitation will be collected and conveyed through a closed storm drainage system consisting of catch basins, storm piping, and appurtenances. Onsite runoff from the proposed synthetic turf fields will receive enhanced treatment through Oldcastle BioPod biofiltration units prior to discharge to the existing onsite stormwater facilities. Runoff from other onsite pollution-generating surfaces will be treated in the existing wet ponds. Stormwater runoff generated by onsite areas will ultimately be conveyed to the existing infiltration/detention pond system which provides flow control and infiltration.

Stormwater runoff generated by the offsite Roundabout improvements will be conveyed to an existing Pierce County stormwater infiltration pond located on the east side of 199th Avenue Court East at the intersection of 199th Avenue Court East and 112th Street East which was constructed in conjunction with that portion of the 199th Avenue Court East corridor located within the jurisdiction of Pierce County.

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

The Project could increase the potential for waste materials associated with additional vehicle runoff containing oil, grease and other typical auto by-products. Waste materials are not expected to enter ground or surface waters. Stormwater will be treated and managed through the stormwater treatment and retention facilities described above in accordance with the applicable stormwater regulations of the City of Bonney Lake and Pierce County (the 2021 County Stormwater Management Manual). The existing, approved and permitted and proposed stormwater treatment facilities will handle any increase in such waste materials.

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

The Project will maintain the overall existing drainage patterns of the Site upon buildout of the Project. Stormwater facilities are designed to manage runoff generated by the proposed improvements while maintaining existing drainage characteristics.

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

Consistent with the City of Bonney Lake standards which has adopted by reference the Pierce County Stormwater Manual, on-site Project improvements will discharge via conveyance piping to the existing stormwater management facility in accordance with City of Bonney Lake standards which adopts, by reference, the current (2021) Pierce County Stormwater Management Manual. Discharge from the new and replaced paved areas will be treated in the existing wet pond. Discharge from the synthetic turf fields will be treated with bio-pods to be installed adjacent to the existing athletic fields. Temporary erosion and sediment control measures will also be implemented during construction to prevent sediment transport and protect downstream systems.

Discharge from the Roundabout will be conveyed to and treated within Pierce County's existing treatment and infiltration pond located at the intersection of 199th Avenue Court East and 112th Street East. The pond is located on the south side of 112th Street East.

4. Plants

Landscape Plans and Tree Removal and Retention Plans, has been prepared by Fora, dated March 2, 2026, are included in this SEPA Checklist as Appendix F and Appendix G, respectively.

Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage,
other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

96 trees, ornamental shrubbery, and lawn will be removed around the Addition and athletic fields.

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

The Site does not contain any known threatened or endangered species.

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

The planting palette for the new shrub areas will consist of a mixture of evergreen and deciduous shrubs and trees and consistent with the City of Bonney Lake applicable landscaping requirements (BLMC ch. 16.68) Native and ornamental species will be planted which include Pseudotsuga Menziesii Douglas Fir, Autumn Brilliance` Serviceberry, Cornus Sericea Red Twig Dogwood, Thuja plicata Western Red Cedar, Acer rubrum 'Bowhall', 'Fastigiata', Mahonia aquifolium, Cornus sericea 'Kelsey', Compact Oregon Grape, Mahonia repens and Gaultheria shallon.

Trees removed and trees preserved together with new trees comply with the City of Bonney Lake's requirements under BLMC ch. 16.64.

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

Himalayan blackberry is known to exist on the Site. No other noxious weeds have been observed on or near the Site, however, common weeds prevalent in the area including English Ivy and Morning Glory could also be expected to exist on or near the Site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: Songbirds native to Washington
mammals: deer, bear, elk, beaver, other: None.
fish: bass, salmon, trout, herring, shellfish, other None.

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

The Site does not contain any known threatened or endangered species.

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

The Site has adjacent urbanization, is a developed School Site, and does not provide migration routes for land animals. The Puget Sound region is part of the Pacific flyway, a bird migration route.

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

There are no significant adverse impacts with the Project, and therefore, no specific mitigation measures are proposed. With the plantings of native shrubs, wildlife common to urbanized areas will be attracted.

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

The Site does not contain any known invasive animal species.

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.

The Project will use electricity and natural gas as its primary energy sources consistent with its existing energy sources. Electricity will support lighting, plug loads, air handling and ventilation equipment, hydronic circulation pumps, heat pump chillers. The heat pump chillers will serve as the primary source of heating for the entire building during the majority of the year. The existing heating coils are sized for 180F entering water temperature. When the heating load exceeds the capacity of the heat pump chillers to satisfy it with lower temperature heating water, the gas fired boilers will take over and provide heating water to the existing building. The Addition will be supplied with heating water and chilled water year round from the heat pump chillers.

The existing building will continue to use natural gas for domestic hot water generation, and science laboratory instructional uses. The Addition will utilize heat pump water heaters for producing domestic hot water.

The expansion and parking areas will be energized with electricity to serve the new lighting, and both electrical and natural gas will provide ventilation, heating, and air conditioning, as appropriate to the expansion.

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

The Project will not affect the 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 Addition is designed to comply with the requirements for the Washington School Sustainability Protocol program. The Addition is also designed to comply with the Washington State Energy Code (WSEC). Also, solar panels will be added to the roof of the Addition. Additional efficiency options as required by the WSEC are base reduced air leakage (not to exceed 68% of the maximum allowed), 10% reduced lighting power, and enhanced lighting controls. Construction and operation of the Addition will conform to applicable provisions of the WSEC. Energy efficient methods will be used for the mechanical and lighting systems, inclusive of LED lighting systems.

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.**

It is not anticipated that the Project will be associated with any health hazards. Best management practices will be followed with all construction activities.

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

There is no known contamination at the Site.

- 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.**

The District is not aware of any hazardous situation that might affect the Project development and design. Existing natural gas and electrical transmission services are located within the public right-of-way and currently service the Site.

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

Common cleaning and supply products are currently and will be used and will be properly stored as may be associated with the Addition. Use of toxic or hazardous chemicals are not anticipated to be used in connection with construction of the Project.

Common chemicals associated with any instructional materials will be used and the District has existing protocols for the handling of such materials. Best management practices will be followed with respect to equipment used during construction of the Project.

4) Describe special emergency services that might be required.

It is not anticipated that any special emergency services will be required beyond what is customary (such as police and fire protection services) for Bonney Lake High School and associated athletic and community events and activities.

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

All applicable federal, state and local regulations governing the storage, maintenance, use and disposal of any common products or equipment containing chemicals will be followed.

b. Noise

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

Noise sources in the Project vicinity include traffic on 199th Avenue Court East, school activities associated with Bonney Lake High School, and noise typical of suburban/urban residential development.

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.

On a short term basis, noise may be emitted from heavy equipment used during construction of the Project. Construction noise is exempt from the City of Bonney Lake's environmental noise regulations (BLMC 9.07.015A(14)) when limited to 7 AM to 7 PM. The temporary nature of the construction, coupled with compliance with the City of Bonney Lake Municipal Code and best management practices, will reduce any potential noise impacts to be less than significant.

The existing Bonney Lake High School is located on the Project Site and there is no anticipated significant adverse increase in noise on a long-term basis beyond that which is occurring at the present time as associated with an existing high school and existing athletic fields.

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

Construction noise activities is exempt from the State and the City (BLMC 9.07.015A(14)) noise limits from 7 AM to 7 PM and best management practices will be required during construction. Safety warning devices and backup alarms are also exempt from the State and the (BLMC 9.07.015A(7)) noise regulations.

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 Site contains the existing Bonney Lake High School which includes the existing school building, inclusive of the PAC (approximately 201,550 sq. ft), parking lots, a bus drop off loop, landscaping, and athletic fields and a lighted track and stadium-style field. Adjacent properties include residential uses and school uses (Transportation and Maintenance Facility and Support Services) as well as Mountain View Middle School which is located on the east side of 199th Avenue Court East.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land 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 forest land tax status will be converted to nonfarm or nonforest use?

Bonney Lake High School was originally constructed in 2005 with a building addition in 2011 and a Performing Arts Center constructed in 2019 and has been continuously used as a school site since 2005.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no working farms or designated forest lands adjacent to the Site.

c. Describe any structures on the site.

As set forth above, the existing Bonney Lake High School and a separate Performing Arts Center (PAC) are located on the Site comprised of approximately 201,550 sq. ft., inclusive of the PAC. Three (3) portable classrooms housing the JROTC Program are also located on the Site and will be removed from the Site upon completion of the Addition.

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

Minor demolition of the face of the existing building will occur to allow for the Addition.

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

The Zoning Classification of the Site is Public Facilities (PF).

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

Public Facility. The purpose of the Public Facility designation is to allow public (and quasi-public) facilities to be located near residential areas to allow convenient access and to provide accessible services to the community.

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

There is no portion of the Site location in a shoreline designation.

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

The District engaged Geosyntec Consultants to conduct an evaluation of the Site consistent with the requirements of BLMC 16.24.040. A Critical Aquifer Recharge Area (CARA) Assessment, dated March 11, 2026, has been prepared by Geosyntec Consultants and is included as Appendix H of this SEPA Checklist.

The Site is located within the 5-year time of travel zone and wellhead protection area of Grainger Springs, part of the City of Bonney Lake's Group A public water system (Water System ID: 07640H) as documented under the City Water System Comprehensive Plan. In addition, the existing Bonney Lake High School stormwater infiltration facility lies partially within the 600-foot travel time of the BSLB Community Well, a Group B water system and within 1,300 feet of the Time of Travel (stipulated by the City of Bonney Lake) and is located downgradient of the Project stormwater infiltration facility. Two other Group B water systems, Kelly Garden, is located cross-gradient of the Project stormwater infiltration facility, and Hilltop is located cross-gradient of the Project stormwater infiltration facility. A total of approximately 17 wells were identified within the 1,300-foot radius, including six water supply wells, and 11 resource protection wells or geotechnical soil borings, as well as one abandoned well. Of the six water supply wells identified, three were associated with the Group B water systems (Hilltop, BSLB

Community Well, and Kelly Garden Water System). No surface water bodies were identified within 1,300 feet of the Project; however, a small portion of Category II wetlands associated with Fennel Creek to the west lies within that boundary.

As required under BLMC ch. 16.24, the purpose of a CARA report is to:

- characterize the Site and its relationship to the aquifer;
- discuss the effects of the proposed development activities and their ability to meet the established standards of the City's Code; and
- provide recommendations for any mitigation measures needed to ensure compliance with the standards of the City's Code.

Geosyntec reviewed existing data and reports to understand the surface water and groundwater conditions near the Project. Site-specific data collected during production of the Geotechnical Engineering Report (Geosyntec 2026) were supplemented with publicly available surface geology maps (DNR 2026), off-site boring logs (Ecology 2026), hydrogeologic studies (Welch 2015), and light detection and ranging (LiDAR) maps.

Publicly available data were reviewed by Geosyntec and used to place site-specific data within the regional hydrogeologic context and to assess subsurface conditions beyond the Site. The presence of public water system supply wells was identified by reviewing the Washington State Department of Health (DOH) Source Water Assessment Program (SWAP) map online (DOH 2026) and the City of Bonney Lake Public GIS Portal (City 2026). Other existing domestic supply wells were identified using the Washington State Department of Ecology's (Ecology) well log database (Ecology 2024a) which are approximated based on their reported PLSS2 section locations.

Based upon review of the existing soil conditions present on the Site (Vashon recessional aquifer, Vashon till confining unit, Vashon advance aquifer, and Confining unit B, an analysis of the regional hydrogeologic context of the Project vicinity, an analysis of the surface water and groundwater conditions near the Project Site, including any nearby exiting potential sources of contamination, and the data and information available for the water resources in the Project vicinity, Geosyntec concluded that:

- Vulnerability of the aquifer from potential Project-related contamination at the surface is low based upon the following:
 - the Qvr Aquifer is limited in extent near the Site and is not used as a local source aquifer;

- Grainger Springs and the local supply wells that are completed in the Qva are cross gradient from the infiltration facility;
- the presence of a confining layer (QCB) between the surface aquifers (Qvr and Qva) and the Site aquifers below; and
- the implementation of Best Management Practices under the SWMMWW and City of Bonney Lake Stormwater Management regulations and standards, as incorporated into the Project
- the conveyance of all stormwater generated on-site by the Project to the existing infiltration facility, as incorporated into the Project

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

Upon Project completion, the school will accommodate a total of 1,985 students.

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

The Project will not displace anyone.

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

There are no adverse impacts, and therefore, no mitigation measures are required.

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

The existing Bonney Lake High School is located on a Site with dense trees and appropriate landscaping. The Addition will incorporate ornamental native landscaping and trees and an existing dense stand of fir trees will be maintained to provide separation from neighboring residential properties to the south. There is approximately 100 feet of separation between the closest adjacent residential property to the south line of the Addition. To the north and east is the existing School building and existing Bonney Lake High School facilities.

Materials for the Addition will be representative of the existing building materials, with metal siding, masonry veneer, and aluminum windows. Exterior soffits will be wood-looking metal panels. The traditional siding materials are articulated in a manner to be complementary to the surrounding community. The variation and arrangement of cladding styles and colors are designed to reduce the massing and the scale of the

Addition appropriate for a permitted school use in a surrounding residential community. The Addition will also bring a fresh, modern architectural style incorporating a large exterior plaza area with views of Mt. Rainier providing a statement of welcoming and gathering to students, families, and the greater Bonney Lake community, aligning with the District's goals of "Future Ready".

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

There are no impacts to agricultural or forest lands of long-term commercial significance, and therefore, no mitigation measures are proposed.

9. Housing

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

There are no housing units associated with the School Project.

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

No housing units would be eliminated.

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

There are no impacts, and therefore, no mitigation measures are identified.

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 Addition is tiered. The tallest height of the proposed Addition from grade (the "ground floor") is 52 feet. The mass of the Addition is at or below the peak of the existing school building. The principal proposed exterior building materials complement the existing building materials. The materials on the existing building are corrugated metal siding and masonry veneer with a mix of CMU and brick. The exterior wall materials for the Addition will build on this pallet, matching the metal siding, masonry veneer, and aluminum windows.

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

The Project will not alter or obstruct any views in the area.

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

The Addition is designed to enhance and update the existing school building with representative materials (corrugated metal siding and masonry veneer with a mix of CMU and brick) as used on the existing building which is compatible with the adjacent residential and school community (Mt. View Middle School).

11. Light and Glare

A Light and Glare Report has been prepared by Stantec for the Bonney Lake High School Addition and Remodel Project, dated April 10, 2026, and is included in this SEPA Checklist as Appendix I. The Report evaluates lighting of the athletic fields, exterior lighting relating to the Project, and new school signage.

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

The revised parking lots and drive aisles will be illuminated to provide safety and security for students, staff and visitors. The exterior lighting consists of high efficiency full cutoff LED luminaires on 27' tall poles. All parking lot, walkway and plaza lighting will be equipped with motion sensors to dim the lighting to approximately 50% unless motion is detected. In addition, all exterior lighting will be controlled by the District's Standard Operating Procedure which requires all exterior lighting to be off during the daylight and off during the weekends unless an activity or event is scheduled.

The new Multi-Purpose Field and Baseball/Softball Fields will be lighted with state-of-the-art lighting systems to ensure visibility and safety on the fields and consistency with the Dark Sky International (DSI) Association guidelines for community-friendly lighting of athletic facilities. DSI guidelines support 5700 CCT for athletic fields; however, the Bonney Lake High will be lit with 4500 CCT to significantly minimize lighting impacts. In addition, the LED floodlights will utilize both internal and external shielding to minimize the effects of glare, spill light and "sky glow". All athletic lighting will be capable of dimming to 50% light levels after an event is concluded to allow for egress and cleanup after scheduled events. The athletic lighting will be operated by a fully programmable controller with remote operation. Additional on-site controls will be provided which will

ensure the athletic field lighting will not be turned on when the fields are not in use and turned off after scheduled events.

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

The proposed reconfigured parking, drive aisle, pick-up/drop off area illumination, and athletic facilities lighting systems will not interfere with any views or be a safety hazard.

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

No off-site sources of light or glare will affect the Project.

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

The District's Standard Operating Procedures apply to all Project exterior lighting and requires:

- Exterior lighting to be off during the daylight and off completely on weekends except when authorized events are scheduled.
- In the morning, exterior lights shall turn on no earlier than 15 minutes before the first employee arrives.
- In the evening, exterior lights shall turn off no later than 15 minutes after the building is secured for the evening (typically 11:15 pm -11:30 pm).
- In addition, motion sensors are attached to the light poles and exterior mounted lighting to ensure that the lighting is dimmed to 50% unless motion is detected.
- On weekends, parking and pathway lighting shall be allowed for authorized facility events only. Otherwise, exterior lights shall remain off.
- New parking areas shall be equipped with motion sensors to dim lighting to approximately 50% intensity when no motion is detected.
- The athletic lighting systems will be controlled by the District's lighting control system.
 - Athletic lighting will be scheduled to turn on 60 minutes before an event to be turned off no later than 30 minutes after an event to allow safe exiting of players and spectators and maintenance of the facilities by District staff.
 - The athletic lighting systems will be dimmed to 50% to allow for safe egress and clean-up after events.
 - Athletic events will be scheduled to conclude by 10:00 p.m.

As an additional mitigation measure, the District's lighting consultant will conduct post-occupancy testing of the new lighting systems to ensure appropriate aiming of the LED lights and any associated necessary adjustments to the lighting systems by the District's

lighting consultant will be made.

12. Recreation

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

The existing High School includes a gymnasium, softball and baseball fields, a track and field with bleachers, and a multi-purpose field utilized for physical education programs and athletic opportunities for students and recreational opportunities for the Bonney Lake community.

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

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:

The Project does not impact any recreational opportunities, and therefore, no mitigation measures are required.

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.

The Site does not contain any known places or objects listed on, or proposed for, national, state, or local preservation registers. The existing school building is not over 45 years old. The location of the Addition and Remodel, inclusive of parking, drop-off/pick up area, and athletic fields have been previously extensively disturbed in conjunction with construction of the existing High School. In addition, prior to the construction of the existing High School, the Site was owned by Weyerhaeuser who managed a second growth timber harvesting and re-planting operation on the Site.

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.

To the District's knowledge, the Site does not contain any known landmarks or evidence of historic, archaeological, scientific, or cultural importance.

- 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 Washington Information System for Architectural and Archaeological Records data (WISSARD) system and the Department of Archeology and Historic Preservation (DAHP) were consulted.

The District initiated consultation with DAHP in accordance with Executive Order 21-02. On May 2, 2025, DAHP determined that no historic or archeological resources will be impacted by the Project and required no evaluation.

- 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.**

The District has prepared an Inadvertent Discovery Plan for Archaeological Resources and Human Remains ("IDP"), dated April 20, 2026, and is included as Appendix J to this SEPA Checklist. The IDP will be implemented by the District as a directive to the District's Project Contractor and its subcontractors and to the extent any other contractor is engaged by the District on the Project.

14. Transportation

A Transportation Technical Report has been prepared by Heffron Transportation, dated April 10, 2026, for the proposed Project and is included as Appendix K to this SEPA Checklist.

Note that although the Transportation Technical Report provides an analysis of parking with the Project, the State of Washington adopted SEPA-related amendments in 2023 which removed parking as an element of the environment in WAC 197-11-444(2)(c)(iv), and removed the parking-related question from the environmental checklist in WAC 197-11-960(B)(14)(c).

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The Bonney Lake High School site is bounded northwesterly by 104th Street East, on the south by residential properties and District land; on the east by 199th Avenue Court East, and northerly by the District Transportation and Maintenance Facility and Support Services and residential properties.

The School's main access is on 199th Avenue Court East opposite the main access for Mountain View Middle School. The intersection is signalized and provides access to student and visitor parking as well as the passenger vehicle load/unload zone that is used by family drivers to drop off and pick up students. The school also has two vehicular access driveways on 104th Street East. The western driveway provides access and egress for school buses and is signed "Buses Only 6:30 A.M. to 3:30 P.M." The eastern driveway provides access for student, staff, and visitor parking with an internal connection to the passenger load/unload zone on the south side of the school building.

The Project proposes to convert the signalized main school access intersection on 199th Avenue Court East to a multi-lane Roundabout as described more fully under Section 11 above. No changes to the two site access driveways on 104th Street East are proposed.

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?

No. There are no public transit services or facilities in the vicinity of Bonney Lake High School. However, the District provides yellow bus service to eligible students. Eligibility for District-provided transportation depends on several factors, but is generally provided to students whose legal place of residence is greater than two miles from their regular school of attendance. Note that exceptions are defined for individuals based on health requirements, educational program needs, or certain geographical considerations, all as consistent with District policies and procedures.

There exists pathways/sidewalks within two miles of the existing Bonney Lake High School.

c. 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 (indicate whether public or private).

No. The Project would convert the signalized main school access intersection on 199th Avenue Court East to a multi-lane Roundabout with improvements as described under Section 11 above.

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

No. The Project would 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic analysis conducted for this SEPA Checklist reflect conditions with the classroom addition and increased enrollment capacity up to 1,985 students (a net increase of 540 students compared to the school's previously permitted capacity). Based on daily trip generation rates published for high schools by the Institute of Transportation Engineers and adjusted based on peak period counts at Bonney Lake High School, the added capacity is expected to generate a net increase of about 1,500 trips per day (750 in, 750 out). The peak traffic volumes would continue to occur in the morning just before classes begin (between 6:30 and 7:30 A.M.) and in the afternoon around dismissal (between 2:15 and 3:15 P.M.).

Based on peak period site access driveway counts performed in November 2024 when school enrollment was 1,640 students, school traffic included 96 daily school bus trips (48 in and 48 out). Other truck trips expected to continue serving the site include deliveries of food and supplies, trash and recycling pick-up, and occasional maintenance. Overall, school buses and small trucks likely represent about 2% of the total daily traffic. Additional information relating to the anticipated school traffic generation, refer to Appendix K – Transportation Technical Report (Heffron Transportation, Inc., April 2026).

f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The Project would not interfere with, affect, or be affected by the movement of agricultural or forest products.

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

Short-Term Conditions – Construction. The District will require the contractor to develop a construction management plan (CMP) that addresses on-site (and off-site, as necessary) traffic and pedestrian control during construction. The CMP will include measures to keep adjacent streets clean on a daily basis at the truck exit points (such as street sweeping or on-site truck wheel cleaning) to reduce tracking dirt offsite and will include a Traffic Control Plan, prepared in coordination with the City of Bonney Lake and Pierce County, as appropriate and necessary during construction of the Roundabout. The CMP will also identify parking locations for the construction staff; construction employee parking should be contained on-site or as otherwise appropriate at Mt. View Middle School.

Long-Term Conditions – Operations. With the improvements incorporated in the proposal as described, including the new Roundabout at the 199th Avenue Court East and Bonney Lake High School / Mountain View Middle School access intersection, the Project does not result in any significant adverse impacts to traffic operations. Since the District is proposing to reconstruct the main access intersection on 199th Avenue Court East as a multi-lane Roundabout, the Project would result in substantial improvements to delay and queues through this intersection, which will benefit both schools as well as the City's transportation corridor with the existing and anticipated traffic volume generated by the Tehaleh EBPC. No other improvements or mitigation would be required.

Transportation Impact Fees. The City of Bonney Lake collects transportation impact fees "...for joint public and private financing of transportation improvements necessitated in whole or in part by development in the city." and to "ensure adequate levels of transportation and traffic service within the city consistent with the comprehensive plan." With adoption of the City's Comprehensive Plan Mobility Element in 2025, the Roundabout improvement at the Bonney Lake High School access on 199th Avenue Court East was included as Project I4. The City of Bonney Lake estimated the cost at \$3,500,000 (in 2025 dollars) and determined that the traffic impact fee eligible component of the Roundabout was 67%. According to District design team estimates, the cost of the Roundabout improvement is likely to be about \$4,300,000. At a minimum, the Project would be eligible for a TIF credit of up to \$2,345,000 for construction of the roundabout. Upon review by the City, the City will calculate the required TIF and credits.

15. Public Services

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

The Project is not expected to create any significant increased need for police protection, health care, or fire protection.

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

There are no impacts identified, and therefore, no mitigation measures are required.

16. Utilities

- a. Circle utilities currently available at the site:**

electricity, natural gas, water, refuse service, telecommunications
and data services, 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 which might be needed.**

The existing High School is connected to utility services (water and sewer) provided by the City of Bonney Lake and is connected to private utility providers for gas, electricity, and data communications.

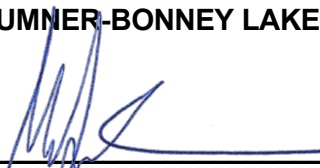
The City of Bonney Lake has completed water system modeling to evaluate service capacity of the existing on-site 8-inch water main to serve the Addition. Based on the results, the District will upgrade a segment of an 8-inch main to a 12-inch water main. This segment will be relocated to the new student drop-off/pick-up access area. The City has issued a Certificate of Water Availability for 2500 GPM.

The Project will include utility work associated with the extension of electricity to the athletic fields lighting systems and the Addition as well as telecommunications and data lines and appurtenances thereto in conjunction with the improvements.

C. Signature

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

Signature: SUMNER-BONNEY LAKE SCHOOL DISTRICT NO. 320



Matthew Guilanians
Bond Project Manager
Falcon & Fern LLC

Date Submitted: May 14, 2026