

**Bethel School District #403
Mitigated Determination of Nonsignificance (MDNS)
Elementary School #18**

Action	Construct Bethel School District Elementary School #18
Description of Proposal:	<p>The proposal is to construct a 76,000 square foot elementary school, with provision for expansion of four portable classrooms, with associated access, parking, student drop-off and bus drop-off areas, playgrounds and fields. The building will accommodate 700 students and associated teachers and staff with potential expansion of 4 portables for an additional 200 students. Access will be from Waller Road with two driveways, one for student drop off and staff parking and the other for bus drop off. An emergency vehicle access is provided around the entire building.</p> <p>The frontage on Waller Road will be improved to provide a two-way left turn lane for improved ingress and egress from the site and reduction of conflict with traffic on Waller Road. Curb, gutter and sidewalk and 10 foot walkway will be provided along the school frontage. The facility will provide 17 bus parking spaces and 125 staff and visitor parking spaces.</p> <p>Water service will be provided by a main extension from the intersection of Military Road and Waller Road. Sewer will be provided by a County Sewer project which will extend to the school site. Gas service will be extended from 176th Street East to the site.</p>
Project Proponent:	Bethel School District #403 516 176 th Street East Spanaway, WA 98387
Project Location:	16720 Waller Rd. E, Tacoma WA 98446
Parcel #	0319262074
Lead Agency:	Bethel School District #403
Date of Issue:	December 27, 2019
Comment Deadline:	January 10, 2020 4:30 pm

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 expanded environmental checklist and other information on file with the Bethel School District #403. This information is available to the public upon request.

This Mitigated Determination of Nonsignificance (MDNS) is issued under 197-11-340(2) the lead agency will not act on this proposal for fourteen (14) days from the date of issue. Comments must be submitted by closing of the comment deadline. The Responsible Official will reconsider the DNS based upon timely comments and may retain or modify the DNS. If the DNS is retained, it will be final after the expiration of the appeal deadline.

Responsible Official: Cathie Carlson
Position/Title: Director of Construction and Planning
Address: 5410 184th Street East Suite C Puyallup WA 98375
Phone: 253.683.6045

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

Signature: Cathie Carlson Date: 12.27.19
Cathie Carlson
Responsible Official

Findings of Fact:

1. The proposed project is located at 16720 Waller Rd. E, Tacoma WA 98446. The existing site is approximately 13.4 acres. The site is currently undeveloped. The site is relatively flat and the surrounding area is predominantly single family residential.
2. The site is located within the Frederickson Community Plan. The zoning is Moderate Density Single Family (MSF).
3. Design Standards and Guidelines: Frederickson Community Plan Area Chapter 18J.30 and 18J.40 are 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 18D20.010, Pierce County Development Regulations. An Expanded Environmental Checklist was issued on December 4, 2019 for review and comment.
5. The Pierce County GIS database and the Historic Register were reviewed as the methods used to assess potential impacts to cultural historic resources. The County GIS shows an alignment of Old Military Road through the property as noted in Historic Roads and Trails of Pierce County, Reese, 1974. There is no onsite evidence of the road and the areas to the northwest and southwest of the site are developed along the historic alignment. If archaeological materials (e.g. bones, shells, stone tools, beads, ceramics, old bottles, hearths, etc...) or human remains are observed during project construction, all work in the immediate area should stop. The project proponent will immediately contact the State Department of Archaeology and Historic Preservation, the County Planning office, the affected Tribe(s) and the County Coroner (if applicable) in order to help assess the situation and determine how to reserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. If federal funds or permits are involved in the project, notification to the appropriate federal agency and the Advisory Council should occur in addition to the above listed parties per 36 CFR Sec 800.12.
6. The proposal will have no significant adverse environmental impacts on wetlands, fish and wildlife, water, noise, air quality, environmental health, public services and utilities or land and shoreline uses with compliance with local and state regulations.

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 building permits.
8. The grading and placement of fill material increase the likelihood of erosion and sedimentation. Pursuant to Pierce County Code Title 17A, Construction and Infrastructure Regulations-Site Development and Stormwater Drainage, a temporary erosion and sedimentation control plan is required to be approved and implemented on the project site prior to, and during, site development. Potential significant adverse impacts associated with erosion and sedimentation are adequately mitigated through compliance with this regulation.
9. No regulated streams or buffers have been identified on the project site pursuant to Chapter 18E.60 –Fish and Wildlife Habitat Areas, Pierce County Development Regulations-Critical Areas.
10. No regulated wetlands have been identified on the project site pursuant to Chapter 18E.30- Wetlands, Pierce County Development Regulations- Critical Areas.
11. This project falls within the Aquifer Recharge Area as defined and regulated by Chapter 18E.50 Aquifer Recharge and Wellhead Protection Areas, Pierce County Development Regulations- Critical Areas. In accordance with Subsection 18E.50.040D, Non-Hazardous Uses, this project is subject to the applicable standards under Subsection 18.E50.040D. Potential significant adverse environmental impacts to the aquifer are adequately mitigated through compliance with the regulation.
12. Migizi Group Inc. prepared a Geotechnical Engineering Report dated May 2, 2019 outlining existing soil conditions on the school site. Test pits on the site discovered an area of soil contamination in the berm and vegetated area along the northerly boundary. The contamination was from dumping of waste car oil. The soils were further analyzed by Shannon and Wilson and in a report dated May 2, 2019 by Shannon and Wilson, they recommended remediation of the contaminated area. During the summer of 2019, areas along the north boundary were excavated and contaminated soils were removed to approved dumpsites. The remediation work was conducted by Herrera Environmental Consultants and prepared a report on the remediation dated November 25, 2019. Site testing showed that the contaminated soils were removed. The County has entered into a Voluntary Cleanup Agreement with the Washington State Department of Ecology. Pierce County and the District will work with the Department of Ecology to receive a No Further Action (NFA) letter indicating that the cleanup has been completed. Additional mitigation includes the monitoring of onsite monitoring wells as required by the DOE to assure no impacts to groundwater and the incorporation of a Soils Management Plan (Shannon and Wilson, November 25, 2019) into development specifications on how to handle any additional contaminated soils if found during construction. Potential significant adverse environmental impacts associated with onsite soils are adequately mitigated through implementation of these mitigation measures.
13. The topography of the site is relatively flat. No slopes exceeding fifteen (15%) percent have been identified on the project site; therefore, it was not necessary for the applicant to complete a Geotechnical Assessment pursuant to Title 18E, Pierce County Development Regulations- Critical Areas.
14. Pursuant to Pierce County Code, Title 17A, Construction and Infrastructure Regulations-Site Development and Stormwater Drainage, 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.

15. Heffron Transportation, Inc. prepared a Transportation Technical Report (TTR), dated November 25, 2019. The site access is from Waller Road East. The TTR analyzed the impact of school related vehicle trips on Waller Road and surrounding intersections. Pierce County commented on the TTR by letter dated December 16, 2019. The proposed school project will impact Waller Road and the intersections at 22nd Avenue East and Military Road East and Waller Road and Military Road East. Mitigation will include the following
 - a. Widening of Waller Road along the school frontage to include a two way left turn lane, and:
 - b. Improvement of the intersection of Waller Road East and Military Road East to include either:
 - A new turn lane, either an eastbound right-turn lane or a southbound right-turn lane, with a four-way flashing light; or,
 - Signalization of the intersection including pedestrian crossings and asphalt curb and walkway on each corner at the signal pole locations.
 - c. Mitigation at the Waller Road East and Military Road East intersection will provide sufficient mitigation to address impacts at 22nd Avenue East and Military Road East.Potential significant adverse environmental impacts associated with increased vehicle traffic from the school are adequately mitigated through implementation of these mitigation measures.
16. School Districts are exempt from Pierce County Traffic Impact Fee Ordinance.

Mitigation: The Responsible Official has determined that the proposal does not have a probable significant impact on the environment with the proposed mitigation, 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:

1. Monitoring of onsite wells as required by the DOE to assure no impacts to groundwater.
2. Implementation of a Soils Management Plan for any contaminated soils found during construction.
3. Obtaining a No Further Action (NFA) determination from the Washington State DOE.
4. Widening of Waller Road along the school frontage to include a two way left turn lane. :
5. Improvement of the intersection of Waller Road East and Military Road East to include either:
 - A new turn lane, either an eastbound right-turn lane or a southbound right-turn lane, with a four-way flashing light; or,
 - Signalization of the intersection including pedestrian crossings and asphalt curb and walkway on each corner at the signal pole locations.

The Mitigated Determination of Nonsignificance is issued under WAC 197-11-350. The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by the close of business on the comment deadline date. The Responsible Official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the

comment deadline. No permits may be issued and the applicant shall not begin work until the common deadline has expired and any other necessary permits are issued. Appeals must be filed within 14 days of the end of the comment period on the MDNS.

Responsible Official: Cathie Carlson, Director of Construction and Planning
Position/Title: Director of Construction and Planning
Address: 5410 184th Street East, 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 Determination of Nonsignificance 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.