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SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Central Kitsap High School and Central Kitsap Middle School Replacement

DESCRIPTION OF PROPOSAL:

The Central Kitsap School District will be replacing several aged buildings at the Central Kitsap High School (CKHS) and Central Kitsap Middle School (CKMS) sites, and forming a centralized, shared and integrated campus to better serve students, faculty, and the community. The construction and development will occur in multiple phases, to accommodate students and maintain educational services during project construction.

The schools will be reconstructed and co-located into a new facility of approximately 312,000 square feet in the center of the campus, with additional support facilities (i.e. parking and sports fields) for CKHS to the north and west, and CKMS to the south. Currently, CKHS enrolls 1,360 FTE (full-time equivalent) students and CKMS enrolls 719 FTE students, and there are 233 FTE students attending the Alternative High School (for a total FTE enrollment of 2,312 students on the site). The new facility is being designed for an opening day capacity of 1,400 high school and 700 middle school students, for a total of 2,100 students.

The District's existing transportation/bus barn facility, centralized kitchen and warehouse, New Frontiers building, West Alternative High School, daycare portables, (all accessed via Frontier Place NW), and the science kit building (accessed via NW Anderson Hill Rd) will be demolished and the functions relocated around the District. In order to enlarge the campus space, the district purchased two parcels on the east side of the campus, located at 3890 and 3898 NW Windy Ridge Rd and two parcels on the northwest corner of the campus, located at 10332 Frontier PI NW. Existing residences and buildings on the parcels will be demolished.

At build-out in 2019, on-site programming facilities for CKHS will include a new football/soccer field, field lighting and seating for up to 1,500 spectators; one baseball field, one softball field, one soccer field and up to eight tennis courts as well as associated features such as scoreboards and flag poles. The football/soccer field (and potentially one or more of the other fields to be determined in the future) will be synthetic turf and have field lights. Additionally, construction of a new concession stand and restroom facility is being considered.

Programming facilities for CKMS will include one multi-purpose athletic field and track that may be synthetic turf with field lights. CKHS and CKMS will each have a gymnasium within the new main building and will share an auditorium. The existing CKMS gymnasium will remain and be used as a shared auxiliary gymnasium. In the future (timing unknown), the District also intends to construct additional ball fields with associated parking at the site of the existing CKHS at the south end of the campus. The future ball field will be accessed via NW Bucklin Hill Rd and NW Anderson Hill Rd.

The access roads for student / visitor vehicular traffic and for district buses are designed as separate circulation systems and provide more onsite queuing area during drop-off and pick-up times than the

existing condition. Primary vehicular access for CKHS will be via Frontier Rd near the current CKMS driveway location, and access for CKMS will be provided via NW Anderson Hill Rd at a new driveway, located approximately 450 feet south of the roundabout. The project will construct a left-turn pocket on NW Anderson Hill Road at the CKMS driveway to facilitate left turns entering the school with space for up to 10 cars. A new, separate driveway will be added on Frontier Rd for district bus access only. Vehicle loops for parents and visitors will be separated for each school; the CKHS loop to the north and CKMS to the south. The CKMS driveway is designed to better manage the on-site queues from drop off/pick-up activity plus provide separate left-turn (with capacity for 18 cars) and right-turn lanes for leaving the site.

The schools currently have a combined total of 460 parking spaces. The project will construct a total of 472 spaces for daily school use with a total of 593 spaces distributed throughout campus for special events.

The campus will also feature an extensive system of pedestrian paths and amenities for internal circulation. Additional pedestrian connections and linkages may connect to adjacent community resources, depending on site conditions.

Frontage improvements will be constructed along Anderson Hill Road NW to include bike lanes, sidewalk and curb and gutters. Improvements along Frontier Place include new sidewalk.

Stormwater will be treated and detained in accordance with Kitsap County's Stormwater Design Manual, effective February 16, 2010, and Kitsap County Code Title 12 Stormwater Drainage.

PROPONENT AND LEAD AGENCY: Central Kitsap School District No. 401, Capital Projects Department and Kitsap County Dept. of Community Development, as co-lead agencies.

LOCATION OF PROPOSAL: The addresses currently assigned to these locations include: 3700 NW Anderson Hill Rd; 10170, 10332 and 10130 Frontier Pl. NW; 3890 and 3898 NW Windy Ridge Rd, Silverdale WA. The project is located in Section 17 of Township 25 N Range 1E, in the Silverdale Urban Growth Area of Kitsap County. It is 59 acres comprised of tax parcels: 172501-4-003-2006; 172501-4-004-2005; 172501-4-001-2006; 172501-4-008-2001 and 172501-4-009-2000.

RESPONSIBLE OFFICIAL: Robin S. Shoemaker, PE
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The Responsible Officials hereby make the following findings and conclusions based on a review of the environmental checklist and attachments; other information on file with the District and Kitsap County; and the policies, plans, and regulations designated by the Central Kitsap School District and Kitsap

County as a basis for the exercise of substantive authority under the Washington SEPA pursuant to RCW 43.21C.060.

FINDINGS OF FACT

The SEPA Checklist was issued by Central Kitsap School District for review and public comment from December 13, 2016 through January 11, 2017. On December 13, 2016 a Notice of SEPA Consultation was published in the Kitsap Sun newspaper, posted on the site, mailed to public agencies, and mailed to property owners / residents located within 800 feet of the subject property.

A Notice of Application with Notice of Optional DNS process, allowed by SEPA under WAC 197.11.355, was issued by Kitsap County on January 11, 2017 with a 14 day comment period that concluded on January 25, 2017. The notice was posted on the site, published in the Kitsap Sun newspaper, mailed to public agencies and mailed to property owners/residents located within 800 feet of the subject property.

The site has been the location of the existing CKHS and CKMS for several decades, in addition to being used for other District uses and two single-family residences. Construction will begin in the summer of 2017 and complete in the fall of 2019, with some minor additional ongoing construction expected to extend into 2020.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL

The SEPA lead agencies have determined that the proposal, with the mitigation measures listed below, does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described below are recommended as conditions of project approval. This decision was made after review of a completed environmental checklist, other information on file with Kitsap County and the Central Kitsap School District, and existing regulations. The responsible officials find this information reasonably sufficient to evaluate the environmental impacts of this proposal.

MITIGATION MEASURES

EARTH

1. The project is required to obtain and follow the requirements of a Construction Stormwater NPDES permit through the Washington Department of Ecology. A Stormwater Pollution Prevention Plan (SWPPP) and Temporary Erosion Control Plan (TESC) will be developed to meet the twelve (12) Required Elements per the NPDES permit and the Kitsap County Drainage Manual. Standard County code requirements include:
 - a. The Contractor will mark the clearing limits with high visibility fencing. Stabilized construction entrances will utilize existing paved driveways. Stabilized construction roads, staging, and parking will also be provided utilizing existing pavements, rock bases and Asphalt Treated Base (ATB). Perimeter protection will be provided through silt fencing or straw wattles. Temporary and permanent soil stabilization will occur through seeding/sodding, mulching, and plastic covering. Sediment controls may also include filtration or chemical treatments, if necessary.
 - b. Slopes will be protected through interceptor swales, check dams and pipe slope drains. Inlet protection will be provided. All existing and proposed drainage channels will be stabilized and protected through channel lining and outlet protection. All trench de-watering will be routed to appropriate sedimentation traps or ponds.
 - c. The Contractor will be responsible for controlling sources of pollution related to construction activities and materials in accordance with County requirements and the Construction

Mitigation Plan. The Contractor will implement, inspect, and maintain all Best Management Practices (BMPs) on a regular basis. Inspection and maintenance records will be kept onsite. The Contractor will manage the project, including phasing of work to limit areas of disturbance, and maintain the SWPPP which will be updated to reflect changing site conditions.

AIR

2. Materials stored on site (e.g., soil, fertilizer, and pesticides) will be enclosed and/ or covered when not in use. The contractor will employ BMPs in the use and storage of these materials consistent with all applicable regulations.
3. Construction activities and equipment will follow the appropriate regulations for controlling emissions to the air as detailed in the Construction Mitigation Plan. Potential BMPs include using water sprays or other non-toxic dust control methods on unpaved roadways, minimizing vehicle speed while traveling on unpaved surfaces, preventing the tracking out of mud onto public streets, covering soil piles when practical, and minimizing work during periods of high winds. Additionally, to mitigate air quality and odor issues caused by tailpipe emissions, BMPs will be used. Such BMPs include maintaining engines of construction equipment while also minimizing the idling of construction equipment.
4. Demolition piles will be periodically wetted down during demolition and haul-off;
5. Street sweeping of Anderson Hill Road and Frontier Place will occur daily during the initial logging and stripping phase, and weekly or as needed during the project construction until the interior roadways are paved.
6. To minimize air quality and odor issues caused by tailpipe emissions, required BMPs include maintaining engines of construction equipment and minimizing the idling of construction equipment. After construction, during school bus loading and unloading times, buses will be turned off to limit emissions caused by idling.

WATER

7. As noted above, the project will utilize a storm drainage system designed in accordance with Kitsap County's drainage manual, effective February 16, 2010, and Kitsap County Code Title 12 Stormwater Drainage. During construction, a stormwater pollution plan and associated BMPs will be implemented to manage storm water properly, as detailed in the Construction Mitigation Plan.
8. Construction related surface water management will be handled in accordance with the Construction Mitigation Plan (CMP) prepared by Skanska dated March 2017.

PLANTS

9. Clearing limits will be marked with protective fencing prior to clearing and grading activities.

ENVIRONMENTAL HEALTH

10. Proper regulatory/permit procedures will be following during demolition and removal of the Underground Storage Tanks (USTs). Specialized erosion and sediment control measures will be implemented if contaminated soils are detected during the construction process. If any laboratory chemicals are determined to be waste, they are subject to designation under WAC 173-303-070 and proper storage designation, treatment, and disposal as described in the Laboratory Guide for Managing Dangerous Waste published by Department of Ecology. Building demolition activities will follow state and federal regulations for the handling and disposal of dangerous wastes.

11. To mitigate general noise impacts during the construction phases, the following measures will be employed:
 - a. Stationary equipment shall be located away from receiving properties or portable noise barriers will be erected around loud stationary equipment. Construction hours will be limited to the appropriate Kitsap County ordinance. Construction equipment will be turned off rather than idling. Contractors are required to rigorously maintain all equipment, and train construction crews to avoid unnecessarily loud actions near noise-sensitive areas.
 - b. Construction hours will be limited to those specified by the County noise ordinance. Impact types of equipment will only be used between 8 a.m. and 5 p.m. weekdays and 9 a.m. and 5 p.m. on Saturdays and holidays.
 - c. Noisy set-up activity will be prohibited prior to 7 a.m. on weekdays and prior to 9 a.m. on Saturdays;
 - d. 72-hour notification will be provided to neighbors for any emergency work outside standard construction hours;
 - e. Regular and frequent communications will be provided to the community in the form of monthly construction bulletins and by managing a construction hot line.
 - f. A compliance statement for the CMP will be included in all subcontracts for the project.
 - g. Other mitigation measures will be followed as outlined in the CMP prepared by Skanska.
12. When the school is under operation, the following noise mitigation measures will be followed:
 - a. School bus engines will be turned off to limit idling during the load/unload period.
 - b. Outdoor sporting events will conclude by 10 p.m.
 - c. The 1,500 seat bleachers will be covered with a roof to assist in noise attenuation.

LAND USE AND SHORELINES

13. The project will require the application for, and approval of, a Conditional Use permit, and during that process a thorough review of any requested deviations to development standards of the zoning code. The project will be required to comply with design standards from Chapter 7 West Hill Neighborhood, Silverdale Design Standards.

LIGHT AND GLARE

14. The new sports field light fixtures will be pre-aimed to ensure all fixtures are aimed on the fields with very little light or glare spill. The fixtures will be full cut-off with an LED light source and have internal optics and external shielding to control both spill light and glare.

HISTORIC AND CULTURAL PRESERVATION

15. If cultural or archeological objects are found during site preparation work, the Washington State Department of Archaeology and Historic Preservation will be notified, and appropriate measures will be taken. An Inadvertent Discovery Plan has been prepared, which outlines construction phase protocols for Discovery of Archaeological Resources and Protocols for Discovery of Human Remains.

16. Information from the neighbors has identified the potential for buried Time Capsules that may be unearthed during demolition or site construction. This information will be provided to the contractor and the contractor will provide any discovered Time Capsules to the District. The District will coordinate with the Central Kitsap History Club prior to building demolition to ensure that important artifacts and memorabilia are saved.

TRANSPORTATION

17. The project will construct a left-turn pocket on NW Anderson Hill Road to facilitate left turns entering the school at a distance of approximately 450 feet from the NW Anderson Hill Road/Frontier Place roundabout.
18. Physical improvements to the adjacent roadway network will be constructed, such as adding 6-foot wide sidewalks, 5-foot wide bike lanes, curb and gutter along the property frontage in addition to the new left turn pocket on NW Anderson Hill Road. A new 6-foot wide sidewalk will be provided along the property frontage on Frontier Place NW.
19. The District will shift the school start and end times so that only one school will start instruction in the morning peak hour, 7-8 a.m., in order to improve the roundabout operation and Middle School driveway operation (and meet the County level of service standard).
20. Construction-related traffic and parking impacts will be managed in accordance with the CMP prepared by Skanska.

KITSAP COUNTY DCD

SEPA MDNS PROJECT COMMENTS, CONDITIONS AND MITIGATION REQUIREMENTS

COMMENTS:

The SEPA comment period previously occurred concurrent with the Notice of Application dated January 11, 2017. There were several public comments received which have been addressed in the following conditions and mitigation requirements.

CONDITIONS AND PROJECT MITIGATION:

The Central Kitsap High School and Middle School campus replacement and expansion project has been reviewed and will be conditioned to follow stormwater control pursuant to KCC Title 12 (Stormwater Control).

TRAFFIC AND RIGHT OF WAY MITIGATION:

Traffic mitigation is required as specified from correspondence from the DCD DSE Development Engineering staff and Kitsap County Public Works Memo, dated 3/29/2017:

TRAFFIC AND ROADS

1. The applicant shall construct frontage improvements along NW Anderson Hill Road, consisting of an 11-foot travel lane and 5-foot bike lane.
2. Six-foot sidewalks shall be constructed along the property frontage on both NW Anderson Hill Road and Frontier Place NW.
3. Continuous roadway lighting meeting WSDOT standards shall be provided on NW Anderson Hill Road and Frontier Place NW to support site vehicular, bicycle and pedestrian activity during dark hours.
4. School bell hours shall be staggered to occur more than one hour apart, per the

revised Traffic Impact Analysis recommendations, to avoid overlapping arrival and departure site traffic, which would result in unacceptable Level Of Service at the NW Anderson Hill Road and Frontier Place NW roundabout.

5. A left-turn lane shall be constructed at the driveway access on NW Anderson Hill Road and shall meet the storage needs identified in the revised Traffic Impact Analysis.

The Conditions, as listed below, are required pursuant to SEPA Substantive Authority (KCC 18.04.200.D):

1. Pursuant to 18.040.200 D (5), exceedance to the noise standards of KCC Title 10.28.040 are based on the noise study and analysis, and as such the exceedance of the required standard is limited to the hours of 7AM to 10 PM daily.
2. Pursuant to section 18.04.200.D (6), and Referenced to KCC Title 17, and further analyzed under 17.105.110 Obnoxious Things.

In all zones, except as provided for elsewhere in this title, no use shall produce noise, smoke, dirt, dust, odor, vibration, heat, glare, toxic gas or radiation which is materially deleterious to surrounding people, properties or uses. Lighting is to be directed away from adjoining properties. Not more than one foot candle of illumination may leave the property boundaries.

KCC 17.500.027 B. Screening Buffer

1. Required along the perimeters of multifamily residential (ten dwelling units an acre or more), commercial, and industrial/business center development abutting different uses and/or zones. The buffer shall provide sight-obscuring screening between different uses or zones and shall consist of:
 - a. Two offset rows of evergreen trees planted ten feet on center and ground cover; or
 - b. A six-foot screening fence and a single row of evergreen trees planted ten feet on center, and ground cover.

The NE corner of the site adjacent to the cellular tower array will require replanting efforts to meet this referenced screening standard.

3. Upon submittal of the associated permit for the new stadium facility phase, a specific event noise study and light photometric study shall be generated and provided. The County may require follow up studies should County or School District officials receive significant public complaints regarding events generating noise and light exceedance.

Copies of the documents pertaining to this SEPA Determination are available for review during regular business hours at the Central Kitsap School District Capital Facilities Department at the address listed above, or can be viewed and downloaded from the District website at: http://www.ckschools.org/about/construction_updates/sepa.

Alternatively, the file can be viewed at Kitsap County DCD at their address listed above, by appointment between the hours of 8 AM and 4 PM, Monday through Thursday, and 9 AM to 1 PM Friday, except holidays. To schedule an appointment please call (360) 337-5777 and indicate File number 16-05551.

This determination may be appealed to Kitsap County DCD at the address listed above, no later than April 12, 2017 in writing with a \$500.00 appeal fee. An appellant should be prepared

