



## **Mitigated Determination of Non-significance (MDNS)**

### **Puyallup School District Puyallup High School Library Science Building Demolition and Portable Addition Capital Project #50-02-22**

**Proposal:** Puyallup School District (PSD) proposes demolishing the Puyallup High School Library/Science Building located east of the Main Building followed by site restoration including landscaping and walkways. The proponent also plans to place three double classroom portable buildings adjacent to existing portables on the block northwest of PHS Main Building.

**Location:** Puyallup High School  
105 7<sup>th</sup> St SW  
Puyallup, WA 98371

**Proponent:** Puyallup School District #3

The Puyallup School District hereby makes the following Findings and Determination based upon review of the SEPA checklist and attachments, and other information on file with the Puyallup School District.

#### **Findings:**

##### General:

1. A SEPA checklist with attachments related to this project was prepared on December 14, 2023.
2. The following reports were prepared and reviewed in conjunction with the environmental review for this project. They are on file with the lead agency and will be made available on request.
  - a. Portable Addition Site Plan dated October 11, 2023
  - b. LS Building Demolition Area Site Plan dated December 13, 2023
  - c. Preliminary Drainage Report dated November 9, 2023
  - d. Site Noise Study for proposed portables dated November 16, 2023
  - e. Traffic Memorandum for Scoping Worksheet dated November 9, 2023
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued December 20, 2023, following public notice requirements included with Board Policy 6890. Publishing of said notice included the following:
  - a. Advertisement in Tacoma News Tribune newspaper
  - b. Public notice sign posted at the site.
  - c. Email notification to the Dept. of Ecology SEPA Register
  - d. Email notification to local agency partners.
  - e. Posting on the Puyallup School District website
4. The following comments were received within the 15-day comment period of the Notice of Expanded SEPA Checklist:
  - a. Email from Squaxin Island Tribe dated January 2, 2024.

- i. No specific cultural resource concerns for the project. Stated support of any recommendation from the Department of Archaeology and Historic Preservation.
  - b. Email from Department of Ecology dated January 2, 2024.
    - i. Comments regarding the demolition of existing structures in addition to notification of suspected ground contaminated sites within a quarter mile.
  - c. Emails from the City of Puyallup on January 26, 2024, February 26, 2024, and on May 3, 2024, were received outside the 15-day comment period issued with the Notice of Expanded SEPA Checklist. However, these comments have been reviewed and considered in preparation of the project's environmental determination by the lead agency.
    - i. Comments related to student capacity at Puyallup High School.
5. There are no known landmarks, features, or other evidence of Indian or historic use or occupation.  
If suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop and the property owner/developer shall notify the County, the State Department of Archaeology and Historic Preservation (DAHP), and all applicable local Tribe of Indians.
  6. No environmental health hazard is anticipated from the development of this project. If any soil/ground water contaminants are discovered, the applicant will report the discovery to corresponding local and state agencies.
  7. The closure and demolition of the Library Science Building together with the addition of three double-classroom portable buildings will result in a net decrease in overall building square footage and will not increase student capacity or vehicle trips throughout campus area.
  8. The proposed portable building addition area, located west of the existing nine portable buildings and west of the Gymnasium, is likely to result in increased pedestrian trips across portions of 7<sup>th</sup> St NW and West Main before school, during school passing periods, and after school.
  9. The following reports have been provided or updated since the issuance of the Notice of Expanded SEPA Checklist on December 20, 2023, and are on file with the lead agency and will be made available upon request.
    - a. Traffic Memorandum updated April 4, 2024
    - b. Preliminary Drainage Report updated April 5, 2024
    - c. Infiltration Testing Report dated April 5, 2024

**Threshold Determination:** The Responsible Official has concluded that a Mitigated Determination of Nonsignificance applies to this proposal, that the proposal does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after a review of a completed environmental checklist and other information and comments on file with the Puyallup School District and the above noted findings. This information is available to the public on request. This MDNS is issued under WAC 197-11-350.

#### **Mitigation Conditions:**

1. To mitigate potential operational and safety impacts of the added pedestrian crossings, the applicant and City of Puyallup have agreed to pilot a temporary closure of 7<sup>th</sup> Street NW and a short segment of W. Main (see *Figure 3. Proposed Temporary Street Closure* within the Traffic Memorandum dated April 4, 2024, for street closure location and information). The applicant will coordinate with the City of Puyallup to collect and analyze pre- and post-closure traffic monitoring during the first school year that the temporary

closure is in place. The temporary closure will be in place for one school year, after which time the City will evaluate whether a permanent road closure is appropriate and will work with the applicant to facilitate the permanent road closure process.

2. The applicant will coordinate with the City of Puyallup to develop and implement the temporary road closure, including right-of-way improvements and MUTCD-compliant signage that may be required. The applicant will coordinate with emergency services for gate placement.
3. The school district shall provide a detailed notification plan to the City intended to provide notification to adjacent property owners before the road closure takes effect.
4. If the City does not continue the temporary street closure at the end of the pilot period, the School District will be responsible to provide mitigation to address substandard pedestrian facilities within the proposed closure area. Mitigation must address safety and operational concerns caused by increased pedestrian/vehicle conflicts (as a result of the project). Design shall meet best engineering practice and comply with nationally accredited design guidelines (AASHTO, MUTCD, PROWAG, NACTO, etc).

**Comments:** Comments relating to this MDNS must be submitted within 15 days, by 4:00 p.m. on May 22, 2024. Comments may be sent to the address below or sent by email at: [sepa@puyallupsd.org](mailto:sepa@puyallupsd.org).

Responsible Official: Brian Devereux, Director of Facilities Planning  
Lead Agency: Puyallup School District #3  
323 12<sup>th</sup> Street N.W.  
Puyallup, WA. 98371  
Office: (253) 841-8772

Date of Issue: May 8, 2024  
Comment Deadline: May 22, 2024

Signature:



NOTE: Pursuant to RCW 43.21C.075, the final determination of the Responsible Official may be appealed. In accordance with Puyallup School District SEPA Policy #6890, the Responsible Official will issue a Notice of Action. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance with the provisions of chapter 43.21C RCW (State Environmental Policy Act) shall be commenced in Pierce County Superior Court.

NOTE: The issuance of this MDNS does not constitute project approval. The proposal must comply with applicable requirements of Pierce County prior to receiving construction permits.