



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

May 21, 2024

Ashley Ramirez, SEPA Contact  
City of Puyallup  
Development Services Department  
333 South Meridian  
Puyallup, WA 98371

Dear Ashley Ramirez:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Cascade Christian School – Elementary Project located at 811 21<sup>st</sup> Street Southeast as proposed by Songyi Cho. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176**

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

**TOXICS CLEANUP: Sandy Smith (360) 999-9588**

If contamination is suspected, discovered, or occurs during proposed demolition or school expansion construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology

Ashley Ramirez

May 21, 2024

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Southwest Regional Office

(JKT:202401932)

cc: Derek Rockett, SWM  
Sandy Smith, TCP

Planning Division  
333 S Meridian,  
Puyallup ,WA 98371  
(253) 864-4165  
[www.city of puyallup.org](http://www.cityofpuyallup.org)

Case Number: PLCUP20240037

I'm opposed to this project for the following reasons. Traffic on 21ST ST SE and 7th ave. Is presently a mess when the school traffic is present. To add 806 average daily trips to this traffic as is stated in the proposal would make it even worse and I can't imagine it being safe for the unfortunate kids who walk to school and were exposed to the exhaust of the hundreds of vehicles idling and waiting to enter and exit the school grounds. If this project is approved there will be unbelievable traffic jams and the surrounding streets will look like a parking lot . Pioneer Way East will also be affected. Do not let the happen!

Sincerely yours,

*Patrick Devereaux*  
Patrick Devereaux.

CITY OF PUYALLUP  
PLANNING DIVISION  
CASE NUMBER PLCUP20240037

In regards to Case Number: PLCUP20240037

I am writing this as a neighbor of Cascade Christian School. We as neighbors have attempted to voice concerns and voice questions during public meeting Feb 22<sup>nd</sup> 2024. I believe little to none of the questions were addressed nor during the meeting were even attempted to answered. Below I will state many of the concerns we have in addition to some possible solutions to address just a few of the numerous problems this project causes for our community.

I asked that you hold Cascade to the same standard as other schools in our city. I ask that with these changes you make sure that the community around the school is safe. Before this project it has already had safety problems with erratic speeders flying out of the parking lot, grid lock traffic from parents transporting to school and students rushing in from every direction with no safety protocols implemented. Below are some listed items that would help to keep the kids and community safe. These items would not only help the public but also would benefit cascade to keep their students safe also.

- **Have a crossing walks with crossing guards/person to direct traffic.** I as a neighbor next to cascade I cannot even pull out of my driveway around cascade drop off and pick up times. I have almost been run down when walking just trying to crossing the street. Children outside my house feel upset and scared even standing at bus stop with fast erratic traffic. It is my understanding these times and traffic will only be exasperated by this project doubling in attendees. At minimum, I believe it is impertinent to have a person to direct traffic during all high traffic times (before and after ALL school times and events) Cascade should be directing the traffic.

\*Furthermore, I suggest Cascade rent an off-campus premise and bus the students in to lessen the impact on the surrounding area. Parents could pick children and drop children off to a off campus location to be bussed to school. 21<sup>st</sup> CAN NOT handle the amount of traffic it has now and this is before the plans to double the numbers of students at this location. It is often grid locked during school drop off and pick up times, greatly effecting all surrounding area.

- **SCHOOL ZONES.** With the vast number of children going to school I do not understand why there is no regulation in traffic and school zones? I suggest traffic camaras and speed limit signs that will give citations to speeders.

- **NO PARKING SIGNS (during school hours).** I am requesting “no parking” signs, during school hours, outside my house and I have talked to other neighbors who feel the same. WE SHOULD NOT be the drop off and pick up spot outside the front of our houses as direct neighbors. Cascade should be solving the brunt of the situation in regards to school pick up, drop off and after school sports. Outside our house should not be what is used for transfer of their students. Problem lies in them accepting more students than they can house. Shuttle busses for after school sports parked in front of neighborhood houses and high traffic is NOW spilling out on public streets, and this is before their plan to double attendance. THIS MUST BE ADDRESSED AND SOVLED! No parking signs during school hours for neighbors will force the parents of Cascade to use their parking lot.

I ask why Cascade is not choosing to utilize 25<sup>th</sup> ST SE, also their property, to pick up and drop off students and lessen the impact of 21<sup>st</sup> street? Why not use both streets?

I think all above suggested is more than reasonable to ask. I feel Cascade has implemented this project without trying to solve any of the negative public impact. I beg all involved to really think about the safety of the students and community. It is time to address public impact and public safety.

Look forward to hearing back from you regarding the above.

Regards, Kasey & Weldon Bower

717 21<sup>st</sup> SE  
Puyallup, WA 98372  
253-208-8778

**Josh Kubitza**

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**From:** KELLY CROUSE <kccrouse1@comcast.net>  
**Sent:** Friday, June 28, 2024 5:45 PM  
**To:** Josh Kubitza  
**Subject:** [EXTERNAL] Cascade Christian Jr & Senior School at 811 21st St SE Puyallup WA. 98372 land use permit application Case # PLCUP20240037

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Comments and feedback from a neighbor regarding the project at Cascade Christian Elementary School at the Jr and High school Campus at 811 21st Street SE. Adding 322 vehicular trips daily because of the new addition is adding more problems ...This long-time resident looks out on the traffic at 21st St SE. As there has been for years there are many vehicles at times driving, and many are a part of the "on street traffic parking problem". Heavy traffic lasts for a while at times especially at the intersections and close to going into and leaving the school. Unfortunately, many people will continue to use the neighborhood parking to drop and pick up and some will still just sit and park in front of houses and use driveways as turn arounds. Some sit for 45 minutes or more. People turning around in my driveway have run over the sewer lid in the front yard grass. Perhaps this on street parking and congestion problem could be eliminated and policed and not increased. It also helped when it seemed the school had somebody directing traffic at times a few months ago....

.....2nd Subject Speed Bumps on 21st St SE I believe the prints show the height of the speedbumps as supposed to be 4". I believe they have been measured up to 5 1/2" or so. The noise and shock from vehicles hitting their brakes and the speedbump and then accelerating away from the multiple speed bumps is severe and adds to pollution including noise pollution. Many trucks, trailers, noisy loads, etc. go this way every day and even many cars are even very noisy. Perhaps Pierce County could contact Longview WA and ask for their design of speed bumps with a much wider top seems to be a better design. Some of the soil in Puyallup seems to transmit noise and shockwaves easily. Thank you.



**NISQUALLY INDIAN TRIBE**  
**Tribal Historic Preservation Office**

4820 She-Nah-Num Drive S.E.  
Olympia, Washington 98513  
360.456.5221 (main)  
877.768.8886 (toll free)  
[www.nisqually-nsn.gov](http://www.nisqually-nsn.gov)

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May 14, 2024

To: Josh Kubitz, Case Planner  
City of Puyallup  
Development and Permitting Services  
333 S. Meridian  
Puyallup, WA 98371

**Re: PLCUP20240037**

The Nisqually Indian Tribe's THPO has reviewed the notice of application that you provided for the above-named project and has no specific comments or concerns. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe doesn't have any specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO  
Nisqually Indian Tribe  
360-528-1084  
360-456-5221 ext 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

cc: Annette Bullchild, Director, Nisqually Indian Tribe

## Josh Kubitza

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**From:** Shaun Dinubilo <sdinubilo@squaxin.us>  
**Sent:** Friday, May 17, 2024 3:05 PM  
**To:** Josh Kubitza  
**Subject:** [EXTERNAL] Re: Notice of Application - Conditional Use Permit with SEPA Review - City of Puyallup

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Josh,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. Although the project is within our treaty and traditional area, we recommend you consult with the Puyallup Tribe regarding cultural resource concerns for this project.



Shaun Dinubilo  
Archaeologist  
FAA Certified (Section 107) sUAS Remote Pilot  
Cultural Resource Department  
Squaxin Island Tribe  
200 S.E. Billy Frank Jr. Way  
Shelton, WA 98584  
Phone: 360-432-3998  
Email: sdinubilo@squaxin.us  
Email is my preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

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**From:** Ashley Ramirez <ARamirez@PuyallupWA.gov>  
**Sent:** Tuesday, May 7, 2024 9:24 AM  
**To:** Andy Whitener <awhitener@squaxin.us>; angela.dillon <angela.dillon@puyalluptribe-nsn.gov>; Annette Bullchild, Nisqually <bullchild.annette@nisqually-nsn.gov>; Brad Beach, Nisqually <beach.brad@nisqually-nsn.gov>; Cassie Moeller <Cassie.Moeller@piercecountywa.gov>; Kevin Berdan <kberdan@centralpiercefir.org>; City of Edgewood <comdev@cityofedgewood.org>; City of Fife <comdev@cityoffife.org>; City of Sumner Planning <ryanw@sumnerwa.gov>; DAHP <SEPA@dahp.wa.gov>; Dan Krenz - USACE <Daniel.A.Krenz@usace.army.mil>; David Brown - South Region Municipal Liaison Manager <David.P.Brown@pse.com>; David Troutt - Nisqually Natural Resources <troutt.david@nisqually-nsn.gov>; Dept of Commerce <reviewteam@commerce.wa.gov>; Dr. Martin Fox, Muckleshoot <Martin@muckleshoot.nsn.us>; ECY WETLANDS <ZMEY461@ECY.WA.GOV>; Ted Hardiman <ted@fruitlandwater.com>; George Walter - Nisqually Environmental <walter.george@nisqually-nsn.gov>; Heidi Thomas - Nisqually Transportation <thomas.heidi@nisqually-nsn.gov>; Klayton Leingang

<klayton.leingang@piercecountywa.gov>; Laura Murphy - Muckleshoot Indian Tribe  
<Laura.murphy@muckleshoot.nsn.us>; Mary Nicholl <Mary.nicholl@pse.com>; Herrington, Matthew  
<matthew\_herrington@comcast.com>; J Gamble <jgamble@mbapierce.com>; Mike Burger  
<Mike.Burger@muckleshoot.nsn.us>; PALS - Pierce County <aclark@co.pierce.wa.us>; Pierce Transit  
<tvastlet@piercetransit.org>; Planning <Planning@PuyallupWA.gov>; Tara Doyle-Enneking  
<exec@puyallupsummerchamber.com>; PSCAA <SEPA@psc Cleanair.org>; Planning <Planning@PuyallupWA.gov>;  
Puyallup School District - Brian Devereux <deverebj@puyallup.k12.wa.us>; Puyallup Tribe - SEPA Review  
<SEPARReview@PuyallupTribe-nsn.gov>; Sarah Grice <sarah.grice@piercecountywa.gov>; Sean Vance  
<sean@valleywaterdistrict.com>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shelley Shaffer  
<sshaffer@cityoftacoma.org>; Tacoma Water <rdowns@cityoftacoma.org>; TPCHD <SEPA@tpchd.org>; WA Dept of  
Natural Resources <sepacenter@dnr.wa.gov>; WDFW Region 6, South Sound <R6SSplanning@dfw.wa.gov>; WSDOT  
<OR-SEPA-REVIEW@wsdot.wa.gov>; Yakama Nation <esanche@yakama.com>; Yakama Nation - Cultural Resources  
<casey\_barney@yakama.com>

**Cc:** Josh Kubitza <jkubitza@ahbl.com>

**Subject:** Notice of Application - Conditional Use Permit with SEPA Review - City of Puyallup

Some people who received this message don't often get email from aramirez@puyallupwa.gov. [Learn why this is important](#)

## CITY OF PUYALLUP

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### Development Services Center

333 S Meridian, Puyallup, WA 98371  
(253) 864-4165 Fax (253) 840-6678

## NOTICE OF COMPLETE LAND USE APPLICATION

**Re: PROJECT ID: PLCUP20240037 - NOTICE OF COMPLETE APPLICATION**

**Brief Project Description:** The purpose of the project is to locate Cascade Christian Elementary School to the Cascade Christian Junior High School and High School campus at 811 21st Street SE. The project will be a phased project from 2024 to 2031. In total, the project includes the construction of 12 portables that totals approximately 19,552 square feet. Two portables will be used for junior high class rooms, eight portables will comprise of 16 elementary class rooms, the remaining two portables will be used for elementary library, computer room, office, and restrooms. The project includes constructing 27 new parking spaces, landscaping, and frontage street improvements. The total elementary school capacity is limited to 325 students, which will add 806 average daily trips. It is anticipated that the elementary school will be relocated offsite in 2031.

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s).

**Where to find permit materials:** Permit specific information may be found on the attached notice and on the [CityView Portal](#).

**Submitting comments/questions:** Please provide comments within by **May 22<sup>nd</sup>, 2024**. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case. Please reference the case number or the project name in future correspondence or emails. Comments may be provided by replying to the Case Planner Josh Kubitza via email at [JKubitza@AHBL.com](mailto:JKubitza@AHBL.com).

Thank you,

**Ashley Ramirez** | **Planning Technician**

[ARamirez@puyallupwa.gov](mailto:ARamirez@puyallupwa.gov)

253-770-3330

**Development and Permitting Services**

**333 S. Meridian**

**Puyallup, WA 98371**



**CITY OF**  
**PUYALLUP**