



CITY OF PUYALLUP

Development & Permitting Services

333 S Meridian, Puyallup, WA 98371

(253) 864-4165

Modified MDNS Existing Environmental Document(s)

Previous document ID #P-08-0016

SEPA ID # PLSSP20230073 (2023)

for

Cascade Christian Schools

Case ID P-08-0016 - SEPA

Description of current proposal: Current phase of development is related to the development and improvement of the athletic fields on the subject parcel. The proponent previously owned a parcel on the east side of 25th Street SE and proposed development on that parcel. The previous environmental review stipulated a cross walk over 25th Street SE to provide safe pedestrian access between the two parcel. The proponent no longer owns that land and is not proposing the development east of 25th Street. This modified MDNS will remove the specific condition related to transportation to no longer require the crosswalk. **Condition #2, attachment A, of the 03/23/09 MDNS will no longer apply to the project conditions of approval.**

Proponent: Cascade Christian Schools

Location of current proposal: 815 21ST ST SE, PUYALLUP, WA 98372-4760

Original document being adopted: SEPA MDNS, issued 03/23/09 (case ID P-08-0016)

Description of document (or portion) being modified: The Lead Agency is modifying the previous threshold determination (03/23/09) to remove previously stipulated mitigation measures related to transportation.

The document is available at:

<https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=2001>

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action would not result in a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required, under RCW 43.21C.030 (2) (c). This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

This is a modification of a prior environmental document only. There is no comment period for this modification. Our agency has identified and adopted this past environmental document/SEPA threshold determination after review of a revised checklist which is on file with the lead agency. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision-maker.

Lead agency: City of Puyallup

Contact person, if other than Responsible Official

Phone: (253) 841-5418

Email: Cbeale@puyallupwa.gov

Responsible Official: Katie Baker, AICP, SEPA Responsible Official

Phone: (253) 864-4165

Email: Puyallup@puyallupwa.gov

Address: 333 South Meridian, Puyallup 98371

SIGNATURE:  DATE: August 22, 2023
Katie Baker, SEPA Responsible Official

Attachments:

- 1.) Revised SEPA checklist PLSSP20230073



CITY OF PUYALLUP

Development Services Department

333 South Meridian
Puyallup WA 98371
253.435.3604 voice 253.840.6678 fax
kbaker@ci.puyallup.wa.us

RECEIVED

MAR 25 2009

ABBAY ROAD GROUP

MITIGATED

DETERMINATION OF NON-SIGNIFICANCE (MDNS)

for
Cascade Christian Schools
Case No. P-08-0016

Associated Project(s) Case No. P-08-0055 & P-08-0056

Date of Issuance:	March 23, 2009
Description of Proposal:	<p>A. Parcel 0420352148 at 811 21st St SE: Addition to existing junior/senior high school site including new 54,510 square foot junior high school building, new signage including LED signs on junior high and existing senior high buildings, improvements to existing athletic fields, development of 4,800 square foot maintenance building and 3,104 square foot expansion of existing administrative building.</p> <p>B. Parcel 0420351003 at 903 25th St SE: Construction of athletic fields, parking lot and field lighting, and associated signage.</p>
Location of Proposal:	The project is located at 811 21 st St SE, Puyallup, Washington, Section 26, Township 20, Range 04, Quarter 34 and 903 25 th St SE, Puyallup, Washington, Section 35, Township 20, Range 04, Quarter 12.
Proponent:	Cascade Christian Schools Matt Cyr – The Abbey Road Group PO Box 207 Puyallup, WA 98372
Lead Agency Responsible Official:	Thomas C. Utterback, AICP Planning Director Development Services Center City of Puyallup 333 South Meridian

Puyallup, WA 98371
(253) 841-5502

City of Puyallup Permits: Conditional Use Permit, Design Review Adjustment,
Alternative Methods Request, Civil Plans and Building
Permits

Zoning: RS-04, High Urban Density Single Family Residential
RS-08, Medium Density Single Family Residential

Comprehensive Plan LDR, Low Density Residential

Notes:

1. This finding is based on review of the following documents submitted by the Applicant:
 - a. SEPA Checklist, Conditional Use Application, Design Review Adjustment (requesting a reduction in width of landscape buffer) and Alternative Methods Request (to waive frontage improvements on the east side of 25th Street SE, associated with parcel 0420351003) submitted July 29, 2008.
 - b. Site Plan dated February 18, 2009.
 - c. Traffic Scoping Worksheet dated June 20, 2008.
 - d. Wetland and Stream Analysis dated June 18, 2008.
 - e. Storm Calculation dated September, 26, 1995.
 - f. SEPA MDNS dated July 31, 1995 (Note: applicable mitigation measures are being applied.)
2. This finding is based on review of the following comments submitted by Puyallup citizens:
 - a. Public comment was received from Scott McKay on November 24, 2008. Mr. McKay's concern centered on the amount of traffic that will be generated by this project and the number of vehicles driving higher than the posted speed limits, specifically on 21st St SE. Mr. McKay's concern will be addressed by mitigation measure 1.
3. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes that regulate development activities, including, but not limited to, the International Fire and Building Codes, City of Puyallup Engineering Standards, Surface Water Design Manual, Zoning Code, and the Critical Areas Ordinance.
4. Per sale agreement dated July 19, 2006 between the City of Puyallup and Cascade Christian Schools, the access along Shaw Road will be restricted to right in/right out only. Staff will consider and review a full access driveway if combined with adjacent properties in the future.

Mitigated Determination of Non-Significance (MDNS)

The responsible official of the lead agency finds that the above described proposal does not have a probable significant adverse impact on the environment, provided the mitigation measures agreed to by the Applicant are incorporated into the proposal and/or applied as conditions of

permit issuance. The identified mitigation measures include mitigation for potential impacts to the following:

A. Traffic, Environmental Health and Light and Glare

The full text of the identified mitigation measures appears in Attachment A to this document. The mitigation measures and the project documents upon which this determination was based are available for review at the Puyallup Development Services Center, 333 South Meridian, during normal business hours.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c).

This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the Applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

Comments

Comments on this MDNS must be submitted by **5:00 p.m. on Tuesday, April 7, 2009 (14 days from date of issuance)**, to the Responsible Official at City of Puyallup Development Services Center, 333 South Meridian, Puyallup, WA 98371. Contact Katie Baker, Assistant Planner at (253) 435-3604 or at kbaker@ci.puyallup.wa.us with questions about the project.

Appeals

Any person directly affected by this proposal may appeal the DNS by filing a written appeal with the Responsible Official, Tom Utterback, within 10 days of expiration of the comment period, or by **5:00 pm on Friday, April 17, 2008**, at the above address. **Prior to submittal and payment of the \$570.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact Katie Baker, Assistant Planner at (253) 435-3604 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. Parties are encouraged to submit comments during the comment period prior to appealing.**

Publication Date: 3/26/09 Notice Published in: Herald

Katie N. Baker 3/24/09
Project Planner Date

Tom Utterback 3/24/09
Tom Utterback, AICP Date
Planning Director
City of Puyallup Responsible Official

Attachment: Environmental Checklist and Site Plan.

Attachment A

Mitigation Measures for Cascade Christian Schools Project # P-08-0016

1. **Traffic:** City staff have received several concerns from the neighborhood regarding high traffic volumes and speeds along 21st Street SE. Based on recent speeds and volumes collected, the average daily traffic along 21st Street SE near 7th Avenue SE is approximately 3,700 vehicles per day and the 85th percentile speed was observed to be 33.6 mph. With the trips from the existing facilities and the proposed project, the volumes would increase and traffic calming measures would be required in the vicinity along 21st Street SE. The City Traffic Engineer has made a finding that the existing roadway is adequate to accommodate the increase in traffic volumes. However, the proponent shall install permanent radar signs that display the speed of the on-coming vehicle, on both northbound and southbound directions along 21st Street SE, which the City Traffic Engineer has determined will serve as a traffic calming measure to address vehicle speed.
2. **Traffic:** The Alternative Methods Request (AMR) related to the frontage improvements along the east side of 25th Street SE is approved with following conditions:
 - a. The AMR is approved per the site plan that shows a 185' buffer between 25th Street SE and the access trail adjacent to the proposed fields.
 - b. Provide a fence along the proposed access trail.
 - c. Provide a raised pedestrian crosswalk with solar-powered active or timed flashing beacon system to City approval. Contact Brian Schwary, Signal Technician at 253.405.4390 for specifications.
 - d. Provide adequate signage for the crosswalk.
 - e. The City staff shall review and approve the plans and specifications prior to installation.
 - f. Place No Parking signs along the school frontage on the west side of 25th Street SE.
 - g. Relocate the existing gate on the west side of 25th Street SE so that the gate aligns with the proposed pedestrian access and the raised crosswalk.
 - h. Provide adequate street lighting along the school frontage on 25th Street SE.
3. **Environmental Health:** To mitigate potential impacts from noise generation, all outdoor recreational activities shall be scheduled to cease after 10:00 pm.

4. **Light and Glare:** To mitigate impacts associated with the proposed new outdoor lighting on the site at 903 25th Street SE, the applicant shall prepare and fully implement a lighting plan achieving the following performance standards prior to building permit issuance:
- a. Parking lot area lighting shall not exceed one foot-candle intensity of illumination on the perimeter of the north and south property lines and contribute no more than 0.2 foot-candle a distance of ten feet into the adjoining properties.
 - b. The mounting height of light fixtures in the parking area shall not exceed 30 feet.
 - c. Parking lot lighting shall be minimized after events during the night are completed to a substantially lower level of lighting as proposed by the applicant for night security.
 - d. Outdoor recreational activities utilizing lighting shall be scheduled to cease after 10 pm.
 - e. Outdoor sports fields lighting shall only be operated during sports events.
 - f. Mounting height of light fixtures providing lighting of football, baseball and softball fields shall not exceed 70 feet.
- Note:** These light and glare mitigation measures are already in effect for all sports field activities on the existing facilities at 811 21st Street SE per prior CUP approval.