



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

PRELIMINARY*

DETERMINATION OF NON-SIGNIFICANCE (DNS)

**This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received*

for
Cascade Christian School - Elementary
Conditional Use Permit, SEPA Checklist
Project # PLCUP20240037
[Online Permit File](#)

Date of Issuance:	April 02, 2025
Description of Proposal:	Cascade Christian Schools is applying for a conditional use permit to add eleven (11) new double portables to accommodate the addition of the elementary school operations to the campus at 811 21st St SE. The proposed portables include general classrooms, one library, one computer lab, two restrooms, one band room, and one administrative office. Project includes associated landscaping and frontage improvements.
Location of Proposal:	811 21st St SE, Puyallup, WA 98372
Proponent:	Songyi Cho, Jeff Brown Architecture, LLC
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org
City of Puyallup Permits:	SEPA Environmental Review, Conditional Use Permit, Building Permits, Site Development Permits, Demolition Permits, Civil Permits
Zoning:	High Urban Density Single-Family Residential (RS-04) and Medium Density Single-Family Residential (RS-08)
Comprehensive Plan:	LDR – low-density residential
Shoreline Environment:	N/A

A. PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):

The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the

underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review on [the City's online permit portal](#).

- ◆ Development Review Team (DRT) letter, sent March 20, 2025
 - ◆ Application Form, received March 05, 2025
 - ◆ Site Plan, received March 05, 2025
 - ◆ Vicinity Map, received June 04, 2024
 - ◆ Revised Civil Site Plan, received March 05, 2025
 - ◆ Revised Preliminary Storm Report, received January 08, 2025
 - ◆ Revised SEPA Project Checklist, received March 05, 2025
 - ◆ Revised Traffic Scoping Worksheet, received March 05, 2025
 - ◆ Parking Calculation, received March 05, 2025
 - ◆ Traffic Flow Mitigation Proposal, July 29, 2024
 - ◆ Traffic Impact Analysis, March 06, 2025
 - ◆ Architectural Elevations, received March 26, 2024
 - ◆ FEMA Report, received March 26, 2024
 - ◆ Revised Landscape Plans, received March 05, 2025
 - ◆ Narrative from Project Architect, received March 05, 2025
 - ◆ Geotechnical Report, received October 29, 2024
 - ◆ Arborist Report, received October 29, 2024
- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
- i. Optional DNS notice sent on May 08, 2024. Comment period expired May 22, 2024.
 - ii. Optional DNS notice re-sent on June 19, 2024. Comment period expired July 3, 2024.
 - iii. List of recipients, comments received, and copy of NOA materials available on [the City's online permit portal](#).

B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings of consistency based upon a review of the environmental checklist and attachments, other information and studies on file for the project, and the policies, plans, and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority (see PMC 21.04), and under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C. The following findings of consistency apply to the project and may be referenced in future (final) permit review notes and/or conditions:

I. EARTH

- i. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants that must be controlled with temporary erosion control measures, consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading, in addition to any and all permits required by other

agencies. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

- ii. Based on the project geotechnical report, where available, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), impacts to geologic hazard areas have been identified. All projects working within a geologic hazard area are required to comply with all applicable sections of the city's critical areas ordinance and engineering Best Management Practices.
- iii. Temporary erosion, sedimentation and construction dust control BMPs will be applied in accordance with City of Puyallup city standard section 500 – Grading, Erosion and Sedimentation Control and all engineering Best Management Practices (BMPs), in accordance with City Engineer approval.

2. AIR

- i. Watering of exposed soils during construction to suppress dust will limit impacts to ambient air quality resulting from the project improvements.
- ii. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency and/or required by the Building Code Official.
- iii. Construction activities and vehicles being driven to and from the city can be anticipated to cause impacts on air quality and produce greenhouse gas emissions; no single point source of emissions that requires specific analysis on air quality and are known to be present as a result of the project.
- iv. No known sources of foul or offensive odors are anticipated as a result of the project.

3. WATER

- i. Storm water runoff will be managed and treated in accordance with the currently city-adopted version of the Department of Ecology Stormwater Design Manual (See PMC 21.10.040), all applicable city storm water standards, all applicable NPDES permit requirements, and BMPs/standard engineering practices in accordance with City Engineer approval.
- ii. The applicant shall demonstrate, to the satisfaction of the City Engineer and/or designee, that infiltration of on-site storm water is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a storm water pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city storm water requirements in city standards, shall conform to all standard engineering practices, and the applicable storm water manual design requirements as administered and approved by the City Engineer and/or designee.
- iii. The project location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.
- iv. Where projects are shown on the city's critical area maps as being within a critical aquifer recharge area or wellhead protection zone, additional review of impacts to ground water may be triggered, in accordance with standards in the city's critical areas ordinance.
- v. Activities that do not cause degradation of groundwater or significantly impact the recharge of ground water aquifer may be permitted in a critical aquifer recharge area; provided, that the project complies with the city storm water management regulations and other applicable local, state, and federal regulations.

- vi. All developments in the 100-year floodplain are required to meet the standards of PMC 21.07, flood control ordinance, and any other required state and/or federal standards. Applicants are encouraged to consult with FEMA region X regarding their project if located in the regulated (100-year) floodplain.
- vii. Groundwater diversions, dewatering activities and/or construction-related ground water withdrawals may occur as a part of this project due to presence of high/perched ground water table/levels at the time of construction. However, any ground water diversions, withdrawals, dewatering, or other forms of ground water management that occur during site construction will be mitigated using engineering BMPs, as stipulated by the city standards manual, NPDES permits, current Department of Ecology storm water manual (in effect at the time of permitting), and standard engineering practices.

4. PLANTS

- i. The project will meet PMC 20.58 Landscaping Requirements, PMC 11.28 Street Trees, and will be consistent with the city's Vegetation Management Standards manual (PCD-5-11).
- ii. Any significant or heritage designated trees are required to be retained on site, where applicable. Trees and vegetation associated with critical areas, such as wetlands, steep slopes, streams/rivers, or other aquatic resources, and trees important to the overall function of adjacent or on-site bird, fish and other terrestrial animals may be required to be retained, where applicable.
- iii. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards.

5. ANIMALS

- i. No federally listed endangered species, state threatened species or habitat, or state sensitive species are known to inhabit within the project boundaries.
- ii. The project is near aquatic resources that support listed species of salmonids; Clarks Creek and the Puyallup River systems are salmon-bearing, supporting chinook, coho, and chum salmon, steelhead, and cutthroat trout. The project will be reviewed in accordance with all applicable critical area and habitat assessment standards and requirements to ensure the project does not result in significant adverse impacts to listed species or habitat. Special mitigation may be required, in accordance with local, state and federal authority, and the applicant may be required to consult with local tribal governments.

6. ENERGY AND NATURAL RESOURCES

- i. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the applicable version of the Building Code, as adopted by the city applicable to the project construction type.
- ii. The project is not anticipated to impact solar access for the subject property or adjacent properties.
- iii. The project is anticipated to use various forms of energy, such as local electric power and natural gas and is not anticipated or known to generate a need for power or energy that would necessitate mitigation or specific service provisions not normally anticipated by service providers.

7. ENVIRONMENTAL HEALTH

- i. If soil contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be

notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.

- ii. If greater than 250 cubic yards of inert waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-710). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.
- iii. The project is not anticipated to contain increased or unusual risks related to fire hazards, explosive materials, toxic chemical storage or manufacture, hazard waste spill risk, nor is the project anticipated or known to increase the risk of health hazards to the environment.
- iv. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury are removed prior to demolition. PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at:

www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html.

8. NOISE

- i. Temporary noise impacts are anticipated due to construction activities but will be limited to typical construction hours (7am to 4pm) and will comply with PMC 6.16 - Noise. No significant adverse environmental impacts related to noise are anticipated or known to result due to the project. Long-term noise is anticipated to be similar to the existing noise levels, typical of a school use.
- ii. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping work activities for both weekdays and weekends. Special conditions may apply to the project and additional noise mitigation may be applied by the City Engineer or Code Compliance Department during construction.

9. LAND USE, COMPREHENSIVE PLAN AND SHORELINE USE

- i. The project is located in the High Urban Density Single-Family Residential (RS-04) and Medium Density Single-Family Residential (RS-08) zone and the Low Density Residential (LDR) comprehensive plan designated area and is generally consistent with the policies adopted in the Comprehensive Plan, and all other plans, where applicable to the development proposal, and shall be consistent with the zoning code regulations applicable to the project.
- ii. The site development construction plans (civil, building, etc.) shall follow all applicable codes in effect at the time of final construction permit submittal and shall conform to all applicable conditions outlined in the “Final Development Review Team (DRT) letter” available in the project case file.
- iii. The site is not presently being utilized for working forest or farmland and, as such, is not converting forest farm, agricultural or other resource lands urban land uses not otherwise contemplated in the city’s Comprehensive Plan.
- iv. All demolition work will be compliant with the city’s requirements for demolition approval and will be required to notify the Puget Sound Clean Air Agency prior to demolition work commencing. Asbestos surveys and any required abatement will be required during demolition permitting/actions.
- v. The project contains the critical areas noted below. The project has been reviewed for consistency with the city’s critical areas ordinance (PMC 21.06).

CRITICAL AREA	
X	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
X	Geologic hazard area – Seismic hazard areas
	Wetland and wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
X	Flood prone area – 100-year floodplain
	Shoreline of the State

10. HOUSING

- i. The project will not adversely impact existing housing units or affect the development of housing units in the general vicinity of the project area.

11. AESTHETICS

- i. The project will be consistent with the height limitation outlined in the applicable zone district, as stipulated by the Puyallup Municipal Code (Title 20, Zoning). No view corridors were identified to be impacted as a result of the project.
- ii. The project shall comply with all applicable design review requirements, site plan design requirements, and all design review overlay district standards/guidelines, as applicable to the project, at the time of final permit submittal, or submittal to the Design Review Board for approval.

12. LIGHT AND GLARE

- i. Exterior lighting fixtures shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.

13. RECREATION

- i. The project shall provide required open spaces, as stipulated by the city’s municipal code, where applicable, to provide appropriate levels of recreational and leisure space for users of the proposed project.
- ii. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

14. HISTORIC AND CULTURAL RESOURCES

- i. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other forms of site development/construction, all work on site shall stop immediately. This applies to all development activities that involve excavation regardless of exemption from permit requirements outlined in PMC 21.14.190.

- ii. The property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe of any such findings. In these cases, the property owner/developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.
- iii. The project applicant and/or contractor may be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archaeology and Historic Preservation and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.

15. TRANSPORTATION

- i. Staff has reviewed and approved the traffic impact analysis or traffic scoping worksheet and adequacy of sight distance in relation to the project. The project case file contains applicable reports; all reports submitted shall be reviewed by the Traffic Engineer and City Engineer, for consistency with the municipal code and city standards. In accordance with city policy, Traffic review staff shall analyze vehicular impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips for changes to the level of service standards and/or operational impacts; special mitigation, proportionate with the project impacts, may apply to the proposal.
- ii. Per PMC 21.20.130, the applicant is required to pay a traffic impact fee (in the amount required by ordinance at the time of adoption) at the time of building permit issuance for the subject project.
- iii. The project shall be compliant with all standards contained in PMC Title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.
- iv. The project shall be compliant with the Comprehensive Plan Transportation Element and implementing Active Transportation Plan, including dedication of right-of-way width to accommodate the future addition of pedestrian and bicycle facilities.
- v. The project shall comply with PMC 20.55 – Off-Street Parking Regulations.

16. PUBLIC SERVICES

- i. A resulting need for additional public services, such as police protection, fire protection, library, various other municipal services, etc. are not anticipated from the project. Additionally, the project is not anticipated to impact city services and utilities in a manner that would reduce the Level of Service (LOS) for the applicable utilities as adopted in the city's Capital Facilities Element.

17. UTILITIES

- i. Domestic water will be provided by the water purveyor serving the site. The applicant shall provide a water availability letter/documentation to ensure adequate water can be supplied to the project.
- ii. Sanitary sewer service shall be provided to the development in accordance with city standards.
- iii. Electricity, natural gas, refuse/recycling collection, internet and landline telephone service is provided by private utilities; property owner and/or applicant to determine availability of those private utilities to be provided on site.

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 the applicable development activities, including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

DETERMINATION OF NON-SIGNIFICANCE (DNS)

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. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

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.

COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on May 08, 2024 with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal to the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies 10 days of the issuance of this DNS, or by 5:00 pm on April 14, 2025.

Appeals will only be accepted via the City’s online permits portal. Please contact the case planner prior to submission of an appeal to make arrangements for submittal of the appeal documents.

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at Planning@PuyallupWA.gov or (253) 864-4165 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Publication Date: April 02, 2025

Notice Published in: Tacoma Weekly



Nabila Comstock
Associate Planner

April 02, 2025

Date



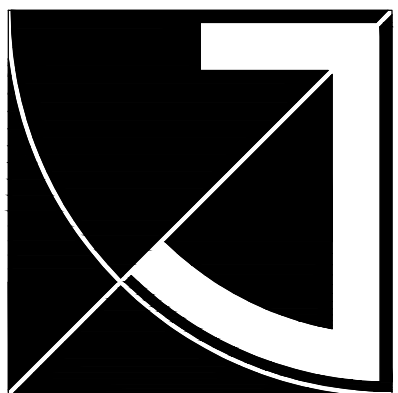
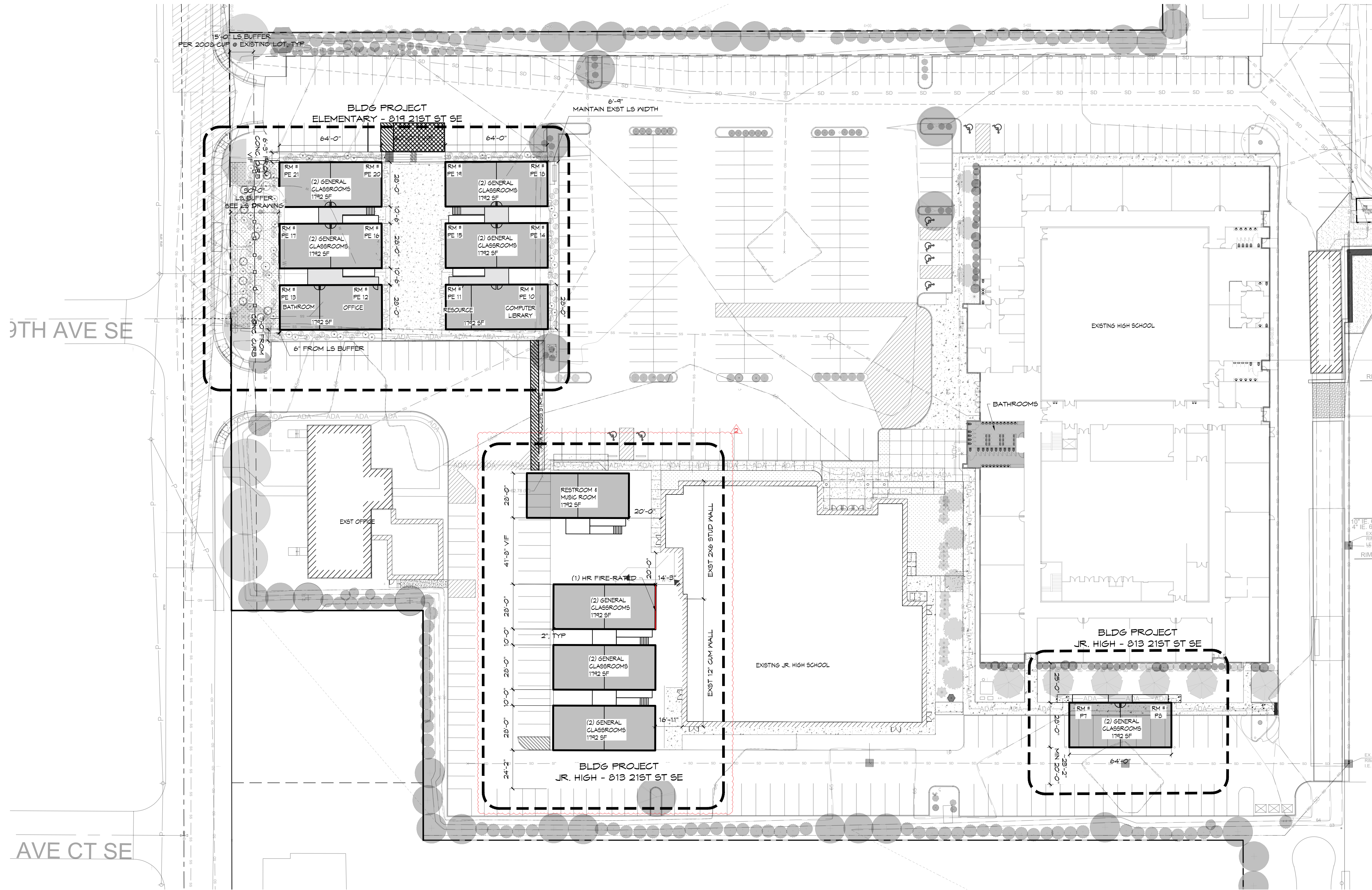
Katie Baker, AICP
City of Puyallup SEPA Responsible Official

April 02, 2025

Date

Attachments:

- A. Site Plan
- B. Environmental Checklist

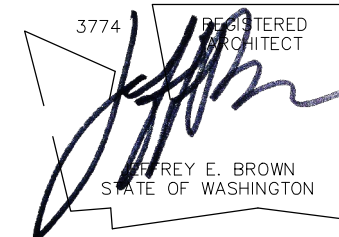


JEFF BROWN ARCHITECTURE

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PROJECT LEAD

JEFFREY E. BROWN
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PROJECT NAME/ADDRESS

**CASCADE CHRISTIAN SCHOOLS
ELEMENTARY SCHOOL
PORTABLE PLACEMENTS**
811 21ST STREET SE
PUYALLUP, WA 98372

Copy Right 2024 Jeff Brown Architecture
These documents have been prepared specifically for the above named project. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

PROJECT NUMBER
24001

DRAWING TYPE

CUP/SEPA DOCUMENT

DATE	ISSUE	NO.
09.19.24		
10.22.24	CITY-REV	⚠
03.03.25	CITY-REV	⚠

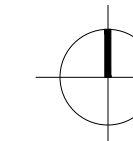
SHEET TITLE

PARTIAL SITE PLAN

SHEET #

A1.1

PARTIAL SITE PLAN
(11X17) SCALE: 1" = 60'
(22X34) SCALE: 1" = 30'





City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

SEPA Environmental Checklist (2023 UPDATED VERSION)

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions](#)¹

1. Name of proposed project, if applicable:

Cascade Christian Schools - Elementary

2. Name of applicant:

Jeff Brown Architecture, llc

3. Address and phone number of applicant and contact person:

Owners: Cascade Christian Schools
815 21st St SE | Puyallup, WA 98372
Attn: Ray Ossman (25.3841.1776)

Applicants: Jeff Brown Architecture, llc
12181 C St S | Tacoma, WA 98444
Attn: Songyi Cho (509.432.4651)

4. Date checklist prepared:

September 17, 2024

5. Agency requesting checklist:

City of Puyallup

6. Proposed timing of schedule (including phasing, if applicable):

Install (6) double portables on 819 21st St, and (1) double portable on 813 21st St to accommodate the elementary school, as soon as approval of SEPA, CUP, Building & Civil Permit.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

CCS is planning to install (4) double portables on 813 21st St, next to the existing gymnasium to accommodate elementary school, opening for Fall 2025.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Traffic Scoping Worksheet by Health and Associates, Inc (Dated 10/25/2024)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None pending for governmental approval that are directly affecting the proposal. However, CCS has on-going permit with city of Puyallup: Permit App# PRCCP20220589 and PRCNC20220578. Both are pending to re-grade and install synthetic turf on the multi-use football/soccer/lacrosses field, enlarge the track, add a restroom & concession building, add lighting and bleachers, all with associated landscaping, drainage, eva access, and associated conditions.

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA Approval
Conditional Use Permit Approval
Building & Site Engineering Approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Add (7) Portables:

Cluster of (6) double portables have combined area of ~10,752 SF

(1) double portables have combined area of ~1,628 SF

The added site size is 0.37 acres with ~84 LF of ROW frontage, combined with existing 17 acres site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 811-815, and 819 21st St SE, Pierce County.

Parcel # is 0420263083 and 0420352148 in S35, T20N, R4E

The parcels will be combined into 0421352148

B. Environmental Elements

1. *Earth*

[Find help answering earth questions](#)²

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil type is Silty sand and Silt

Prior use was residential, not an agricultural land of longterm significance

This proposal will not remove any significant agricultural soils

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No known surface of unstable soil in the immediate vicinity

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

All existing on 0420352148 site. We assume similar condition in 0420263083.

Quantity of any filling or grading is approximately 1500 CY imported fill.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Significant erosion is unlikely due to the existing developed conditions and general flat topography. Cleared areas will be isolated using appropriate measures.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The % of site impervious surface (~90%) post-construction will be approximately the same as existing conditions. Redevelopment improvements are largely replaced impervious area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Erosion control BMPs will be employed site-side as indicated on the CSWPP Plan, which will include drain filter inserts, silt fence, among other construction BMP measures

2. *Air*

[*Find help answering air questions*](#)³

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, short-term emissions may occur, including dust and emissions from construction related equipment

After construction, the site will generate day to day vehicle emissions from traffic entering and exiting site, associated with the existing and proposed as a private school

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust emissions will be controlled during site construction by the use of the best management practices, including periodic watering of disturbed area.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁴

a. Surface:

[Find help answering surface water questions](#)⁵

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There is a stream, Deer Creek, East of the site, but not within the boundaries of the proposed project.

The stream is classified by the City of Puyallup as Type II stream and flows N into the Puyallup River

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

A portion of site, distant from the project area, lies within the AO flood zone with a depth of 1 foot according to the FEMA Flood Insurance Rate Map

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

None

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁶

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

None

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Proposed runoff post-construction will flow to new and existing downstream catch basins, along with the parking and drive areas. New surface within the original 17 acres will convey to an existing storm drainage detention pond on-site with capacity already provided (see permits in progress). The Phase 5 roof runoff will be within areas already planned to contribute to this drainage.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

No

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No

- d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

None

4. *Plants*

[Find help answering plants questions](#)

a. **Check the types of vegetation found on the site:**

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. **What kind and amount of vegetation will be removed or altered?**

Buffer trees and some shrubs interior to the parcel will be removed. Existing vegetation on the worked areas of parcel 0420263083 will be removed as needed for the grading and construction of the project

c. **List threatened and endangered species known to be on or near the site.**

None

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

On-site vegetation will be preserved where possible.

Additional parking lot areas and exterior buffer landscaping will be provided per City code.

- e. **List all noxious weeds and invasive species known to be on or near the site.**
N/A

5. *Animals*

[Find help answering animal questions](#)⁷

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other: Rodent
- **Fish:** bass, salmon, trout, herring, shellfish, other:

- b. **List any threatened and endangered species known to be on or near the site.**

None

- c. **Is the site part of a migration route? If so, explain.**

No

- d. **Proposed measures to preserve or enhance wildlife, if any.**

N/A

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- e. **List any invasive animal species known to be on or near the site.**
None

6. Energy and natural resources

*[Find help answering energy and natural resource questions](#)*⁸

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity will be used for heating and cooling, lighting, and any activities associated w/ the school

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

To comply with the current Washington State Energy Code

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. *Environmental health*

[Health Find help with answering environmental health questions](#)⁹

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No

1. **Describe any known or possible contamination at the site from present or past uses.**

None

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

4. Describe special emergency services that might be required.

None

5. Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short Term: Construction activities will be limited to typical construction hours (7am to 4 pm) and comply with the city's noise ordinance.

Long Term: similar to current noise environment, school activities

3. Proposed measures to reduce or control noise impacts, if any:

Short term construction noise will comply with the City's ordinance.

For long term, all the activities will be scheduled to ceased after 10:00 pm to reduce and control noise impact. This recommendation is consistent with a SEPA mitigation requirement from the 1995 Cascade Christian CUP Mitigated Determination of Non-Significance.

8. Land and shoreline use

[Find help answering land and shoreline use questions¹⁰](#)

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The current use of the main site is educational, High School, Jr. High School, and Administration building.

Adjacent properties are single family residences.

The proposal does not affect current land uses beyond the added property.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No

- c. **Describe any structures on the site.**

High School (2 stories)	58,000 SF
Admin Bldg	5,400 SF
Jr. High (2 stories)	32,000 SF
(3) Portables	5,100 SF
819 21st ST SE + Storage	1,257 SF + 1,378 SF

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

d. **Will any structures be demolished? If so, what?**

Yes, residence and its outbuildings will be demolish

e. **What is the current zoning classification of the site?**

RS-04 & RS-08

f. **What is the current comprehensive plan designation of the site?**

Low Density Residential (LDR)

g. **If applicable, what is the current shoreline master program designation of the site?**

N/A

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

N/A

i. **Approximately how many people would reside or work in the completed project?**

Student enrollment is expected to start at current 616 Jr & Sr High students joined by 325 elementary school students, and 100 staff will attend or work at the site.

Note: From 1995 & 2008 CUP, the high school enrollment is expected to move toward the 625, and Jr. High enrollment is expected to move toward 300 (vested in with Phase 2B+3B 2nd floor TI), previously listed for the completed project at a growth rate about 2% a year.

j. **Approximately how many people would the completed project displace?**

None

k. **Proposed measures to avoid or reduce displacement impacts, if any.**

None

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

N/A

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

N/A

9. Housing

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)¹¹

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None

- c. **Proposed measures to reduce or control housing impacts, if any:**

N/A

10. Aesthetics

[Find help answering aesthetics questions](#)¹²

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Existing Jr. High School, Height Max at 34'

- b. **What views in the immediate vicinity would be altered or obstructed?**

None

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

N/A

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹³

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Safety light at the parking lot at night

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

- c. **What existing off-site sources of light or glare may affect your proposal?**

None

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None due to landscape buffer. if lighting added, it will be deflected/downfacing

12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

None beyond the school facilities

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None

13. Historic and cultural preservation

*[Find help answering historic and cultural preservation questions](#)*¹⁴

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

N/A

14. Transportation

[*Find help with answering transportation questions*](#)¹⁵

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The existing site is accessed from the 21st St SE

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Nearest public bus access is on 15th St NE and Main Ave.
Approx. 0.87 miles to the NW

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Removal of existing curb cut and replacement with sidewalk, and curb and gutter improvements, are the only anticipated proposed public improvements along the 21st right-of-way frontage.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N/A

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Average daily trips - 1,374
AM Peak Jr High/High School (7:30 - 8:00 AM) trips - 175
AM Peak Elementary School (8:00 - 8:30 AM) trips - 268
PM Peak Hour of all schools (2:45 - 3:45 PM) trips - 294
PM Peak hour of street (4:00 to 6:00 PM) trips - 94

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No

- g. **Proposed measures to reduce or control transportation impacts, if any:**

N/A

15. Public services

[Find help answering public service questions¹⁶](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

N/A

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁷](#)

- a. **Circle utilities currently available at the site:** **electricity, natural gas, water, refuse service, telephone, sanitary sewer,** septic system, other:

Cable TV

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Elec & Natural Gas	Puget Sound Energy
Water & Sewer	City of Puyallup
Cable	Comcast
Telephone	QWEST
Refuse	DM Disposal

C. Signature

[Find help about who should sign¹⁸](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Songyi Cho

Type name of signee: Songyi Cho

Position and agency/organization: Jeff Brown Architecture, llc

Date submitted: 03.05.2025

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions
[Find help for the nonproject actions worksheet](#)¹⁹

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It would remain the same

• Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal won't likely to affect plants, animals, fish, or marine life

• Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

3. How would the proposal be likely to deplete energy or natural resources?

Not likely.

- **Proposed measures to protect or conserve energy and natural resources are:**

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Demands on transportation or public services and utilities will remain relatively same.

- **Proposed measures to reduce or respond to such demand(s) are:**

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None