

ADDENDUM

FINAL REVISED SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

New Issaquah High School #4 and Elementary School #17

Date of FINAL Revised MDNS: January 17, 2022 (SEPA Register No. 202200214)

Date of Addendum: February 25, 2022

Proponent and Lead Agency: Issaquah School District No. 411

Location of Proposal: 4221 228th Avenue SE, Issaquah, WA, on tax parcels 1624069001, 1624069029, and 1624069031. The parcels are located in Quarter NE, S16, T24, R6

Description of Proposal: The SEPA lead agency issued previously a Final Revised Mitigated Determination of Nonsignificance for the proposed New Issaquah High School #4 and Elementary School #17 project (the “proposal”). As described in the MDNS, the proposal includes construction, at full buildout, of a new approximately 226,500 sf high school to serve approximately 1,823 students in grades 9-12 and a new approximately 71,300 sf elementary school serving approximately 744 students in grades K-5, all on a 40.79 acre site. A total staff of approximately 225 would serve the schools. The high school includes general use classrooms, library, common areas, food services, performing arts center, gymnasium with auxiliary gyms, locker rooms with fitness and activity rooms, career technical education rooms, and supporting administrative spaces. The elementary school includes general use classrooms, common areas, gymnasium, library, music and supporting administrative spaces. In subsequent phases of work portables are anticipated to be added to both schools. To meet the parking, athletic, recreation and play needs of the proposed high school and elementary school, the proposal includes include surface and structured parking areas, multipurpose turf playfield/ track/covered grandstands, softball and baseball fields, tennis courts, and a covered play building. Proposed site work includes a new entry access road off 228th Avenue SE, which will branch into two separate internal access roads, one leading to each school. Also included are separate bus drop-off areas to the south at the elementary school and at the high school, a fire lane at the perimeter, and site retaining walls. A separate emergency vehicle access road is also proposed off 228 Avenue SE over an existing internal access road. The project includes frontage improvements to 228th Avenue SE including a four-lane section with bike lanes, sidewalk improvements on the west side of the frontage, and turn lanes for the new entry access road.

Purpose of the Addendum: This Addendum identifies additional information to supplement the Final Revised MDNS and supporting documents, including the SEPA Checklist, but does not otherwise change the underlying threshold determination or stated mitigation.

Subject to approval of the Master Site Plan and Site Development Permit (MSP/SDP) for the proposal as described above and in the Final Revised MDNS and accompanying Environmental Checklist, the construction of the elementary school component and its directly associated site amenities will be delayed based upon available funding for the project. To accommodate utility needs associated with the entire proposal and as necessary to construct the high school, and to minimize future disruption of the overall project site and reduce impacts of transporting soil by truck to an off-site location then transporting back to the site, site development work for the project will initially leave the area of the elementary school at a subgrade elevation. Initial construction activities within that area will include exterior retaining walls, earthwork, utility stubs for the future building, temporary ponds for stormwater and sediment control, stockpiling of material to balance the earthwork onsite, and hydroseeding of all remaining disturbed areas. Applicable mitigation measures identified in the SEPA Checklist and Final Revised MDNS would be implemented for the elementary school site in the interim, including provision of the identified vegetated perimeter buffer. The construction of the elementary school as evaluated in the Final Revised MDNS and as proposed in the MSP/SDP is anticipated to begin within three years. Final permitting of the elementary

school building and related site improvements will be completed prior to the start of construction and consistent with the approved MSP/SDP for the entire project.

Findings: Upon review of the completed environmental checklist and other information in the file with the lead agency, the Responsible Official finds that the impacts for the proposal remain similar or lesser than what was evaluated in the Final Revised MDNS. The mitigation measures in the Final Revised MDNS will address all impacts associated with the new information. Without limitation, stormwater discharge from the project site will remain at the same or lower rate than and at subject to the same requirements as that analyzed as a part of the Final Revised MDNS.

Responsible Official: Richard Schipanski, ISD Designated SEPA Responsible Official

The Responsible Official for the Issaquah School District, acting as lead agency for the proposal, has issued this Addendum pursuant to and consistent with WAC 197-11-600(4)(c), WAC 197-11-625, WAC 197-11-706, and Issaquah School District Policy 6890 to “add analyses and information regarding a proposal that does not change the analysis of significant impacts and alternatives in the existing environmental document.” The Responsible Official has determined that the existing mitigation measures issued with the Final Revised MDNS are sufficient for this Addendum.

There is no additional comment period required for or associated with this Addendum.



Richard Schipanski
ISD Designated SEPA Responsible Official

February 25, 2022

Date