



**PUYALLUP SCHOOL DISTRICT
ENVIRONMENTAL CHECKLIST
Sparks Stadium Parking Improvements
Project #54-01-21**

A. BACKGROUND

- 1. Name of proposed project, if applicable:**
Sparks Stadium Parking Improvements
- 2. Name of applicant:**
Puyallup School District
- 3. Address and phone number of applicant and contact person:**
302 2nd Street SE
Puyallup, WA 98372-3220
Mr. Les Gerstmann
Assistant Director of Construction Management Capital Projects Department
(253) 435-6673
- 4. Date checklist prepared:**
November 25, 2024
- 5. Agency requesting checklist:**
Puyallup School District
- 6. Proposed timing or schedule (including phasing, if applicable):**
June 2025, Commence construction (pending permit approvals)
August 2025, Construction complete.
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
There are no plans presently at this time; however, plans may be presented in the future.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
A prior Conditional Use Permit, CUP 86-61-007 Sparks Stadium was approved.
A present Conditional Use Permit application, CUP #PLCUP20240081 is pending approval.
The project will require a City of Puyallup Site development permit.
The project will require a Stormwater Site Plan Report.

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.

Yes. A City of Puyallup Conditional Use Permit application, CUP #PLCUP20240081 is pending approval. There are no others at this time.

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

Upon CUP approval, a site development permit will be required.

11. Give a 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.

The existing Sparks Stadium site is a site in which larger athletic sporting events occur. The site is in downtown Puyallup at 601 7th Avenue SW. The existing parcel size is approximately 447,316 square feet in size. The proposed Parking Lot Expansion Project will occupy approximately 39,300 square feet of the existing parcel. The School District also owns other adjacent parcels of land. It also maintains a parking agreement with the Washington State Fair for use of its Red Lot for its higher-attended events. The Red Lot is located south of the stadium, at the SW corner of 7th Ave SW and 5th St SW.

There is no expansion of the stadium proposed as part of this project. The existing Sparks Stadium facility has a total of 158 onsite parking stalls located south of the stadium (154 standard, 4 ADA and 0 compact) with exterior lighting. The School District proposes to develop a small area of land located west of the existing south parking lot that provides 64 new parking stalls (5 standard, 3 ADA and 56 compact), exterior parking lot lighting that matches the existing lighting layout, and landscaping improvements that meet current City of Puyallup code requirements. The new parking complies with electric vehicle (EV), electric vehicle ready (EVR) and ADA requirements. Between the new and existing onsite parking lots, the project proposes to provide a total of 209 total parking stalls (145 standard, 8 ADA and 56 compact) for a net increase of approximately 51 stalls with exterior lighting. The project proposes to widen an existing driveway curb cut to allow for bus access and egress and provide existing alley improvements that will serve as a new west parking lot access/egress. The proposed development is consistent with previously approved CUP actions.

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 existing Sparks Stadium site is in downtown Puyallup at 601 7th Avenue SW, Puyallup, WA 98371 (section 28, township 20 north, range 04 east, WM).

A vicinity map, site plan and topographic map is attached.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site:

The overall site is mostly developed with facilities that support a large sporting facility, such as, grandstand seating, a track and field located around and football field, storage and ticketing buildings, and parking facilities. The proposed Project is in the southwest corner of the site that is currently a grass area that used to support portable buildings that have been subsequently moved to offsite locations.

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

Flat.

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

8%

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.

Sandy silt (SM). The proposal requires removal of the surficial sod and organics to subgrade. Some places of cut and fill will be required to achieve subgrade for a pervious pavement structure.

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

No.

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.

The project proposes to provide a permeable pavement design for stormwater BMP's. The project area is approximately 36,000 square feet. The project proposes to remove the existing grass sod and a total of 8 trees at 6 locations (there are 3 trees at one root ball in 1 location). Four of the trees are 15" in diameter or larger. A few large diameter trees are noted to remain. The sod volume removed and disposed of offsite is approximately 600 cubic yards. The excavated existing soils removed and disposed of offsite to achieve required grades are approximately 3000 cubic yards for a total of excavation volume of 3600 cubic yards. The imported fill volumes required to achieve required finish grades are approximately 3100 cubic yards. Imported fill will be obtained from approved quarry sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No, not realistically.

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

The existing site is approximately 79% impervious. After Project construction, there will be no estimated increase or decrease in impervious surfaces because the proposed project pervious paving. The project proposes approximately 21,000 square feet of new onsite and 4,000 square feet of offsite alley pervious pavement. Approximately 3000 square feet of replaced impervious paving will be re-installed.

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
Standard City of Puyallup and Department of Ecology erosion control BMP's will be proposed.

2. AIR

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**
The project Proposal will generate minimal dust and construction equipment internal combustion engine (ICE) odors during the construction. After construction is complete, there may be some automobile ICE odors. Quantities are unknown.
- b. **Are there any off-site sources of emission or odor that may affect your proposal? If so, generally describe.**
There are no offsite sources of emissions or odor that will affect the project Proposal.
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
During construction, dust control Best Management Practices (BMP's) will be implemented. The project Proposal proposes installation of 2 new electric vehicle parking stalls and 2 electric vehicle ready stalls.

3. WATER

- a. **Surface Water:**
 - 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 are no year-round or seasonal streams, saltwater, lakes, ponds, wetlands or other water bodies in the immediate project vicinity.
 - 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.**
Not applicable.
 - 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.**
The project Proposal proposes no fill or dredging material removal from a surface water body, wetland or pond.
 - 4. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**
The project Proposal will not require surface water withdrawals or diversions.
 - 5. **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**
The project Proposal does not lie within the 100-year flood plain per FEMA mapping.

- 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.**

The project Proposal proposes no discharges of waste materials to the surface waters.

b. Ground Water:

- 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 general description, purpose, and approximate quantities if known.**

The project Proposal proposes no groundwater withdrawals for drinking water purposes. However, the project location is located within the outer reach of City of Puyallup 96th Street Well #27 ACA52 Wellhead Protection Area. The project Proposal proposes to infiltrate the parking lot stormwater surface runoff in accordance with City and DOE stormwater manual requirements.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.**

The project Proposal proposes no waste material discharges into the groundwater. The stormwater surface water runoff from the project will be treated with pervious pavement BMP's prior to infiltration discharge.

c. Water Runoff (including storm water):

- 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.**

Rainfall will be the source of project Proposal storm water runoff. The storm water runoff will sheet flow across the pervious pavement, be treated by the pervious pavement structure prior to infiltration discharge to the groundwater.

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

Waste material is not likely to enter ground water. The pervious pavement BMP will treat a great deal of waste material if exposed. It would take some severe ignorance or neglect for pollutants to potentially enter the ground water.

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

The project Proposal will not affect the drainage patterns in the vicinity of the site.

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

The project Proposal will perform routine maintenance in accordance with standards.

4. PLANTS

- 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, eel grass, milfoil, other**
☐ **other types of vegetation**
- b. **What kind and amount of vegetation will be removed or altered?**
The project Proposal proposes to remove all the existing grass sod, remove 1 large maple tree, 1 large and small fir tree, 1 clump of cedar trees (some small and large), and 2 small deciduous trees.
- c. **List threatened or endangered species known to be on or near the site.**
There are no known endangered species that are either on or near the site.
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
The project Proposal proposes to provide a mixture of shrubs, ground cover and trees in accordance with City of Puyallup Landscaping codes and vegetative management standards.
- e. **List all noxious weeds and invasive species known to be on or near the site.**
There are no known noxious weed or invasive species on or near the site.

5. ANIMALS

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

Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- b. **List any threatened or endangered species known to be on or near the site.**
There are no known threatened or endangered species on or near the site
- c. **Is the site part of a migration route? If so, explain**
No.

- d. **Proposed measures to preserve or enhance wildlife, if any:**
None.
- e. **List any invasive animal species known to be on or near the site.**
There are no known invasive animal species known to be on or near the site.

6. ENERGY AND NATURAL RESOURCES

- 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.**
The project Proposal proposes to provide site electrical lighting for the parking lot and 2 electric vehicle charging stations. There are no heating facilities proposed.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
The project Proposal will not affect the potential use of solar energy by adjacent properties.
- 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:**
The project Proposal proposes to use LED light fixture bulbs.

7. ENVIRONMENTAL HEALTH

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**
 - 1. **Describe any known or possible contamination at the site from present or past uses.**
The site has no known possible contamination form either present or past uses.
 - 2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid natural gas transmission pipelines located within the project area and in the vicinity.**
There are no known hazardous chemical or conditions at the site that may affect the design or proposed project development.
 - 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.**
The project will have construction vehicles stored or parked on the site during construction and passenger car vehicles stored or parked on the site during the operating life of the project. Vehicles typically have gas or diesel tanks on the vehicles.

4. **Describe special emergency services that might be required.**
There could be a vehicle accident or driver-passenger related health issue that may require an ambulance and/or fire truck emergency vehicle.
5. **Proposed measures to reduce or control environmental health hazards, if any.**
Clean up potential petroleum spills in accordance with cleanup requirements.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**
There are existing traffic noises from adjacent streets, occasional event noise from event participants-fans.
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.**
The project will create construction type of noise during construction. The project will create no noise when the parking lot is empty or automobile type of noises during normal parking lot operation. The majority of the automobile noise will occur during stadium events, scheduled mostly during Friday evenings or Saturday days.
3. **Proposed measures to reduce or control noise impacts, if any.**
Project construction will occur during approved hours as conditioned by the City of Puyallup.

8. LAND AND SHORELINE USE

- 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 site is currently zoned Public Facilities (PF) and has a Conditional Use Permit approval for stadium use, The project Proposal will have no effect on neighboring properties.
- 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 as a result 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?**
The site has not been used as a working farm or forest land.
 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, not applicable
- c. **Describe any structures on the site.**
There are 2 grandstand seating facilities, a "Home" and "Visitors". There is a storage building and 2 small ticketing buildings.

- d. **Will any structures be demolished? If so, what?**
No.
- e. **What is the current zoning classification of the site?**
The site is currently zoned Public Facilities (PF).
- f. **What is the current comprehensive plan designation of the site?**
The current comprehensive plan designation is Public Facilities (PF).
- g. **If applicable, what is the current shoreline master program designation of the site?**
Not applicable.
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**
Yes. The site is located within a groundwater aquifer recharge area a wellhead protection area, and a volcanic lahar zone.
- i. **Approximately how many people would reside or work in the completed project?**
There will be no people that will reside in the completed project area. There may be occasional School District employees that perform maintenance work in the project area.
- j. **Approximately how many people would the completed project displace?**
None.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**
N/A.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The project Proposal is consistent with previously approved Conditional Use Permit actions.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
None.

9. HOUSING

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low- income housing.**
None.
- 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:**
None, not applicable.

10. AESTHETICS

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
The project Proposal proposes no new building structures.
- b. **What views in the immediate vicinity would be altered or obstructed?**
No views will be obstructed or altered as a result of the project Proposal.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
A professional Landscape Architect will provide a Landscape Plan in accordance with City of Puyallup Landscape code requirements.

11. LIGHT AND GLARE

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
The project Proposal proposes to provide parking lot lighting for safety and security purposes. The lighting is typically during the nighttime and is photo-cell controlled.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
The finished lighting will not be a safety hazard or interfere with views. The proposed poles are 20' in height and side shields will be installed where applicable.
- c. **What existing off-site sources of light or glare may affect your proposal?**
There will be no offsite sources of light that will affect the project Proposal.
- d. **Proposed measures to reduce or control light and glare impacts, if any:**
The project proposes to provide lighting shields to direct lighting to the parking lot area and minimize lighting impacts to neighboring properties.

12. RECREATION

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Designated and informal recreational opportunities or uses are provided in the adjacent Sparks Stadium and on adjacent school district parcels with School District approval.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
The project Proposal will not displace any existing recreational opportunities or uses.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
Recreation opportunities require School District coordination and approval.

13. HISTORIC AND CULTURAL PRESERVATION

- 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.**

The Sparks Stadium existing buildings or structures located on the site are over 45 years old. There are also residential homes nearby that are over 45 years old.

- 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.**

The School District is not aware of any landmarks, Indian or historic occupation, human burial or cemetery facilities, or cultural artifacts located on the project site.

- 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.**

The methods used for the assessment included research of available online records. Some of the records reviewed included:

City of Puyallup Historic Places GIS website

<https://gis-portal-puyallup.opendata.arcgis.com/datasets/puyallup::historic-places/explore?location=47.187376%2C-122.297289%2C15.95>

<https://storymaps.arcgis.com/stories/3832f48b4a1a49baa50a48ce5690b2bf>

Pierce County Cultural Resource Inventory

<https://gisdata->

[piercecowa.opendata.arcgis.com/datasets/8a878a3120b04aebbba00d48140137ef5_0/explore](https://gisdata-piercecowa.opendata.arcgis.com/datasets/8a878a3120b04aebbba00d48140137ef5_0/explore)

- 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.**

Not applicable.

14. TRANSPORTATION

- 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 project Proposal will provide vehicular access from 7th Street SW. See site plan.

- 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?**

The project site is located nearby Pierce Transit public bus transportation stops along Pioneer Avenue approximately 3 blocks northwest and along 5th Street SW approximately 2 blocks north and south of the site.

- 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).**
A portion of the alley located west of the project site will be improved with pervious asphalt. See site plan for more information.
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
The project will not likely use nearby rail transportation, although the Sound Transit Puyallup station is approximately .25 miles from the stadium. The project will not use water or air transportation.
- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?**
The project Proposal will not generate additional vehicle trips per day. The Proposal provides a net increase of 51 onsite parking stalls. The increased onsite parking capacity will reduce offsite parking demand.
- 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:**
None.

15. PUBLIC SERVICES

- 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, this project will not create an increase for public services.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None.

16. UTILITIES

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other**
- 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.**
No new utilities are proposed. The project proposes to extend existing electrical service for the proposed parking and electric vehicle parking stalls.

C. SIGNATURE

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.

Signature: 

Name of signee: Lester Gerstmann

Position and Agency/Organization: Assistant Director of Construction Management

Date submitted: December 3, 2024