



**Environmental Checklist
For
South Hill Support Campus Improvements**

A. Background

1. Name of proposed project, if applicable:

Puyallup School District - South Hill Support Campus Improvements - Phase 1

2. Name of applicant:

**Puyallup School District
Les Gerstmann**

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

**JMJ Team
Justin Jones
905 Main St, Suite #200
Sumner, WA 98390
206-596-2020**

4. Date checklist prepared:

August 30, 2022

5. Agency requesting checklist:

Puyallup School District

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

The proposal is expected to go to bid in March 2023 with construction beginning in the summer of 2023. A future expansion including an additional building and parking is planned but no timeline has been determined.

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 plans of a future build out for the rest of the parking lot to include additional parking stalls with interior landscaping as well as a future building.

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

The following environmental information has been prepared for this proposal:

- Geotechnical Report, Associated Earth Sciences Incorporated, November 29, 2021**
- Phase 1 Environmental Site Assessment and Limited Soil Sampling, Shannon & Wilson, June 21, 2022**
- Infiltration Test Report, Associated Earth Sciences Incorporated, April 13, 2022**
- Tree Inventory and Assessment Report, Alan Haywood at Arborist & Horticulturist, LLC, August 12, 2022**
- Wetland Report, Grette Associated Environmental Consultants, June 6, 2022**
- Preliminary Traffic Information Study, TenW, August 30, 2022**

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.

There are no known applications pending for approvals of other proposals directly affecting the property covered by this proposal.

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

The proposal will require a Conditional Use Permit as well as a civil permit from the City of Puyallup. An NPDES permit will be required through the Washington State Department of Ecology.

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.)

The Puyallup School District intends to convert the newly acquired 4.5-acre parcel to a parking lot to accommodate the small bus fleet from the Downtown Campus (approximately 60 vehicles) and provide additional parking for the bus drivers who currently report to the Downtown Campus.

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.

1501 39th Ave SW Puyallup, WA 98374

Parcel No. 0419043117

New Parcel at the northern portion of Tax Parcel No. 0419043115

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other **generally flat with a slope at 17th St**

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

Approximately 45%.

- 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.

The general types of soil found on the site include moist brownish-grey sand, broken trace gravel, and silt.

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

There are no surface indications or history of unstable soils in the immediate vicinity. The existing slope at the roadway will be mitigated with a retaining wall.

- 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 proposal includes 6,100 CY of cut, which will be used for grading and fill purposes on-site.

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

As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal site. The excavation and grading of the proposal area has the potential to cause erosion if construction stormwater were not properly managed.

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

Approximately 75% of the site will be covered with impervious surfaces after project construction.

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

The project proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements.

2. Air

- 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, emissions to the air will be released by construction vehicles and heavy equipment. Construction will temporarily increase dust and vehicle emissions near the construction area. After completion, the site is not anticipated to have impacts to air quality.

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

There are no known off-site sources of emissions or odor that would affect this proposal.

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

Mitigation measures for construction impacts could include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off.

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 is no surface water body on or in the immediate vicinity of the site. A Wetland Study was conducted (Grette Associates, 2022) and found no wetlands on-site.

- 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.

Not applicable.

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

No, the proposal will not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

- 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.

No waste materials will be discharged to surface waters. Stormwater from pollution-generating surfaces will be collected and treated before being properly discharged.

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.

Groundwater will not be withdrawn from a well for drinking water or other purposes.

- 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.

There is no water material that will be discharged into the ground from septic tanks or other sources.

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.

Stormwater on the new parcel will be designed to meet all current stormwater standards, including flow control and water quality treatment. Catch basins will collect new stormwater runoff generated by the paved asphalt parking lot. This runoff will be conveyed to biofiltration cells for enhanced treatment and then to infiltration systems under the parking lot.

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

It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibility of waste materials entering ground or surface waters during construction.

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

The proposal does not alter or affect drainage patterns in the vicinity.

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

No mitigation is proposed as no impacts are anticipated.

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, eelgrass, milfoil, other

other types of vegetation

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

Approximately 10 cottonwood trees and 3.5 acres of grass vegetation will be removed.

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

There are no known threatened or endangered species known to be 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:

A landscape buffer is being proposed to preserve and enhance vegetation on the site.

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

There are no noxious weeds or invasive species known to be 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.

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 and 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.

Yes, however, most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

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

Since there are no known wildlife on the site, there are no proposed measures to preserve or enhance wildlife.

- 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 energy require for this project would be electricity for the site lighting.

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

This project would 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:

Energy conservation features may include LED lighting, sustainable or renewable materials, and the purchase of local building materials to limit truck transit.

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.

A Phase 1 Environmental Site Assessment (ESA) was conducted and found no known environmental health hazards, see attached report (Shannon & Wilson, 2022).

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

Per the Phase 1 ESA, soils stockpiled on the site have the potential to contain contamination from past uses. Shallow soil sampling indicated that contamination was either not detected or was below the Model Toxics Control Act (MTCA) cleanup levels. There is potential that contaminants could be present in the areas that were not sampled (Shannon & Wilson, 2022).

- 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.

There are no known hazardous chemicals or conditions that could affect this project. Per the Phase 1 ESA, an adjacent property received No Further Action status for remedial actions taken and does not appear to be an environmental concern for the subject property (Shannon & Wilson, 2022).

- 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.

There will not be any toxic or hazardous chemical storage on-site.

- 4) Describe special emergency services that might be required.

There are no special emergency services anticipated as the site will be a parking lot.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Spill Prevention and Control Plans will be utilized by contractors working on-site during construction.

b. Noise

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

Noise from surrounding roadways exist in the area; this will not affect the project.

- 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)? Indi-cate what hours noise would come from the site.

During construction, the site will produce temporary construction noise during allotted construction time frames. Long-term noise associated with the proposal will be typical vehicle noise from use of the parking lot.

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

During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise. No long-term mitigation is proposed as vehicle noise is typical of any development.

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.

There site is currently vacant. The proposed use of the site will be Public Service Use and is currently zoned as Commercial Business. The site will be absorbed into Parcel 0419043117 (zoned Public Facility) through a separate Boundary Line Adjustment Application. Per Puyallup Municipal Code 20.30.010, the proposed use will require a Conditional Use Permit to construct the parcel as a Public Service Use for the portion of the property that is within Commercial Business zoning. There will be minor adjustments to the adjacent property to allow access to the new site but will not affect current land use of the adjacent 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 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?

No, the project site has not been used as working farmlands or working forest lands.

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, the proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

There are no structures on the site.

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

There will be no structures demolished.

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

The current zoning classification is Commercial Business.

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

The current comprehensive plan designation of the site is Commercial Business.

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.

No part of the site has been classified as a critical area by the city or county.

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

There would be no people residing or working in the complete project as it is a parking lot.

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

No people would be displaced upon the completion of the project.

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

There are no proposed measures as there will not be any displacement impacts.

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

None proposed.

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

Not applicable.

9. Housing

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

There will be no units provided.

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

There will be no units eliminated.

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

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?

There is no proposed structure.

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

There will be no altered or obstructed views.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

Not applicable.

11. Light and Glare

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

Light or glare anticipate in the proposal would be site lighting that would mainly occur from dusk to dawn.

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

It is not anticipated that the light or glare from the finished project would be a safety hazard or interfere with views.

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

There are no existing off-site sources of light or glare that would affect this proposal.

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

Proposed measures to reduce light and glare impacts include site lighting that is properly designed to cast light downward and utilize appropriate wattage. Additionally, lighting shields will cast light downward and away from adjacent residential parcels.

12. Recreation

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

There are no recreational opportunities in the immediate vicinity.

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

The proposed project does not displace any existing recreational uses.

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

There are no measures to reduce or control impacts on recreation since there is no recreational opportunities currently on site or being added.

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.

There are no 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.

- 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.

There are no landmarks, features, or other evidence of Indian or historic use or occupation.

- 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.

Washington State Department of Archaeology and Historic Preservation online GIS map tool.

- 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.

The development will not have any impact on historical or cultural landmarks; therefore, no mitigation is proposed.

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.

17th Street will continue to provide primary entry and egress for the site. From SR-512, the site is accessed by heading south on 94th Ave E, west on 39th Ave SW, and North on 17th Street.

- 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 site is not currently served by public transit. The nearest transit stop is approximately 800' as the crow flies.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposal will create 119 standard vehicle stalls and 61 bus stalls. No stalls are being removed.

- d. 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).

The proposal will not require any new or improvements to existing roadways.

- e. 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 use water, rail, or air transportation.

- f. 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?

Per the Preliminary Traffic Information Memo (TENW, 2022), attached, the proposal will create 189 new vehicle trips to the site. This includes 38 new PM peak hours trips per day. The small fleet of buses (Special Education or SPED) that will be relocated to the proposal site will use off-peak hours for fueling trips and not contribute to peak hour trips.

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

The proposal will not affect the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

Per Puyallup Municipal Code, the project will offset the transportation impacts through transportation impact fees. These fees are used to increase capacity within the city's transportation network.

In addition, the development of this proposal will re-direct existing trips from the downtown facility to this new facility. This will result in minimum impact overall to the city's overall transportation network.

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.

This project would not result in an increased need for public services.

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

Since there is not a need for increased public services, there is no proposed mitigation.

16. Utilities

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

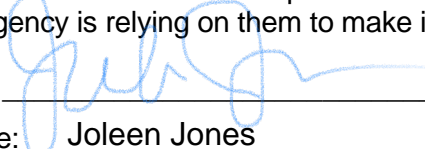
There are no utilities currently available at the site.

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.

The project will not require major utility infrastructure. The parking lot will have site lighting and a water line with hydrants if required for fire flow.

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: Joleen Jones

Position and Agency/Organization: Senior Planner, JMJ TEAM

Date Submitted: 08-31-2022