



**PUYALLUP SCHOOL DISTRICT
ENVIRONMENTAL CHECKLIST
Project #82-01-26**

A. BACKGROUND

- 1. Name of proposed project, if applicable:**
Puyallup School District Underground Storage Tank Removal and Restoration
- 2. Name of applicant:**
Puyallup School District
- 3. Address and phone number of applicant and contact person:**
Lester Gerstmann
Assistant Director of Construction Management
Puyallup School District
323 12th St NW
Puyallup, WA 98371
(253) 435-6673
- 4. Date checklist prepared:**
May 1, 2026
- 5. Agency requesting checklist:**
Puyallup School District ("PSD")
- 6. Proposed timing or schedule (including phasing, if applicable):**
Construction is proposed July – August 2026
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
Further expansion is not planned.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
The site is a LUST (leaking underground storage tank) site, from 1993. These tanks (installed 1994) proposed for removal, were installed when the previous tanks were found to be leaking. There are 21 groundwater monitoring wells onsite, monitored annually by PSD. Results indicate that some minor contamination remains as occasional low-level hits for gasoline and diesel are measured.
- 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.**
No.

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

City of Puyallup - UST Removal and Civil permit
Tacoma Pierce County Health Department – Site Cleanup/Underground Storage Tank Removal Permit
City of Puyallup Fire Department - Removal Permit
Washington State Department of Ecology UST – 30 Day notice for Underground Storage Tanks

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 project involves removing two 12,000-gallon double-wall fiberglass underground storage tanks (“UST”), fuel islands, dispensers, card readers, small generator shed, and all electrical back to panels. Site restoration plans include returning the project site area as part of the site’s asphalt parking lot.

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 site is an active transportation center for Puyallup School District, located at 323 12th St NW in Puyallup, WA, 98371. A copy of the signed engineered project documents is attached, containing site maps showing precise location of the current tanks, and the size of the excavation planned.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site:

Site Location and Description

The Site consists of approximately 6 acres owned by Puyallup School District, within Pierce County Parcel Number 0420282096. The site has two main structures, the Operations Building, which includes the service garage and is approximately 13,600 square feet, and the Maintenance Building, which is approximately 15,600 square feet. Both buildings were originally constructed in 1960. The site also includes a carport structure, a bus wash, two portable office buildings, and covered gasoline and diesel fuel pumps.

The Site is accessed from the west by 12th Street NW and from the east on 9th Street NW. A BNSF Main Line railroad and West Stewart Ave run along the northern border of the property. Residential properties are adjacent to the south.

Physical Setting

The Site is approximately 45 feet above mean sea level. The ground surface generally slopes south-southeast with approximately 3 to 5 feet of topographic relief. There are no surface water bodies on-site or in the immediate surrounding areas. The Puyallup River is located approximately 3/4 of a mile north. Review of the National Wetlands Inventory map show there are no wetland areas on-site or within a half mile of the Site.

Based on topography in the area, the assumed direction of groundwater flow is anticipated toward the south-southeast. Based on depth to water measurements collected from the existing groundwater monitoring wells, static water levels at the Site are between 8 and 9 feet below ground surface (bgs).

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

Generally a flat site, covered in asphalt and concrete pads over the tanks.

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

The steepest slope onsite is less than 5%.

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 area to be excavated for the tank removal is primarily fill material from installation and previous contaminated soil removal activities associated with the previous leaking tank pull in 1993.

The soils in the saturated zone of a recently installed monitoring well approximately 300' from the current tanks, show that that soils represent medium to coarse well graded sands (SW).

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.

Cut and fill quantity estimates of 2,245 cubic yards.

Total asphalt area of excavation to include 8,568 square feet.

Total depth of excavation for proper 2:1 slope is 16' at the tank location.

Clean fill will be locally sourced, pending analytical sampling results of removed soils.

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

Not expected, area to be excavated is flat asphalt.

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

100%, no change.

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

Groundwater expected at 9' bgs. Controlling groundwater is incorporated into the removal plan.

Contractor to provide stormwater management plan per City of Puyallup, State of Washington, and the project specifications. Stormwater BMPs to be installed before excavation begins, maintained and inspected daily by contractor and District's consultant, Tetra Tech.

All stockpiled soils will be placed on 6-mil plastic tarps and covered when contractor is not onsite or its raining. Plastic tarps covering stockpiles will be secured nightly from all wind and weather.

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.**
None anticipated.
- b. **Are there any off-site sources of emission 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:**
None proposed.

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.**
No.
 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.**
N/A
 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.**
N/A
 4. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**
No.
 5. **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**
No.
 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.
- 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.**
No.

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.

None.

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.

Stormwater only, no.

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

None anticipated.

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:**

Groundwater if encountered, will be pumped into baker tanks, sampled and returned to ground if clean.

Surface water will be allowed to flow to existing catch basins through BMPs installed during construction.

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?**

None, site is covered by asphalt and building structures.

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

None known.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
None, site is asphalt, site will remain asphalt upon completion.
- e. **List all noxious weeds and invasive species known to be on or near the site.**
There are no noxious weeds or invasive species within the proposed word site area.

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 at times near the property.

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.**
None.
- c. **Is the site part of a migration route? If so, explain**
None known.
- d. **Proposed measures to preserve or enhance wildlife, if any:**
None planned.
- e. **List any invasive animal species known to be on or near the site.**
None.

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.**
None.
- 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:**
No.

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.**

Site History

Environmental investigation has been conducted at the Site since approximately 1993 when contamination was found from leaking underground storage tanks (USTs) at the bus fuel island. Following removal of contaminated soil, a remediation system was installed to cleanup diesel and gasoline contamination in groundwater. The system was not successful and was discontinued. As a result, 14 monitoring wells were installed on-site to monitor the impacts.

A subsequent leaking waste oil UST was discovered in the bus maintenance bay and thought to have been removed; however, it appeared to be closed in place. Based on review of available historical reports, some petroleum contaminated soil was removed at the time but likely left some contamination in place. Additionally, it also appeared that a bulk oil UST was closed in place under the maintenance bay. An additional 5 monitoring wells were installed to monitor the heavy oil contamination around the bus maintenance bay, and 1 well (referred to as 3W) was installed closer to the area known as the previous fuel island spill location from 1993.

In the early 2000s, a hydraulic lift was removed from the same maintenance bay as the waste oil UST. During the removal, contamination was identified and approximately 90 tons of petroleum contaminated soil was removed. Complete removal could not be achieved due to loose soil and a concern regarding undermining the building's footings. The excavated area was backfilled.

The Site's monitoring wells that have been periodically sampled following closure of multiple fuel island USTs, a 500-gallon waste oil UST, a 500-gallon bulk oil UST, and a leaking hydraulic lift in the maintenance bay. Concentrations of BTEX, TPHg, TPHd, and TPHo have been detected on-site above Washington Model Toxics Control Act (MTCA) Method A cleanup levels.

Based on the November 2023 Well Survey and Preliminary Hydrogeologic Assessment Memorandum, a new shallow well was recommended to be installed. The proposed well location (MW16) would be located mid-way between well MW-2W and MW-3W. This well is situated downgradient of the former USTs and hydraulic lifts in the Maintenance Bays based on the June 2023 groundwater elevation contour map. In addition, there is a physical gap in the well network in this area. The well is being used to refine groundwater flow directions and characterize the extent of groundwater contamination in this area. The new shallow groundwater well was installed January 8, 2024.

WELL INSTALLATION ACTIVITIES 2024

Monitoring well MW-16 was drilled and developed on January 8, 2024. The well was screened from a depth of 6.7 to 16.7 feet bgs. The well was completed in dark brown, medium to coarse, well graded sands (SW) with trace fines. Groundwater was encountered at a depth of about 8 feet bgs during drilling.

CONCLUSIONS

Groundwater flow directions are generally to the south with some evidence of

mounding near the former tank excavations. None of the downgradient wells exceeded cleanup levels, suggesting a low potential for offsite migration of contaminants in groundwater to the south.

In general, the groundwater contamination is limited to source area wells with a prior history of contamination. In the first two 2024 sampling events, TPHd and TPHg were the only parameters that was detected above its MTCA Method A screening level, in monitoring wells MW5 and MW7A. This round of sampling in November 2024, also shows exceedances in MW7A for benzene in addition to TPHg and TPHd. Based on available historical results, MW5 and MW7A have exceeded the screening level in previous sampling events.

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.**

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.

4. **Describe special emergency services that might be required.**

City of Puyallup Fire Department.

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

The tanks and underground piping will be drained, cleaned, decommissioned and inerted prior to removal.

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.**

Noise from operating excavators is anticipated while excavation and grading occurs. This noise is not expected to be more than normal daily activities of diesel buses moving on and off the property. Work hours will be within the City of Puyallup's guidelines.

The anticipated noise exposure from two excavators operating simultaneously typically ranges from 85 to 95 decibels (dBA) for nearby workers and operators, with peak levels potentially reaching 110 dBA depending on machine size and load. At 50 Feet: A single excavator typically emits approximately 85 dBA at this distance. No residential housing is within 50' from the excavation site.

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

None.

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**
See the response in Section B(1)(a) for a description of the current use of the site and adjacent properties. The proposal is not anticipated to affect adjacent 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?**
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.**
Described above in B(1)(a).
- d. **Will any structures be demolished? If so, what?**
Two canopies over the fuel islands. And one small shed approximately 35 square feet.
- e. **What is the current zoning classification of the site?**
PF – Public Facilities
- f. **What is the current comprehensive plan designation of the site?**
LDR – Low Density Residential
- 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.**
No.
- i. **Approximately how many people would reside or work in the completed project?**
N/A.
- 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:**
The proposal will result in continued site use as a transportation yard for the district's school bus and vehicle fleet without the fueling station or associated underground storage tanks.

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

None proposed.

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:**

Not required.

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?**

N/A

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

None.

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

Not proposed.

11. LIGHT AND GLARE

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

None.

- 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 proposed.

12. RECREATION

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

None.

- 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 proposed.

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 two original buildings (Operations and Maintenance Buildings – described in more detail under Section B(1)(a) date back to 1960, but both buildings are outside of the area scope for this project and will not be impacted. Neither building is listed in any preservation register.
- 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 site is located within the ancestral homeland of the Puyallup Tribe. However, the proposed work area has previously been excavated with offsite fill brought in as part of the previous restoration work. No cultural resource studies have been conducted at this 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.**
Please see B(13)(b) above.
- 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.**
None 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**
See project plans and vicinity plans attached.
- 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?**
Pierce Transit Route 400 runs along W. Stewart Ave, just north of the project 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).**
No.

- 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 is located south of rail transportation. See attached project site plans for more information of the project scope area in relation to the rail 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?**
None.
- 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 proposed.

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.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None proposed.

16. UTILITIES

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other**
Utilities available at the site are electricity, natural gas, water, refuse service, telephone, internet and sanitary service.
- 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 utilities are proposed in this project.

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: David Braungardt (Tetra Tech), Les Gerstmann (Puyallup School District)

Position and Agency/Organization: Project Manager, Puyallup School District

Date submitted: May 8, 2026