



March 20, 2025

City of Puyallup Engineering Division  
333 South Meridian  
Puyallup, Washington 98371

**RE: CORRECTION RESPONSE LETTER  
PERMIT APPLICATION NO. PRGR20250142  
FORMER WASHINGTON COLD STORAGE  
240 15<sup>TH</sup> STREET SOUTHEAST  
PUYALLUP, WASHINGTON  
FARALLON PN: 2636-001**

To Whom it May Concern:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter to provide responses to the Permit Review Correction Letter issued by the City of Puyallup on March 18, 2025 for Clear, Fill, and Grade Permit Application No. PRGR20250142 (Attachment A). The scope of work for Clear, Fill, and Grade Permit Application includes remedial excavation to remove soil contaminated with petroleum hydrocarbons and halogenated volatile organic compounds. Cleanup activities are being conducted under the Washington State Department of Ecology's Expedited Voluntary Cleanup Program (VCP) under VCP ID No. XS0012.

Corrections requested in the Permit Review Correction Letter and Farallon's responses are presented below.

***Comment No. 1:** This appears to be a detail for a new catch basin. The plans indicate that this should be for inlet protection on catch basins. Please revise to match. Recommend using WSDOT standard detail I-40.20-00. [Civil Plans, pg 4].*

**Farallon Response:** The civil plans have been revised to show the Washington State Department of Transportation (WSDOT) standard detail for inlet protection on catch basins.

***Comment No. 2:** Include City of Puyallup Standard Detail 05.02.01.*

**Farallon Response:** City of Puyallup standard detail 05.02.01 has been added to page 4 of the civil plans.

***Comment No. 3:** The 2019 SWMMWW defines replaced surface as, "The removal down to bare soil or base course and replacement". This project as currently proposed is exceeding 2,000 square feet of replaced impervious surface. Either reduce new plus replaced*

*impervious surface below 2,000 square feet, or re-evaluate the flow chart from Page 90 of the stormwater manual Include a marked up version of the flow chart showing what is applicable to the project in resubmittal. [Storm Report, pg. 2].*

**Farallon Response:** The excavation areas will total approximately 2,200 square feet. Approximately 1,980 square feet of the total excavation area will be conducted in areas of existing hard surfaces. As shown on the civil plans, the northern portion of Excavation Area 4 includes an area of existing unpaved soil surfaces, which are not considered hard surfaces. Following completion of excavation activities, areas of existing hard surfaces will be covered with crushed rock, and unpaved soil surfaces will be restored to existing conditions. Based on the planned excavation areas, the project scope of work will include less than 2,000 square feet of new plus replaced impervious hard surface. According to the Flow Chart for Determining Requirements for Redevelopment, shown on Page 90 of the 2019 Stormwater Management Manual for Western Washington (2019 SWMMWW), Minimum Requirement #2 applies because the project will result in less than 2,000 square feet of new plus replaced hard surfaces and will result in a total land disturbing activity of less than 7,000 square feet.

The Stormwater Site Plan Report has been updated with the information provided above, and an annotated version of the flow chart from Page 90 of the 2019 SWMMWW has been included as an attachment to the Stormwater Site Plan Report.

***Comment No. 4:** After making updates called for in grading planset, ensure that these plans are updated to match. [Storm Report, pg. 6].*

**Farallon Response:** The civil plans included in the Stormwater Site Plan Report have been updated with the corrections requested by the City of Puyallup.

***Comment No. 5:** Replace the following pages with the CSWPPP instead of the storm manual. [Storm Report, pg. 11].*

**Farallon Response:** The 2019 SWMMWW has been replaced with the Construction Stormwater Pollution Prevention Plan (CSWPPP) in the Stormwater Site Plan Report.

***Comment No. 6:** Update to use the City of Puyallup Cost Estimate, which can be found here: <https://www.cityofpuyallup.org/DocumentCenter/View/19345/Cost-Estimate>. [Cost Estimate, pg. 1].*

**Farallon Response:** The cost estimate has been updated to use the City of Puyallup Cost Estimate.

**Comment No. 7:** *An 8-inch ductile iron water main is located within this excavation area, with approximately 3.5-feet of cover. Due to the proposed excavation being approximately 5-feet in depth, no more than 10-feet of pipe in length can be exposed at any given time. Prior to exposing the next 10-foot section of pipe, replacement of the exposed area with clean fill and proper pipe bedding is required. [Civil Plans, pg. 3].*

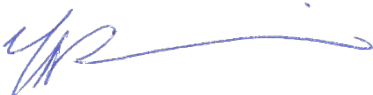
**Farallon Response:** A note has been added to page 3 of the civil plans to include information about procedures for exposing and maintaining the water main. Excavation activities are not anticipated to extend beneath or beyond the water main.

### CLOSING

Please contact either of the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

**Farallon Consulting, L.L.C.**



Yusuf Pehlivan, L.G.  
Senior Geologist



Pete Kingston, L.G.  
Principal Geologist

Attachments: Attachment A, Permit Review Correction Letter

YP/PK:mbg

**ATTACHMENT A**  
**PERMIT REVIEW CORRECTION LETTER**

CORRECTION RESPONSE LETTER  
Permit Application No. PRGR20250142  
Former Washington Cold Storage  
240 15<sup>th</sup> Street Southeast  
Puyallup, Washington

Farallon PN: 2636-001



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

# Permit Review Correction Letter

**Permit Application #PRGR20250142**

March 18, 2025

The City has completed the review of the above-mentioned permit submittal. All your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

## Re-submittal Instructions

To resubmit, you must address all comments and upload a ~~Correction Response Letter~~ that states how the corrections have been addressed in your resubmitted documents. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you have any questions about how to resubmit, please contact the permit center.

- 1 Log in to your permits portal and navigate to the status page for this permit under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document. Click 'Upload Documents' at bottom of the page.
- 3 If any re-submittal fees have been assessed, you will need to pay your resubmittal fee at the time of resubmittal. Your resubmittal will not be processed until the fee has been paid.

## Corrections

Corrections to be addressed on the next set of resubmitted plans:

Engineering Civil Review	Sam Morman	(253)841-5411	SMorman@PuyallupWA.gov
<ul style="list-style-type: none"><li>- This appears to be a detail for a new catch basin. The plans indicate that this should be for inlet protection on catch basins. Please revise to match. Recommend using WSDOT standard detail I-40.20-00. [Civil Plans, pg. 4]</li><li>- Include COP Standard Detail 05.02.01.</li><li>- The 2019 SWMMWW defines replaced surface as, "The removal down to bare soil or base course and replacement". This project as currently proposed is exceeding 2,000 SF of replaced impervious surface. Either reduce new plus replaced impervious surface below 2,000 SF, or re-evaluate the flow chart from Page 90 of the stormwater manual. Include a marked up version of the flow chart showing what is applicable to the project in resubmittal. [Storm Report, pg. 2]</li><li>- After making updates called for in grading planset, ensure that these plans are updated to match. [Storm Report, pg. 6]</li><li>- Replace the following pages with the CSWPPP instead of the storm manual. [Storm Report, pg. 11]</li><li>- Update to use the City of Puyallup Cost Estimate, which can be found here:  <a href="https://www.cityofpuyallup.org/DocumentCenter/View/19345/Cost-Estimate">https://www.cityofpuyallup.org/DocumentCenter/View/19345/Cost-Estimate</a>  [Cost Estimate, pg. 1]</li><li>- An 8-inch ductile iron water main is located within this excavation area, with approximately 3.5-feet of cover. Due to the proposed excavation being approximately 5-feet in depth, no more than 10-feet of pipe in length can be exposed at any given time. Prior to exposing the next 10-foot section of pipe, replacement of the exposed area with clean fill and proper pipe bedding is required. [Civil Plans, pg. 3]</li></ul>			

## Conditions

The items listed in the table below are conditions of the permit that do not need to be addressed on the next resubmittal of plans but will need to be fulfilled at some point in the permit review process. The "Condition Category" indicates the approximate phase of the permit process by which the condition must be fulfilled for the City to continue processing this permit. "Condition Status" if "Open" means that the condition has not been fulfilled, if "Resolved" means the condition has been fulfilled successfully. For some conditions that require submittal of a document to the City, those documents can be submitted via the Conditions Section of the [City's permit portal](#).

Condition Category	Condition	Department	Condition Status
SEPA	In response to the issuance of the SEPA DNS for Fortress	Planning	Open

Condition Category	Condition	Department	Condition Status
Condition	<p>(PLPSP20220155), the Department of Ecology has recommended that pollution in the environment be remediated in compliance with WAC 173-340 before or during site development and while contaminated soil and/or groundwater are more accessible. The proponent for this project has entered into Ecology's Expedited Voluntary Cleanup Program (VCP) and provided a cleanup plan to Ecology who provided concurrence on this plan on July 24, 2023.</p> <p>Ecology's issuance of a No Further Action (NFA) determination for the Site is anticipated to follow construction of the vapor intrusion mitigation system (installed during building construction) as well as after groundwater monitoring wells have achieved cleanup levels for a minimum of four consecutive quarterly monitoring events. Groundwater monitoring activities could extend beyond completion of construction of the new warehouse. Due to the extent of remediation necessary for this cleanup, the proponent should continue to work towards an NFA and may be issued their civil permit and clear, fill, and grade permit during which they can begin construction and conduct appropriate cleanup of the site concurrently. Once the applicant has received a response from Ecology regarding whether the cleanup is done, we would ask that you send us a letter of "no further action required" from the Department of Ecology.</p>	Division	
Prior to Issuance	Please contact the DPS Support Specialist, Robin Loewen at RLOEWEN@PUYALLUPWA.GOV to request a pre-construction meeting prior to starting site work.	Engineering Division	Open
Prior to Issuance	A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal</a> for more information.	Engineering Division	Open
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RLOEWEN@PUYALLUPWA.GOV.	Engineering Division	Open
Prior to Issuance	Overtime Inspection Fees / Main Shutdown Fees form is to be received prior to permit issuance. Signing this form is acknowledgement that there may be billed overtime inspection fees per the current fee schedule and that whenever the City	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	Water Division staff is required to perform a mainline shutdown the fees shall be billed at \$134.00 per event plus \$10.00 per tag. Instances when a shutdown is performed outside regular working hour's additional overtime fees will be billed at the current overtime billing rate (3 hour minimum call out time).		
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal</a> for more information.	Engineering Division	Open
Prior to Completion	An 8-inch ductile iron water main is located within the proposed excavation area 4, and has approximately 3.5-feet of cover. Due to the proposed excavation being approximately 5-feet in depth, no more than 10-feet of pipe in length can be exposed at any given time. Prior to exposing the next 10-foot section of pipe, replacement of the exposed area with clean fill and proper pipe bedding is required.	Development & Permitting Services	Open

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center  
(253) 864-4165 option 1  
[permitcenter@puyallupwa.gov](mailto:permitcenter@puyallupwa.gov)