



CITY OF PUYALLUP
Development & Permitting Services
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

Permit No:
PRGR20250142

CLEAR, FILL, & GRADE PERMIT

Puyallup, WA

Job Address	Address: 240 15TH ST SE, PUYALLUP, WA 98372 Parcel # 0420274127	ISSUED May 01, 2025
Owner CREF3 PUYALLUP OWNER LLC 1345 AVE OF THE AMERICAS 46 FLOOR NEW YORK, NY 75039		
Applicant Yusuf Pehlivan 13555 SE 36th Street, Suite 320 Bellevue, WA 98006 (949) 351-6163 ypehlivan@farallonconsulting.comFarallon Consulting, LLC 13555 SE 36th Street, Suite 320 Bellevue, WA 98006 (949) 351-6163 ypehlivan@farallonconsulting.com		
Contractor INNOVATIVE CONST SOLUTIONS 575ANTON STREET COSTA MESA, CA 92626 DNESS@ICSINC.TV WA L&I #:		
Description of Work Remedial excavations for removal and off-property disposal of soil contaminated with petroleum hydrocarbons and halogenated volatile organic compounds (HVOs). Soil will be excavated from four localized areas on the property. The estimated area and volume for each excavation area is described below: Excavation Area 1: 300sqft to a depth of 2 feet below ground surface (bgs) (~24 cubic yards) Excavation Area 2: 300sqft to a depth of 10 feet bgs (~112 cubic yards) Excavation Area 3: 800sqft to a depth of 5 feet bgs (~147 cubic yards) Excavation Area 4: 800sqft to a depth of 5 feet bgs (~147 cubic yards) Remedial excavations will be conducted in areas currently covered by concrete or asphalt surfaces. Groundwater is not anticipated to be encountered during excavation, and no excavation dewatering is planned. Any water generated during excavation activities will be pumped into a tank for off-Property disposal and will not be discharged to the municipal stormwater or sewer systems. Following completion of excavation activities, each excavation area will be backfilled with imported clean fill and completed at the surface with crushed rock to stabilize the site and match the surrounding grade.		
Permit Types	Clear, Fill, & Grade Permit	
Expiration Date: October 28, 2025		
Total ESU's		
REQUESTING REQUIRED INSPECTIONS A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.		

Building Components:

Quantity	Units	Description
860	CU YD	Clear, Fill & Grade

Total Value of Work:	\$0.00
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Standard Conditions:

1. Development Engineering standard civil construction conditions:

1. Construction permitted as per approved civil plans.
2. Construction permit shall expire by limitation and be declared void if:
 - a. Work is not started within 180 days of obtaining the permit.
 - b. Work is abandoned for 180 days or more after beginning work.
 - c. After two years from the date of permit issuance, regardless of whether work is finished.
3. Any changes to the scope of work approved on the civil plans shall be submitted on a Plan Change Request to the Engineering Services Staff for review.
4. Any changes that require a request to vary from the design standards approved on the civil plans shall be submitted on an Alternative Methods or Construction Materials Request along with an application fee to the Engineering Services Staff for review.
5. The applicant is responsible to call the Utility Notification Center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law. NOTE: Effective January 1, 2013, RCW 19.122 - Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline, a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. Notification must occur in a window of not less than 2 business days, but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.
6. It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority.
7. Should the City become aware of conditions that invalidate the original design data used to obtain the permit or determine that the applicant is not complying with the conditions of the permit or approved plans, the City may revoke the original permit and/or order work stopped on the project. The City may require the owner to submit a new application for review and approval.
8. All work associated with the Site Development Permit must be completed and approved by the City prior to receiving final approval of building permits.
9. I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct.

Indemnification / Hold Harmless

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

9. 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.

Permit is valid 180 days from date of issuance. Permit validity is subject to all adhering to all applicable codes, ordinances and standards, and conditions of this permit.

Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
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SEPA Condition	<p>In response to the issuance of the SEPA DNS for Fortress (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>	Planning Division	Open
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	Resolved
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 https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal for more information.	Engineering Division	Resolved

Prior to Issuance	Email a signed Inadvertent Discovery Plan to RLOEWEN@PUYALLUPWA.GOV.	Engineering Division	Resolved
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 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).	Engineering Division	Resolved
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Resolved
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 https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Resolved
Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Resolved

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I certify that I am the owner of this property or the owner's authorized agent, including an appropriately licensed contractor. I have read and examined this application and furnished true and correct information. I will comply with all provisions of law and ordinances governing this type of construction work, whether

Applicant:
Yusuf PehlivanFarallon Consulting,
LLC

specific herein or not. By submitting this application, I give the jurisdiction permission to enter the property to perform inspections. The granting of this permit does not presume or give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that failure to comply with the above may result in revocation of the permit.