



**PLPSP20220079 – ARCO Preliminary Site Plan & SEPA Checklist
Preliminary SEPA Mitigated Determination of Non-Significance (MDNS)
Public Comment Period**

Hello,

Please see the following documents for the SEPA Preliminary Mitigated Determination of Non-Significance (MDNS) for project number PLPSP20220079 for the development of tax parcels 7730000281 and 7730000031 for an ARCO gas station, car wash, and AMPM convenience store.

The original notice of application for this project was sent to you on May 24, 2022. Since then, the access requirement for this project has changed. In order to meet City of Puyallup requirements and to protect public safety, the access along S Meridian is required to become a right-in/right-out ingress/egress. We understand that this change to the shared easement may affect your property. If you have questions about this issue, please contact Ken Cook, Engineering Services Manager at: KCook@PuyallupWA.gov or (253) 864-4177

Included in this packet are the following:

- Aerial image of access being affected
- Site plan with highlights and callouts of what is changing
- Preliminary SEPA MDNS
 - Mitigation measures
 - Site plan (clean copy)
 - SEPA Environmental Checklist

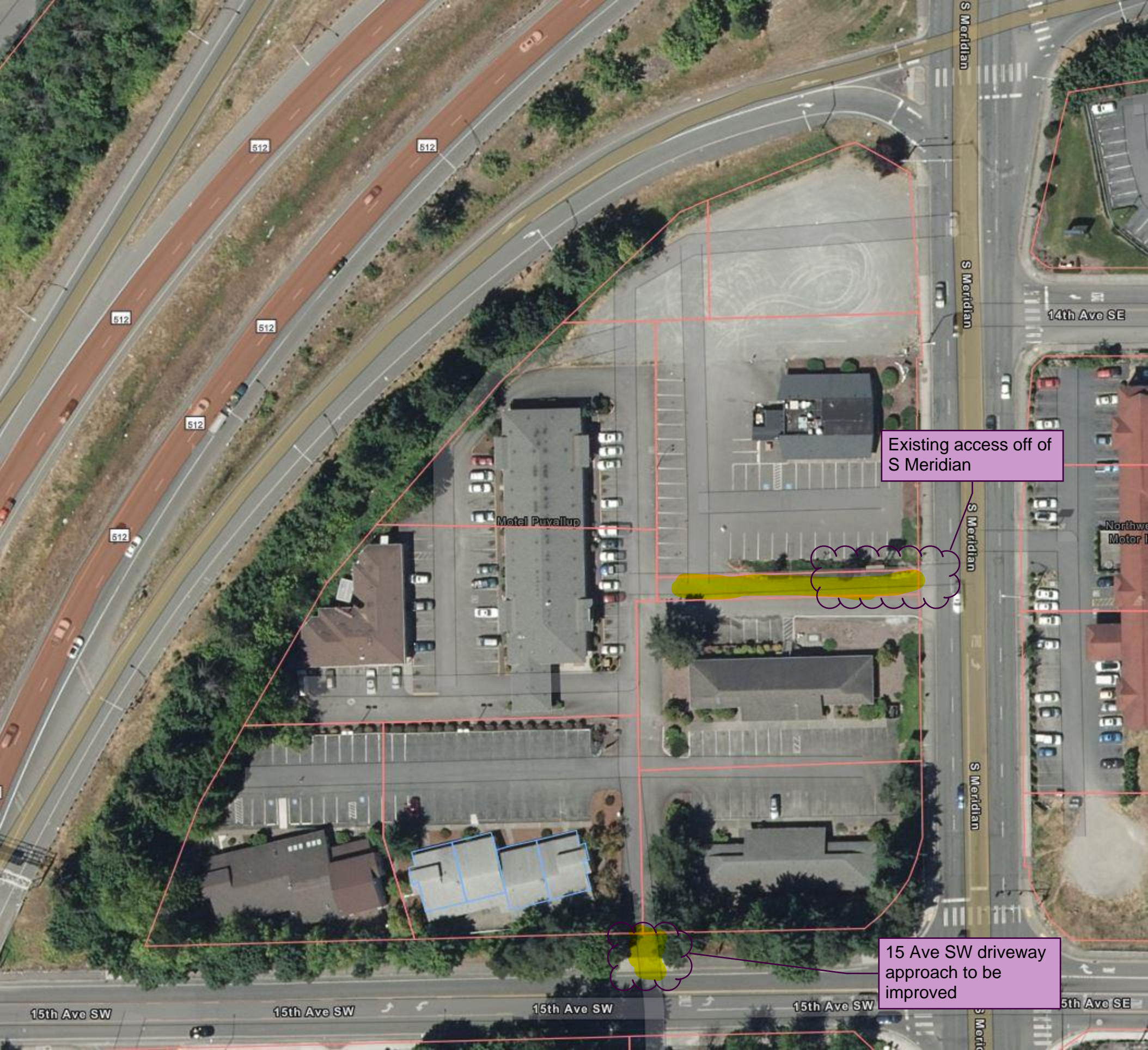
To request access to electronic copies of project materials, please contact Planning@PuyallupWA.gov or (253) 864-4165, or visit <https://permits.puyallupwa.gov/Portal>, select “application search” under Planning Division section, and type in the permit number PLPSP20220079.

Comments on this preliminary MDNS must be submitted within 21 days or by **3:00 p.m.** on July 20, 2023 to the Responsible Official at City of Puyallup Development Services Center.

Comments will be accepted by mail, or (preferably) by email.

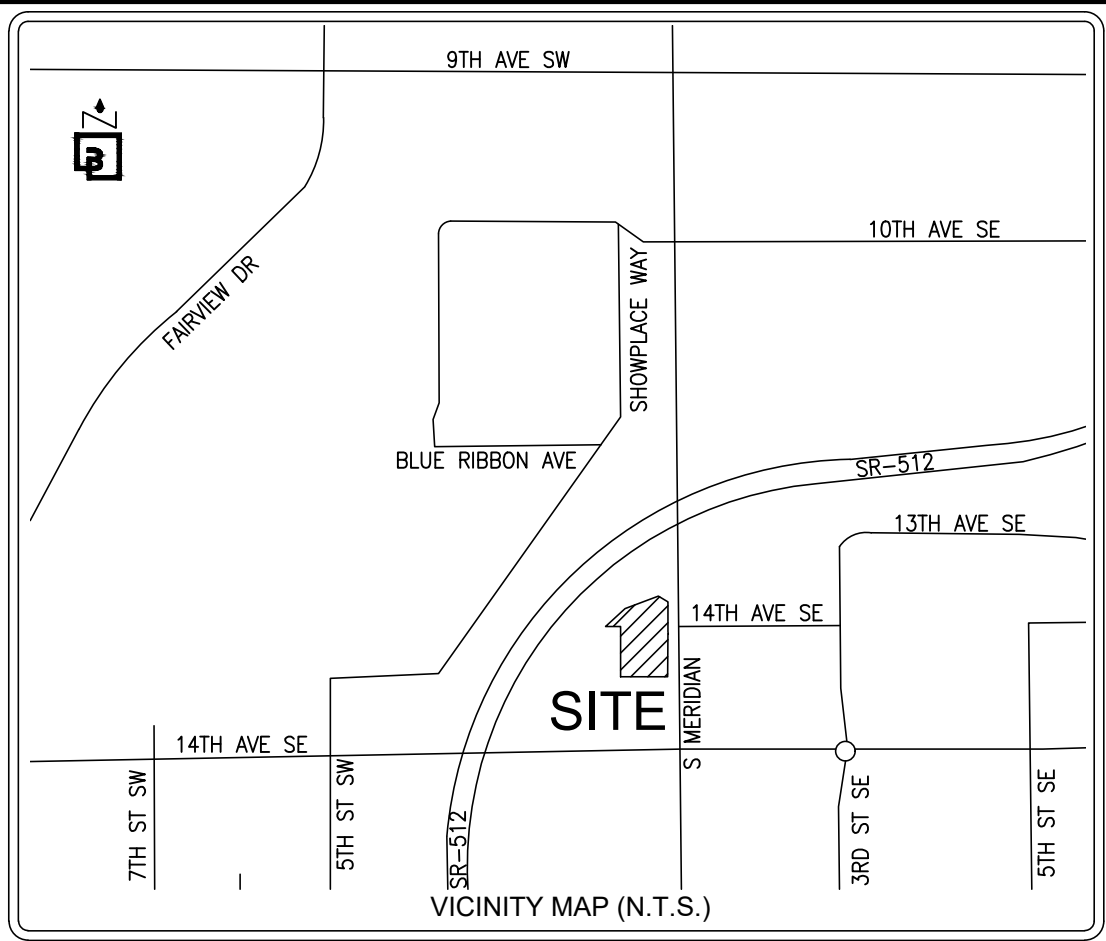
- Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit comments electronically, please send via E-mail to:
Planning@PuyallupWA.gov ; or contact the case planner below.
 - Nabila Comstock, Assistant Planner at (253) 770-3361 or NComstock@PuyallupWA.gov

Thank you,
Nabila Comstock (she/her)
Assistant Planner | City of Puyallup
(253) 770-3361
ncomstock@puyallupwa.gov



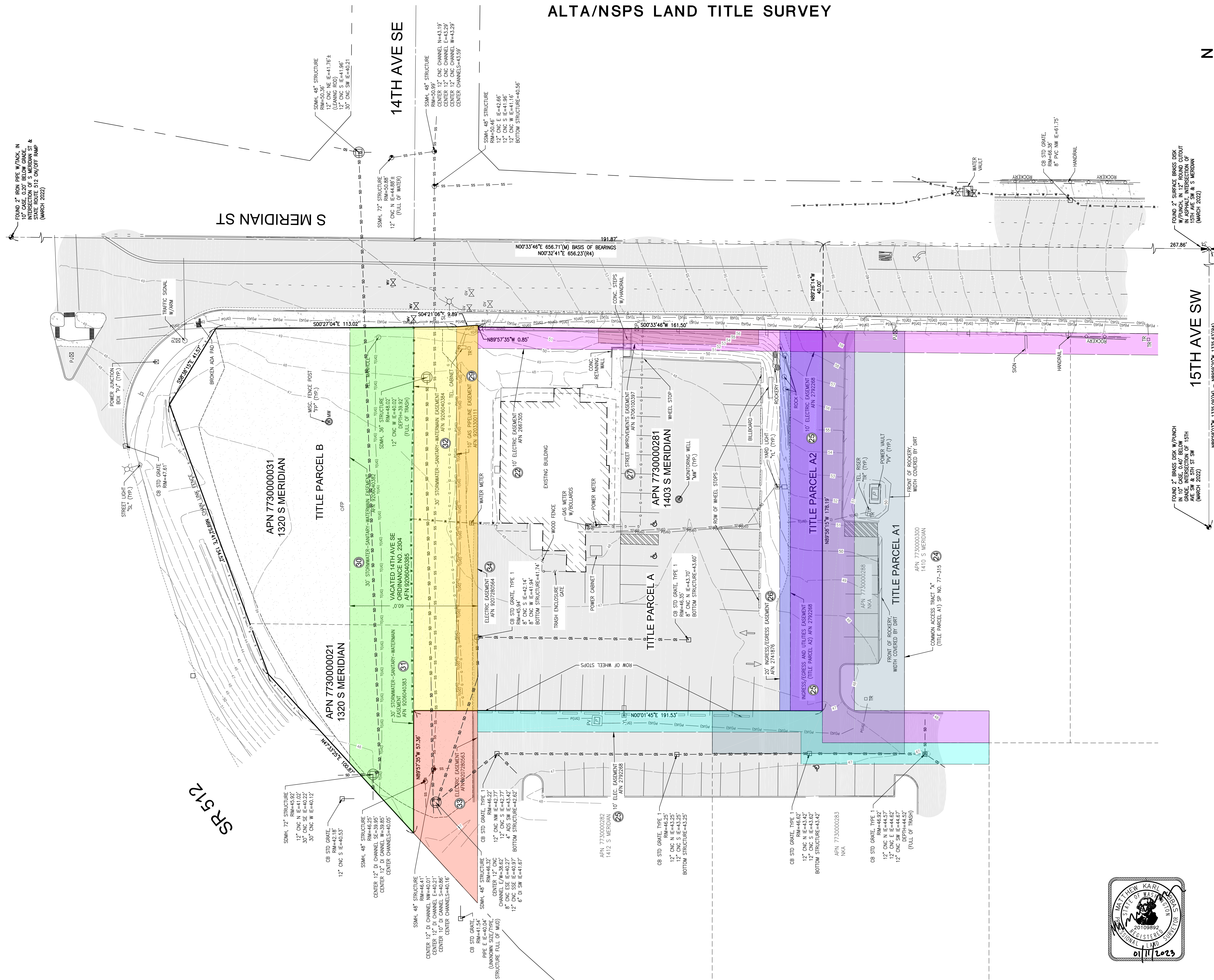
Existing access off of
S Meridian

15 Ave SW driveway
approach to be
improved



VICINITY MAP (N.T.S.)

ALTA/NSPS LAND TITLE SURVEY



LEGEND

NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	SET REBAR/CAP (LS&XXXXXX)
	FOUND REBAR/CAP (AS NOTED)
	SET 27"x27" HUB/TACK LINE STAKE
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	BENCHMARK
	LUMINAIRE (LUM.)
	YARD LIGHT
	ORNAMENTAL LIGHT
	TRAFFIC SIGNAL LIGHTS
	POWER METER
	PUNCH POLE
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FAUCET
	FIRE HYDRANT(FH) / CONNECTION(FDC)
	WATER MANHOLE
	WATER METER
	BLOW-OFF / AIRVAC
	MONITOR WELL
	SIGN
	IRRIGATION SPRINKLER
	DIRECTIONAL ARROW
	ADA PARKING
	CHAIN LINK FENCE
	WOOD FENCE
	HOGWIRE FENCE
	SILT FENCE
	METAL/IRON FENCE
	GUARD RAIL/CABLE FENCE
	WATER LINE
	GAS LINE
	STEAM LINE
	TELEPHONE LINE (OH) OR (UG)
	POWER LINE (OH) OR (UG)
	STORM LINE
	SEWER LINE
	ROCKERY
	KEYSTONE WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE DRIPLINE
	CONCRETE
	GRAVEL/SAND (AS NOTED)
	ADA RAMP PAD
	DIRT
	RIP RAP
	ASPHALT
	BUILDING LINE
ABBREVIATIONS	
(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

No	Date	By	Chkd	Appr	Revision
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Title: ALTA/NPS LAND TITLE SURVEY
PTN OF THE SE1/4, OF THE NE1/4 OF SEC. 33,
TWP. 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY,
WASHINGTON STATE

BP FUELS NA

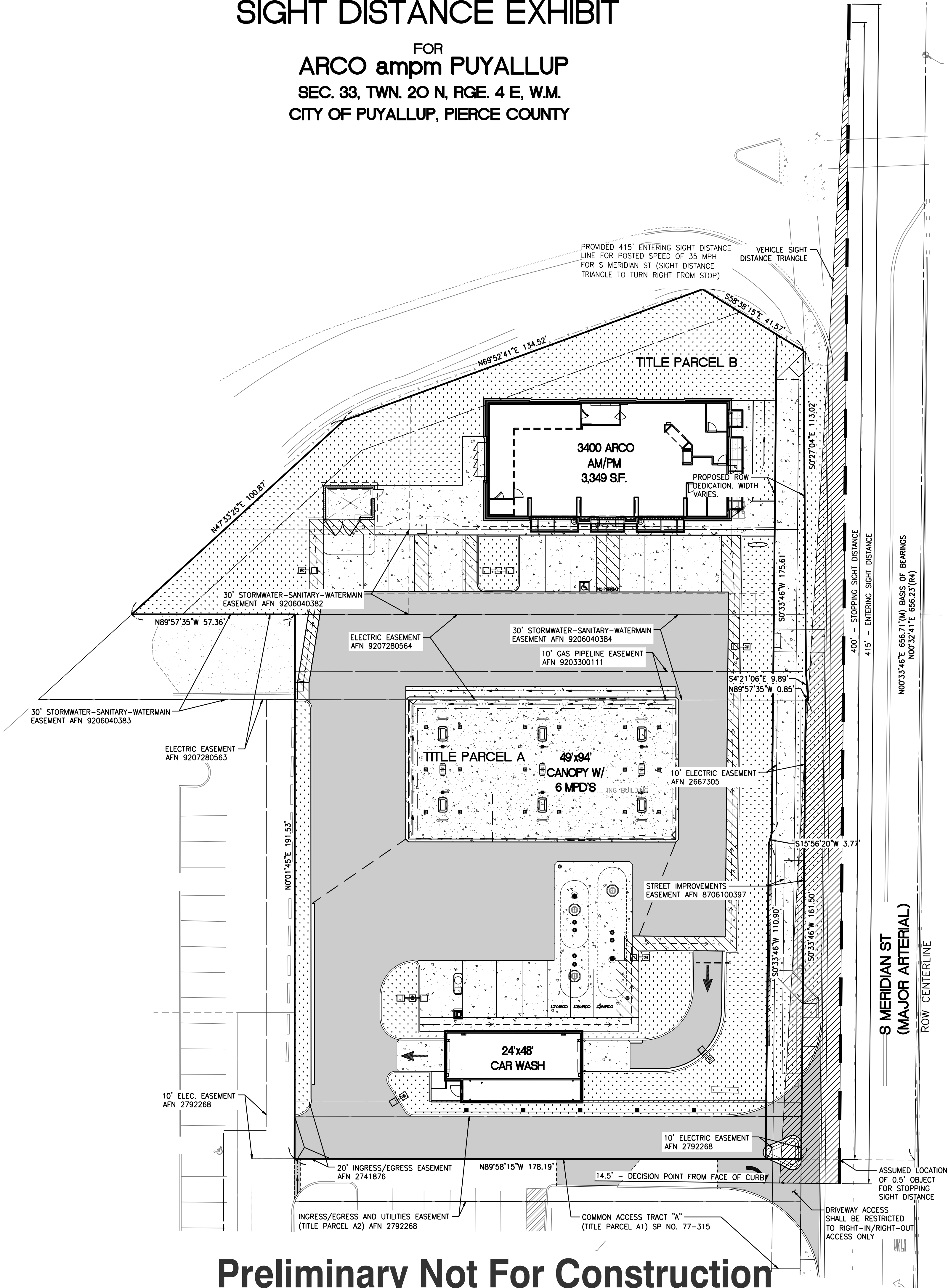
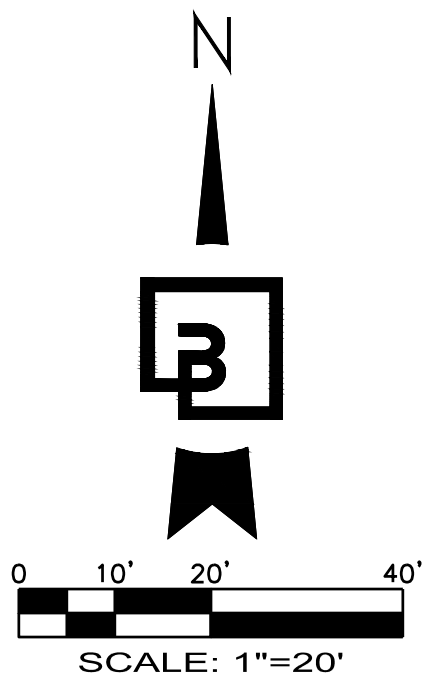
Designed	_____	Scale:
AEF	_____	Horizontal
Drawn	_____	1"=20'
MKA	_____	Vertical
Checked	_____	
Approved	_____	

**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
21730
Sheet

SIGHT DISTANCE EXHIBIT

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



VEHICLE SIGHT DISTANCE NOTE:
TABLE 100-2 OF THE CITY OF PUYALLUP ROADWAY DESIGN STANDARDS (LAST REVISED 01/2016) WAS REFERENCED TO EVALUATE AND DETERMINE ENTERING SIGHT DISTANCE AND STOPPING SIGHT DISTANCE.

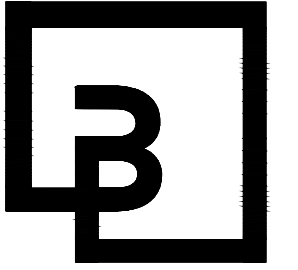

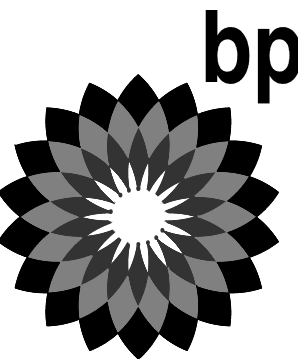
POSTED SPEED ON S MERIDIAN ST (MAJOR ARTERIAL): 35 MPH
DESIGN SPEED ON S MERIDIAN ST (MAJOR ARTERIAL): 45 MPH
PER TABLE 100-2 OF THE CITY OF PUYALLUP ROADWAY DESIGN STANDARDS (LAST REVISED 01/2016), THE ENTERING SIGHT DISTANCE AND STOPPING SIGHT DISTANCE FOR THE MODIFIED DRIVEWAY IS 415' AND THE STOPPING SIGHT DISTANCE IS 400'.

THE DECISION POINT DISTANCE OF 14.5' FROM FACE OF CURB WAS USED TO EVALUATE THE ENTERING AND STOPPING SIGHT DISTANCES.



Preliminary Not For Construction

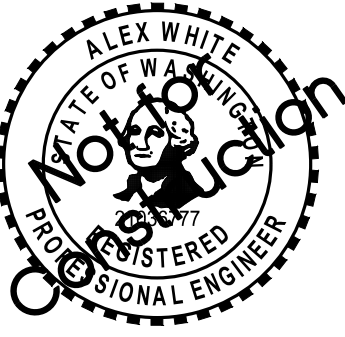
CLIENT:



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1	12-19-22	ENTITLEMENTS RESUBMITAL 01
2	3-9-23	ENTITLEMENTS RESUBMITAL 02
3	6-23-23	ENTITLEMENTS RESUBMITAL 03
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SEAL:



6/23/23

DEVELOPMENT INFORMATION:

ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:

SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY: AMJ ALLIANCE Z&M:
CHECKED BY: ADW BP REP:
DRAWN BY: AMJ ALLIANCE PM:
VERSION: PROJECT NO: 21730

DRAWING TITLE:

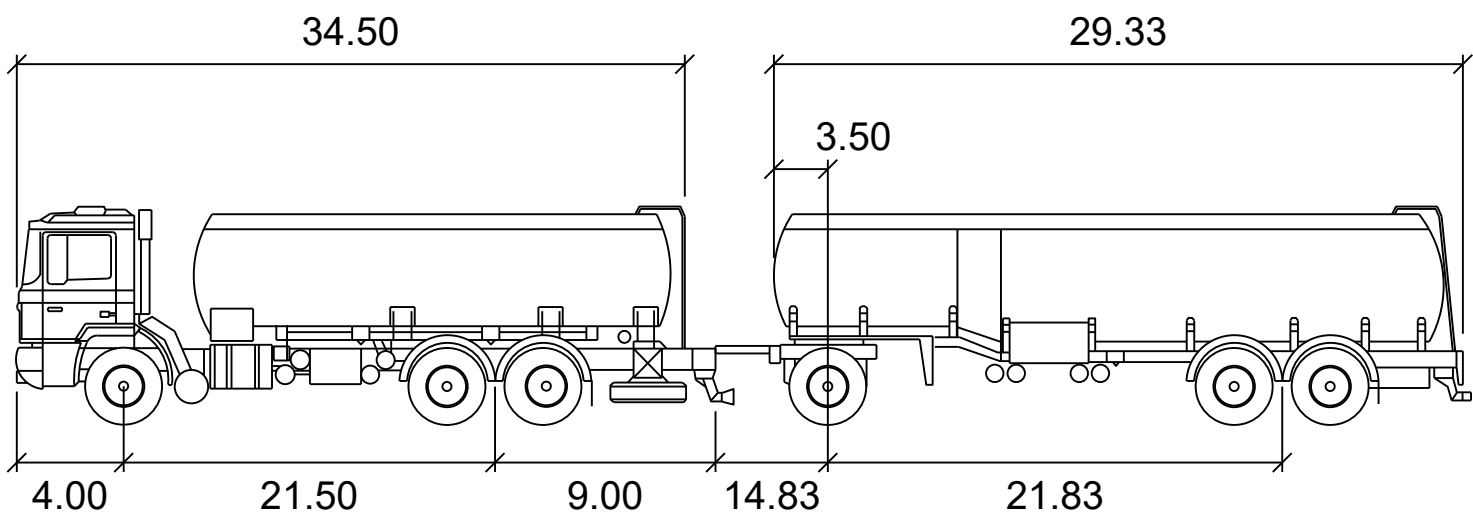
SIGHT DISTANCE EXHIBIT

SHEET NO:

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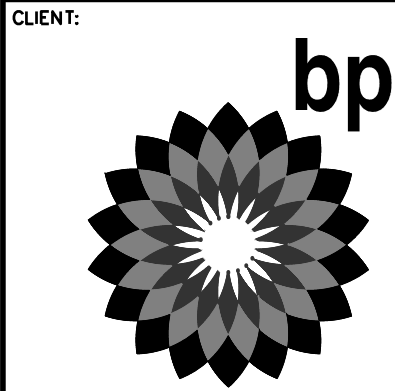
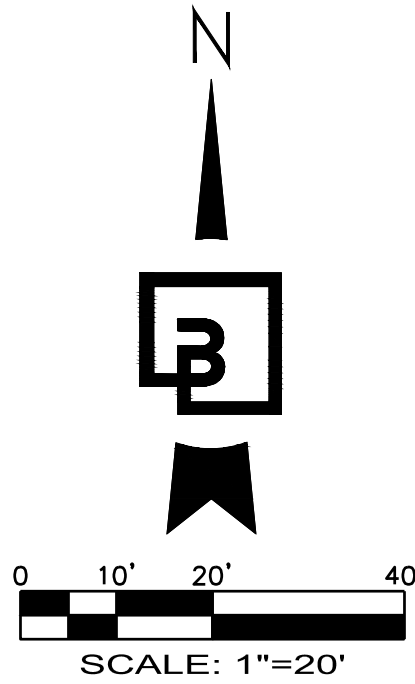
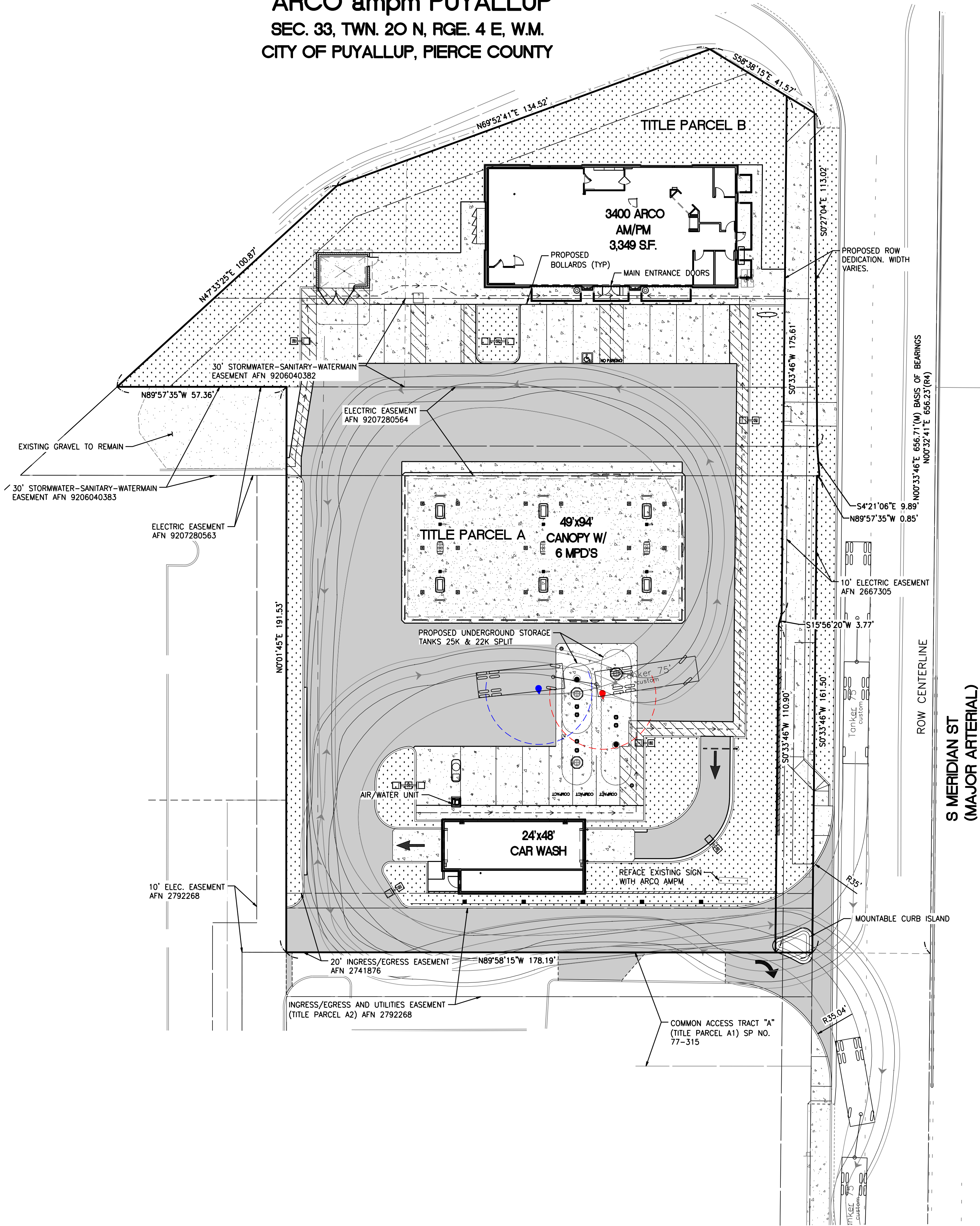
TANKER PATH EXHIBIT

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



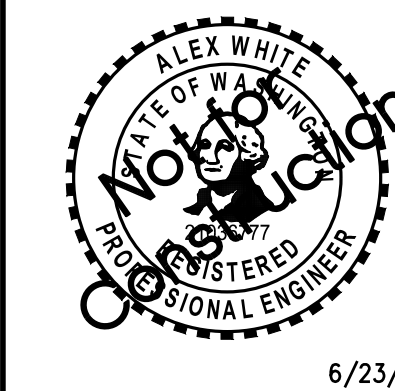
arco-75
feet

First Unit Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 36.0
First Unit Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



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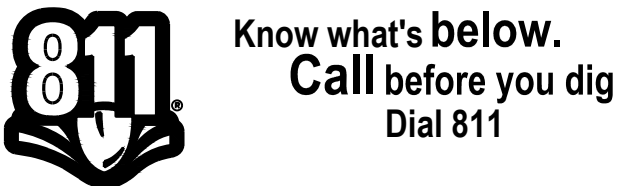
DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:
SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

DESIGNED BY:	AMJ	ALLIANCE ZONE:	
CHECKED BY:	ADW	BP REPM:	
DRAWN BY:	AMJ	ALLIANCE PM:	
VERSION:		PROJECT NO.:	21730

DRAWING TITLE:
TANKER PATH EXHIBIT

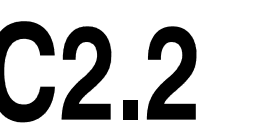
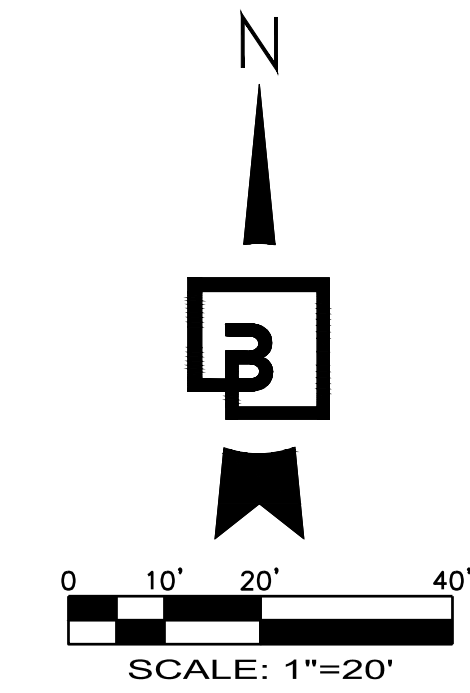
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Preliminary Not For Construction






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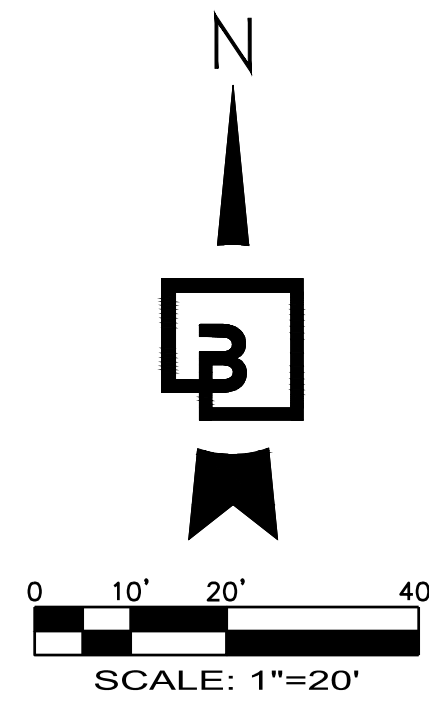
FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY

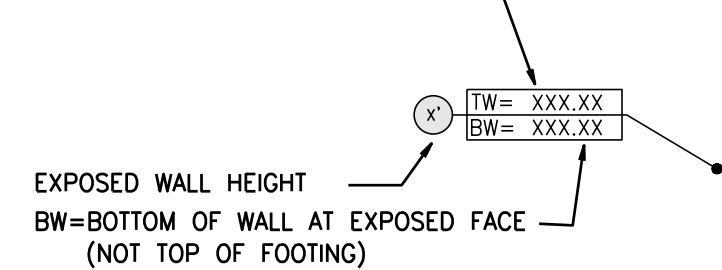
GRADING LEGEND:

PROPOSED CONTOUR	----- 30 -----
EXISTING CONTOUR	_____ 30 _____
PROPOSED GRADE BREAK	----- <u>GB</u> -----
PROPOSED RIDGE LINE	----- <u>RIDGE</u> -----
SWALE FLOWLINE	----- <u> </u> -----
PROPOSED GRADING SLOPE	----- <u>1.00%</u> -----
SPOT ELEVATION	 <u>30.01</u>
FLUSH ELEVATION	 <u>30.01 FC</u>
MATCH EXISTING ELEVATION	 <u>30.01± ME</u>
TOP OF PAVEMENT/TOP OF CURB	 <u>30.01 TP</u> 30.51 TC
FLOW/GUTTER LINE/TOP OF CURB	 <u>30.51 FL</u> 30.51 TC



1. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (TP = TOP OF PAVEMENT, TC = TOP OF CONCRETE SIDEWALK/CURB, ME = MATCH EXISTING ELEVATIONS, FC = FLUSH CURB, FL = FLOW LINE, GB = GRADE BREAK, TPI = TOP OF ISLAND, FS = FINISH SURFACE)
2. FILL MATERIAL AND COMPACTION SHALL CONFORM TO THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
3. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
4. RAISE AND ADJUST PROPOSED SANITARY SEWER CLEANOUTS LIDS TO FINAL GRADE AS NECESSARY. CLEANOUTS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
5. RAISE AND ADJUST ALL EXISTING AND PROPOSED CATCH BASIN RIMS TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA STANDARDS.

WALL ELEVATIONS
TW=TOP OF WALL



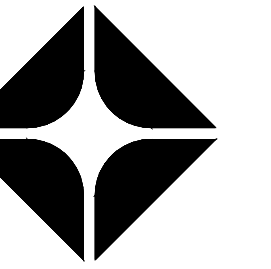
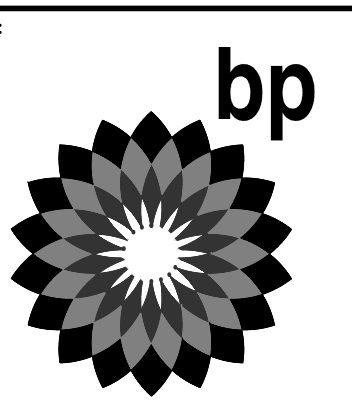
- ELEVATIONS SHOWN OF THE TOP AND BOTTOM OF WALL ARE AT THE EXPOSED FACE OF THE WALL, AND DO NOT INCLUDE HEIGHT OF THE WALL FOUNDATION.
- CONTRACTOR TO VERIFY WALL ELEVATIONS INSTALLED BY OTHERS

WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) SHALL BE CONTINUOUSLY ACCESSIBLE, (2) ARE MINIMUM 44" IN WIDTH, (3) HAVE A MAXIMUM 1.5% CROSS SLOPE, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% LONGITUDINALLY (i.e., 1:20) SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS, SECTION 405. WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING; COMPLYING WITH ADA STANDARDS, SECTION 406.8.



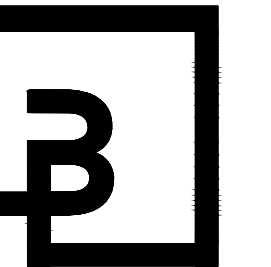
Know what's **below**.
Call before you dig.
 Dial 811

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ARCO

EAST COAST PRODUCTS, LLC

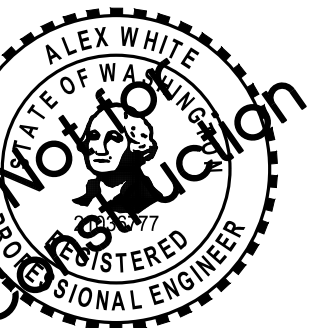


**arghausen
onsulting Engineers, Inc.**

3215 72nd Avenue South
Rent, WA 98032
25.251.6222
arghausen.com

Q.	DATE	REVISION DESCRIPTION
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23/23

DEVELOPMENT INFORMATION:

ARCO NTI

3400 am/pm
JEL CANOPY w/ 6 MPD's

ADDRESS:

WC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY:	AMJ	ALLIANCE Z&DM:
CHECKED BY:	ADW	BP REPM:
OWN BY:	AMJ	ALLIANCE PM:
REVISION:	-	PROJECT NO:
	-	21730

DRAWING TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

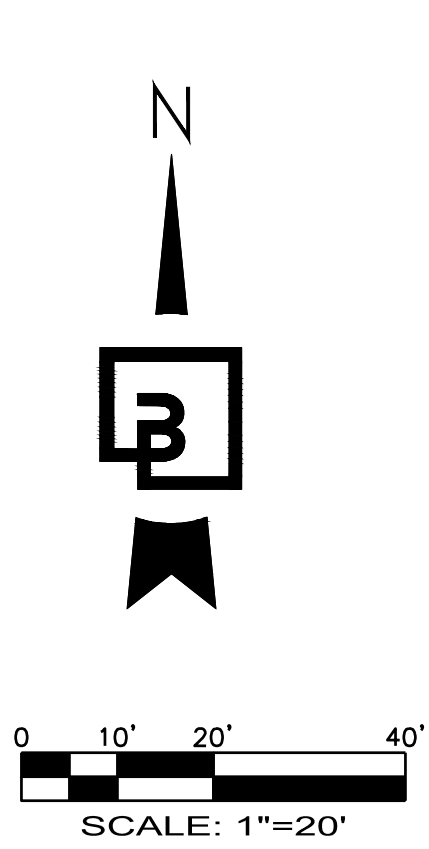
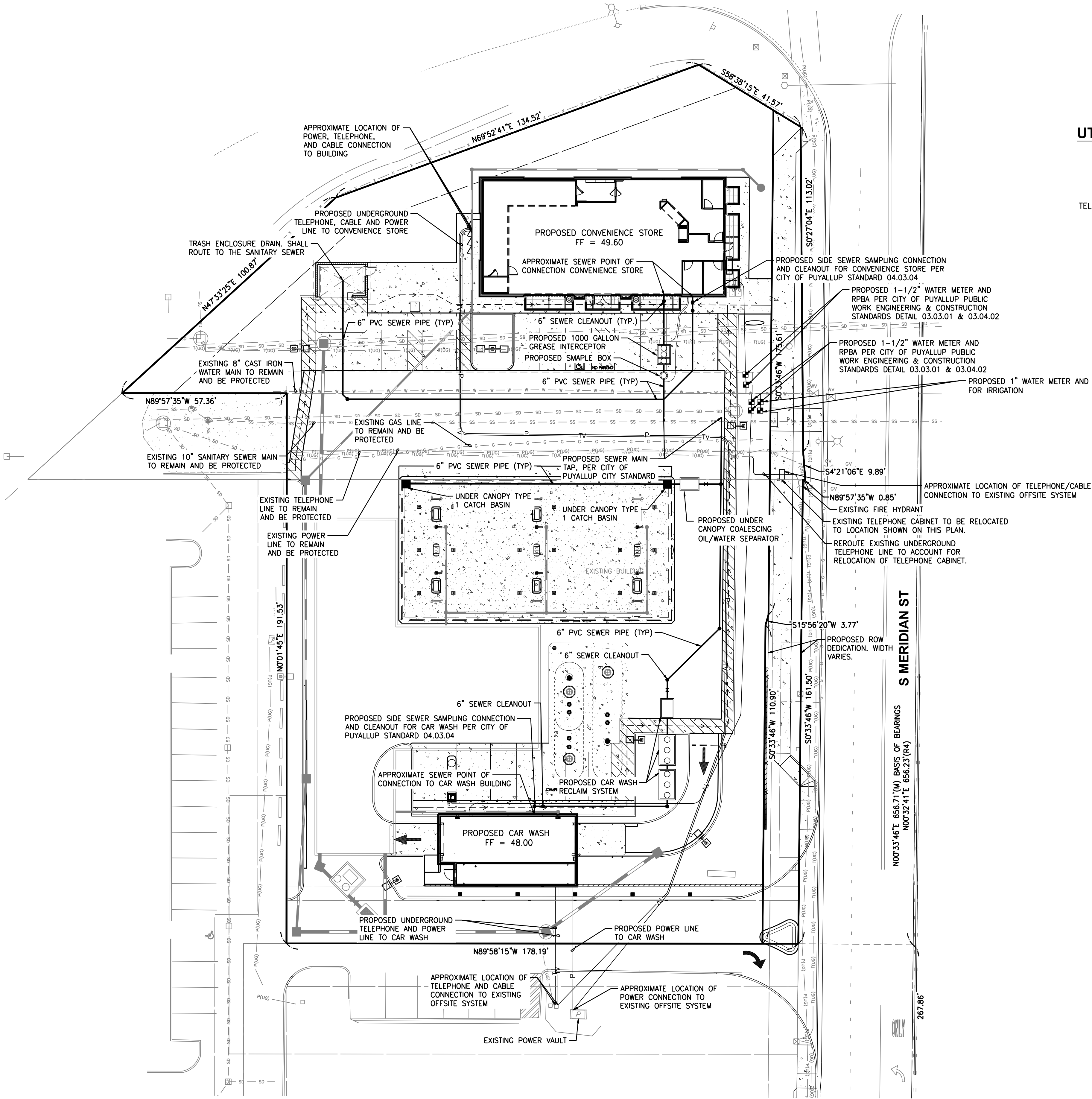
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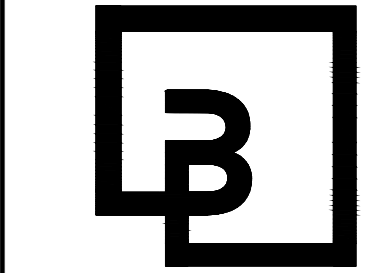
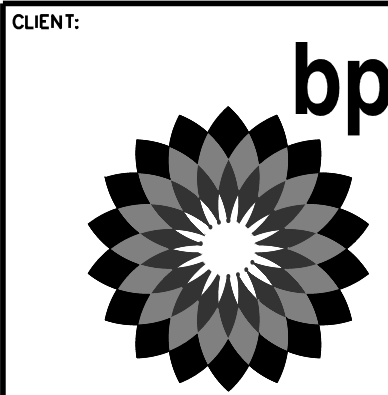
PRELIMINARY UTILITY PLAN

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



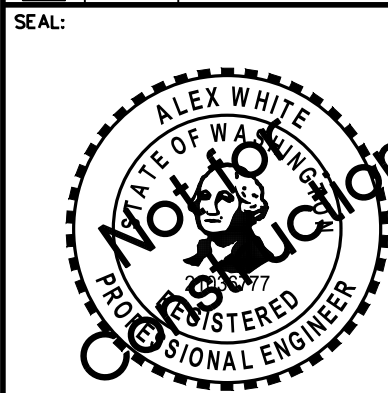
UTILITY CONTACT INFORMATION

GAS/ELECTRICAL:	PUGET SOUND ENERGY 5807 MILWAUKEE AVENUE EAST PUYALLUP, WA 98371 PHONE: 888-225-5773
	COMCAST PHONE: (887) 824-2288
TELEPHONE/CABLE:	
WATER:	CITY OF PUYALLUP 1100 39TH AVENUE SOUTHEAST PUYALLUP, WA 98371 CONTACT: CRAIG HALE PHONE: (253) 8411-5505 EMAIL: CRAIG@CI.PUYALLUP.WA.US
STORM:	CITY OF PUYALLUP 1100 39TH AVE SOUTHEAST PUYALLUP, WA 98374 CONTACT: JONATHAN WIKANDER PHONE: (253) 841-5505
SEWER:	CITY OF PUYALLUP 1100 39TH AVE SOUTHEAST PUYALLUP, WA 98374 CONTACT: JONATHAN WIKANDER PHONE: (253) 841-5505



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

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12		



6/23/23

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:
SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY:	AMJ	ALLIANCE Z&B:
CHECKED BY:	ADW	BP REP:
DRAWN BY:	AMJ	ALLIANCE PM:
VERSION:		PROJECT NO:
		21730

DRAWING TITLE:
PRELIMINARY UTILITY PLAN

SHEET NO:

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Preliminary Not For Construction



Know what's below.
Call before you dig.
Dial 811

C4.0



CITY OF PUYALLUP

Development & Permitting Services Department

333 South Meridian

Puyallup, WA 98371

253-864-4165 | Planning@puyallupwa.gov

PRELIMINARY*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

**This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received*

for
ARCO AM/PM Fueling Facility
Preliminary Site Plan, SEPA Checklist

Project # PLPSP20220079

[Online Permit File](#)

Date of Issuance:	June 29, 2023
Description of Proposal:	The proposed scope of work includes the construction of a new 3,349-square-foot ARCO AMPM convenience store, a 49'x129' fuel canopy with eight (8) multi-product dispensers (MPDs), a 25,000-gallon underground storage tank (UST), and a 22,000-gallon split UST (12,000/10,000) allocated for diesel and premium fuel. Additionally, the project will include the construction of a detached 24'x48' car wash with a single drive-through lane and one (1) vacuum station. Site improvements will include surface parking for 21 vehicles, including four (4) EV charging spaces, interior and perimeter landscaping, off-street improvements, exterior lighting, source control, spill prevention, signage, pedestrian walkways, and trash and recycling enclosure. The existing restaurant building will be demolished to accommodate new improvements.
Location of Proposal:	1402 S Meridian, TPN 7730000281
Proponent:	Angelica Schattler - Barghausen Consulting Engineers aschattler@barghausen.com
Lead Agency Responsible Official:	Katie Baker, AICP Planning Manager City of Puyallup Development & Permitting Services Dept. 333 South Meridian Street Puyallup, WA 98371 (253) 864-4165 Planning@PuyallupWA.gov

City of Puyallup Permits:	Preliminary Site Plan, SEPA Checklist
Zoning:	General Commercial (CG)
Comprehensive Plan:	Auto Oriented Commercial (AOC)
Shoreline Environment:	N/A Project is not within Shoreline Environment

A. PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):

The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review. To request access to electronic copies of project materials, please contact Planning@PuyallupWA.gov or (253) 864-4165, or visit <https://permits.puyallupwa.gov/Portal> and select “application search” under Planning Division section.

- i. Development Review Team (DRT) letter, sent **June 27, 2023**
 - ii. SEPA checklist, received **May 16, 2022**
 - iii. Preliminary site plan, with supporting development plans (such as preliminary engineering, utilities, etc.), received **June 23, 2023**
 - iv. Landscaping & Irrigation Plans, received March 10, 2023
 - v. Architectural Elevations, received December 20, 2022
 - vi. Traffic Impact Analysis and/or traffic scoping worksheet, received **June 23, 2023**
 - vii. Geotechnical Engineering Investigation Report, received **July 18, 2022**
 - viii. Critical aquifer recharge area hydrogeologic report, received **July 18, 2022**
 - ix. Critical area identification form, received **May 13, 2022**
 - x. Preliminary Stormwater Report, received **May 8, 2023**
1. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
 - i. Optional DNS notice sent on **May 24, 2022** Comment period expired **June 7, 2022**
 - ii. List of recipients, comments received, and copy of NOA materials available in project file. Contact the Lead Agency Responsible Official for further information. Email the Planning Department at Planning@PuyallupWA.gov for full copies.

B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings of consistency based upon a review of the environmental checklist and attachments, other information and studies on file for the project, and the policies, plans, and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority (see PMC 21.04), and under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C. The following findings of consistency apply to the project and may be referenced in future (final) permit review notes and/or conditions:

1. EARTH

- i. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants that must be controlled with temporary erosion control measures, consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading, in addition to any and all permits required by other agencies. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
- ii. Based on the project geotechnical report, where available, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), impacts to geologic hazard areas have not been identified.
- iii. Temporary erosion, sedimentation and construction dust control BMPs will be applied in accordance with City of Puyallup city standard section 500 – Grading, Erosion and Sedimentation Control and all engineering Best Management Practices (BMPs), in accordance with City Engineer approval.

2. AIR

- i. Watering of exposed soils during construction to suppress dust will limit impacts to ambient air quality resulting from the project improvements.
- ii. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency and/or required by the Building Code Official.
- iii. Construction activities and vehicles being driven to and from the city can be anticipated to cause impacts on air quality and produce greenhouse gas emissions; no single point source of emissions that requires specific analysis on air quality and known to be are present as a result of the project.
- iv. No known sources of foul or offensive odors are anticipated as a result of the project.

3. WATER

- i. Storm water runoff will be managed and treated in accordance with the currently city-adopted version of the Department of Ecology Stormwater Design Manual (See PMC 21.10.040), all applicable city storm water standards, all applicable NPDES permit requirements, and BMPs/standard engineering practices in accordance with City Engineer approval.
- ii. The applicant shall demonstrate, to the satisfaction of the City Engineer and/or designee, that infiltration of on-site storm water is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a storm water pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city storm water requirements in city standards, shall conform to all standard engineering practices, and the applicable storm water manual design requirements as administered and approved by the City Engineer and/or designee.
- iii. The project location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.
- iv. Where projects are shown on the city's critical area maps as being within a critical aquifer recharge area or wellhead protection zone, additional review of impacts to ground water may be triggered, in accordance with standards in the city's critical areas ordinance.

- v. Activities that do not cause degradation of groundwater or significantly impact the recharge of ground water aquifer may be permitted in a critical aquifer recharge area; provided, that the project complies with the city storm water management regulations and other applicable local, state, and federal regulations.
- vi. This project is not within the 100-year floodplain.
- vii. Groundwater diversions, dewatering activities and/or construction-related ground water withdrawals may occur as a part of this project due to presence of high/perched ground water table/levels at the time of construction. However, any ground water diversions, withdrawals, dewatering, or other forms of ground water management that occur during site construction will be mitigated using engineering BMPs, as stipulated by the city standards manual, NPDES permits, current Department of Ecology storm water manual (in effect at the time of permitting), and standard engineering practices.

4. PLANTS

- i. The project will meet PMC 20.58 Landscaping Requirements, PMC 11.28 Street Trees, and will be consistent with the city's Vegetation Management Standards manual (PCD-5-11).
- ii. Any significant or heritage designated trees are required to be retained on site, where applicable. Trees and vegetation associated with critical areas, such as wetlands, steep slopes, streams/rivers, or other aquatic resources, and trees important to the overall function of adjacent or on site bird, fish and other terrestrial animals may be required to be retained, where applicable.
- iii. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards.

5. ANIMALS

- i. No federally listed endangered species, state threatened species or habitat, or state sensitive species are known to inhabit within the project boundaries.

6. ENERGY AND NATURAL RESOURCES

- i. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the applicable version of the Building Code, as adopted by the city applicable to the project construction type.
- ii. The project is not anticipated to impact solar access for the subject property or adjacent properties.
- iii. The project is anticipated to use various forms of energy, such as local electric power, natural gas, solar, and is not anticipated or known to generate a need for power or energy that would necessitate mitigation or specific service provisions not normally anticipated by service providers.

7. ENVIRONMENTAL HEALTH

- i. If soil contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.
- ii. If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.

- iii. The project is not anticipated to contain increased or unusual risks related to fire hazards, explosive materials, toxic chemical storage or manufacture, hazard waste spill risk, nor is the project anticipated or known to increase the risk of health hazards to the environment.
- iv. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury are removed prior to demolition. PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at:

www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html.

8. NOISE

- i. No significant adverse environmental impacts related to noise are anticipated or known to result due to the project.
- ii. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping work activities for both weekdays and weekends. Special conditions may apply to the project and additional noise mitigation may be applied by the City Engineer or Code Compliance Department during construction.

9. LAND USE, COMPREHENSIVE PLAN AND SHORELINE USE

- i. The project is located in the CG - General Commercial zone and the AOC - auto-oriented commercial comprehensive plan designated area and is generally consistent with the policies adopted in the Comprehensive Plan, Shoreline Master Program, and all other plans, where applicable to the development proposal, and shall be consistent with the zoning code regulations applicable to the project.
- ii. The site development construction plans (civil, building, etc.) shall follow all applicable codes in effect at the time of final construction permit submittal and shall conform to all applicable conditions outlined in the “Final Development Review Team (DRT) letter” available in the project case file.
- iii. The site is not presently being utilized for working forest or farmland and, as such, is not converting forest farm, agricultural or other resource lands urban land uses not otherwise contemplated in the city’s Comprehensive Plan.
- iv. All demolition work will be compliant with the city’s requirements for demolition approval and will be required to notify the Puget Sound Clean Air Agency prior to demolition work commencing. Asbestos surveys and any required abatement will be required during demolition permitting/actions.
- v. The project contains the critical areas noted below. The project has been reviewed for consistency with the city’s critical areas ordinance (PMC 21.06).

	CRITICAL AREA
X	Critical aquifer recharge area
X	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area

X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
X	Geologic hazard area – Seismic hazard areas
	Wetland and wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

10. HOUSING

- i. The project, once completed, will not result in the construction of a residential project.
- ii. The project will not adversely impact existing housing units or affect the development of housing units in the general vicinity of the project area.

11. AESTHETICS

- i. The project will be consistent with the height limitation outlined in the applicable zone district, as stipulated by the Puyallup Municipal Code (title 20, zoning). No view corridors were identified to be impacted as a result of the project.
- ii. The project shall comply with all applicable design review requirements, site plan design requirements, and all design review overlay district standards/guidelines, as applicable to the project, at the time of final permit submittal, or submittal to the Design Review Board for approval.

12. LIGHT AND GLARE

- i. Exterior lighting fixtures shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.
- ii. Street lighting, in accordance with city standards, will be provided as a part of the project.

13. RECREATION

- i. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

14. HISTORIC AND CULTURAL RESOURCES

- i. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other forms of site development/construction, all work on site shall stop immediately. This applies to all development activities that involve excavation regardless of exemption from permit requirements outlined in PMC 21.14.190.
- ii. The property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe of any such findings. In these cases, the property owner/developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.

- iii. The project applicant and/or contractor may be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archeology and Historic Preservation and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.

15. TRANSPORTATION

- i. Staff has reviewed and approved the traffic impact analysis and adequacy of sight distance in relation to the project. The project case file contains applicable reports; all reports submitted shall be reviewed by the Traffic Engineer and City Engineer, for consistency with the municipal code and city standards. In accordance with city policy, Traffic review staff analyzed vehicular impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips for changes to the level of service standards and/or operational impacts; special mitigation, proportionate with the project impacts, may apply to the proposal.
- ii. Per PMC 21.20.130, the applicant is required to pay a traffic impact fee (in the amount required by ordinance at the time of adoption) at the time of building permit issuance for the subject project.
- iii. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.
- iv. The project shall be compliant with the Comprehensive Plan Transportation Element and implementing Active Transportation Plan. Right of way width to accommodate the future addition of pedestrian and bicycle facilities.
- v. The project shall comply with PMC 20.55 – off-street Parking Regulations.

16. PUBLIC SERVICES

- i. A resulting need for additional public services, such as police services, fire protection, library, various other municipal services, etc. can be anticipated from the project. However, this determination does not anticipate that the project will impact city services and utilities in a manner that would reduce the Level of Service (LOS) for the applicable utilities as adopted in the city's Capital Facilities Element.
- ii. The project shall comply with the applicable school impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.
- iii. The project shall comply with the applicable parks impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.

17. UTILITIES

- i. Domestic water will be provided by the water purveyor serving the site. The applicant shall provide a water availability letter/documentation to ensure adequate water can be supplied to the project.
- ii. Sanitary sewer service shall be provided to the development in accordance with city standards.
- iii. Electricity, natural gas, refuse/recycling collection, internet and landline telephone service is provided by private utilities; property owner and/or applicant to determine availability of those private utilities to be provided on site.

Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes that regulate the applicable development activities,

including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

The responsible official of the lead agency finds that the above-described proposal does not have a probable significant adverse impact on the environment, provided the mitigation measures (attached) are incorporated into the proposal and applied as conditions of permit issuance. The identified mitigation measures include mitigation for potential impacts to the following:

A. Cultural Resource Survey, Transportation

The full text of the identified mitigation measures appears in Attachment A to this document. The mitigation measures and the project documents upon which this determination was based are available for review at the Puyallup Development Services Center, 333 South Meridian, during normal business hours.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c).

This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency as well as considering mitigation measures that the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

COMMENTS

Comments on this preliminary MDNS must be submitted within 21 days or by **3:00 p.m.** on July 20, 2023 to the Responsible Official at City of Puyallup Development Services Center. Comments will be accepted by mail, or (preferably) by email.

- Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit comments electronically, please send via E-mail to: Planning@PuyallupWA.gov ; or contact the case planner below.
 - Nabila Comstock, Assistant Planner at (253) 770-3361 or NComstock@PuyallupWA.gov

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject MDNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of expiration of the comment period or by **3:00 pm** on **Sunday, July 30, 2023**

Appeals will be accepted by via the CityView permit portal only (<https://permits.puyallupwa.gov/Portal>). Please call or email Planning prior to submission of an appeal, if possible.

- To file an appeal electronically, please visit <https://permits.puyallupwa.gov/Portal> and select "Apply for a Planning Permit", selecting "'Appeal to Hearing Examiner" from the project/permit type drop down when prompted.

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at Planning@PuyallupWA.gov or (253) 864-4165 to ask about the appeal procedures, if possible. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal.

This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Publication Date: **June 29, 2023**

Notice Published in: Tacoma News Tribune



June 29, 2023

Nabila Comstock
Assistant Planner

Date



June 29, 2023

Katie Baker, AICP
City of Puyallup SEPA Responsible Official

Date

Attachments:

- A. Mitigation Measures
- B. Site Plan
- C. Environmental Checklist

Attachment A

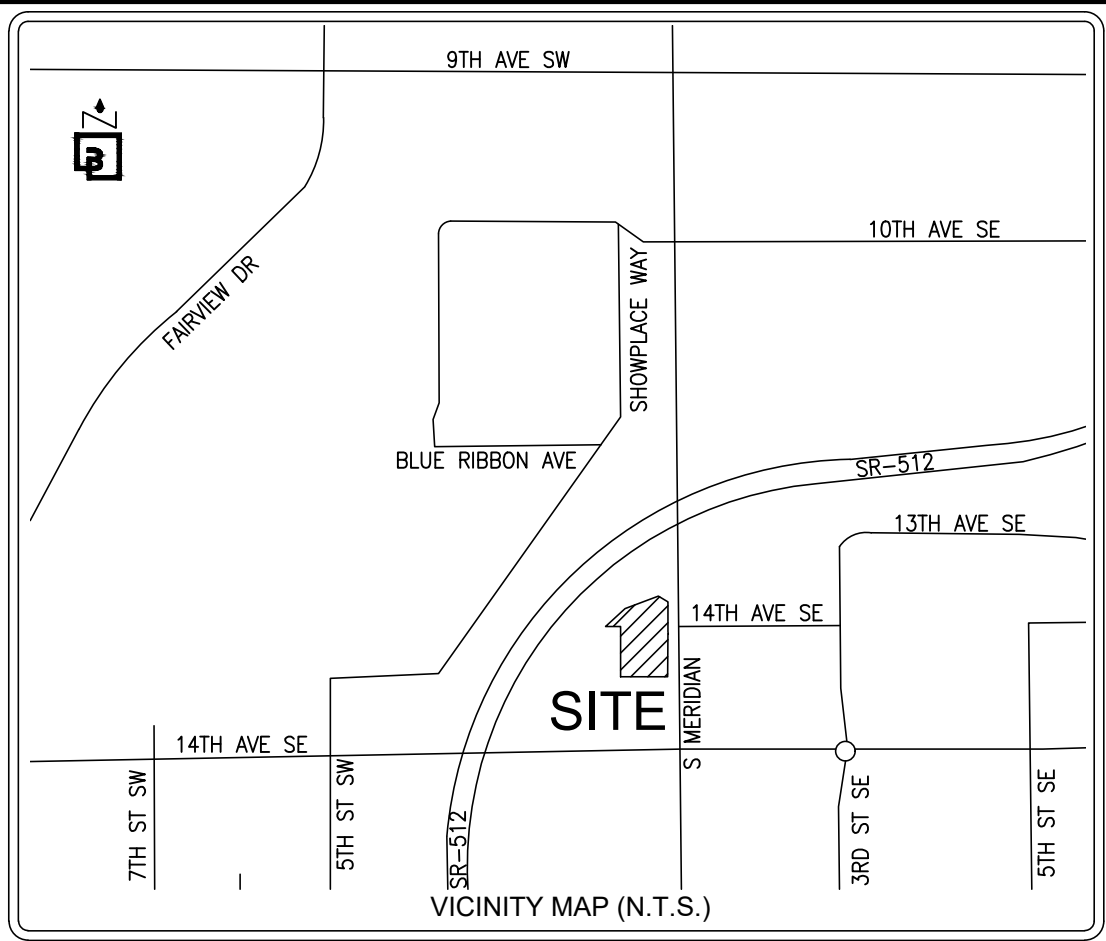
Mitigation Measures for Project # PLPSP20220079

1. Cultural Resource Survey:

- a. The Puyallup Tribe has requested a cultural resource survey prior to any ground disturbance. The project location is within a high probability area for impacting cultural resources including multiple known/recorded village sites.
 - i. The City of Puyallup has required the applicant to prepare an archaeological site investigation in accordance with state Department of Archaeology & Historic Preservation (DAHP) and Puyallup Tribal standards/guidelines prior to civil permit issuance.

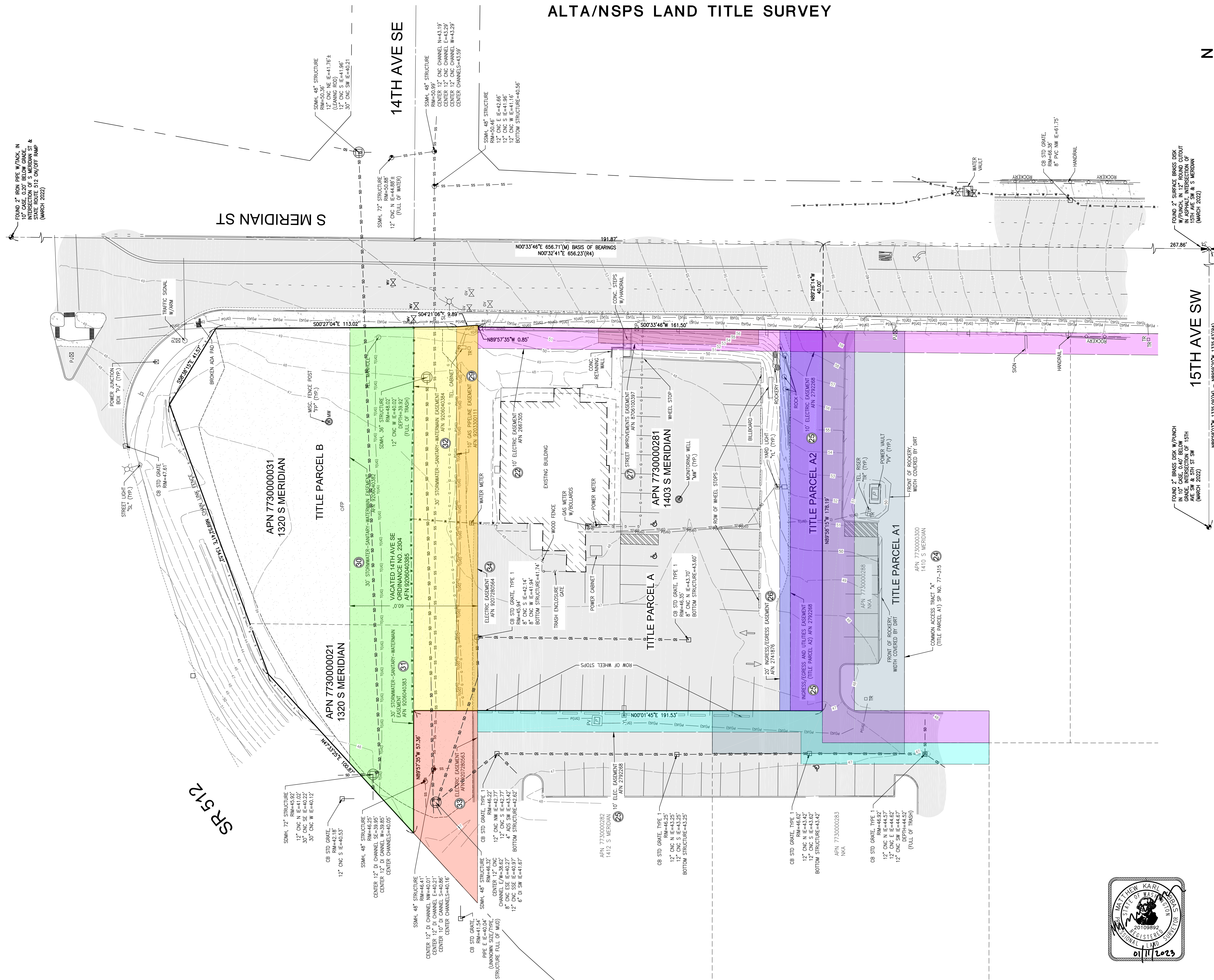
2. Transportation:

- a. Pierce Transit is responsible for the closure and/or relocation of the bus stop along S Meridian St. while the sidewalk is being constructed. Pierce Transit is also responsible for the installation of the bus stop and bench once construction is complete and the concrete has cured.
 - i. The applicant is required to give Pierce Transit two (2) weeks' notice prior to construction to allow them to remove the bus stop sign and bench.
 - ii. The applicant is required to notify Pierce Transit when the construction is complete so they may arrange to have the bus stop reinstalled.
- b. The S Meridian driveway access does not meet current engineering standards (300ft spacing from closest edge of driveway). Additionally, this project will be adding approximately 900 daily vehicle trips to/from this parcel. To mitigate deficient driveway spacing along this heavily congested arterial roadway section, this access shall be restricted to right-in/right-out. Restricting left turns is necessary to safely accommodate inbound/outbound vehicles. For the Meridian driveway design, the type and extent of physical access restrictions will be determined during civil review.
- c. To accommodate future vehicle demand entering the driveway from S Meridian, this project will be required to dedicate additional ROW for a future right turn pocket (southbound right). The City of Puyallup is not requiring the applicant to construct this improvement. However, additional ROW dedication will allow for this improvement to be constructed in the future. The dimensions of ROW dedication will be determined during civil review. ROW dedication will not impact site layout or design.
- d. The driveway approach along 15th Ave SE is substandard. Due to the influx in traffic per the proposed development, this driveway approach will need to be repaired to meet current city standards and ADA accessibility. The project will be required to upgrade the approach within the existing (east-west) footprint and revise the current angle of inclination (north-south) to ensure vehicles entering/leaving the site will not "bottom out" causing continuous damage to this approach.
- e. Access revision at Meridian creates limitations of fire apparatus access to the site per IFC 503.1.2 secondary access is required from 15th Ave SW. Fire Apparatus Access on 15th Ave SW - entrance needs to be improved per City engineering standards; addressing angle of inclination requirements, potholes and deterioration of the pavement for all weather driving surface per IFC 503.2.3.



VICINITY MAP (N.T.S.)

ALTA/NSPS LAND TITLE SURVEY



LEGEND

NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	SET REBAR/CAP (LS&XXXXXX)
	FOUND REBAR/CAP (AS NOTED)
	SET 27"x27" HUB/TACK LINE STAKE
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	BENCHMARK
	LUMINAIRE (LUM.)
	YARD LIGHT
	ORNAMENTAL LIGHT
	TRAFFIC SIGNAL LIGHTS
	POWER METER
	PUNCH POLE
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FAUCET
	FIRE HYDRANT(FH) / CONNECTION(FDC)
	WATER MANHOLE
	WATER METER
	BLOW-OFF / AIRVAC
	MONITOR WELL
	SIGN
	IRRIGATION SPRINKLER
	DIRECTIONAL ARROW
	ADA PARKING
	CHAIN LINK FENCE
	WOOD FENCE
	HOGWIRE FENCE
	SILT FENCE
	METAL/IRON FENCE
	GUARD RAIL/CABLE FENCE
	WATER LINE
	GAS LINE
	STEAM LINE
	TELEPHONE LINE (OH) OR (UG)
	POWER LINE (OH) OR (UG)
	STORM LINE
	SEWER LINE
	ROCKERY
	KEYSTONE WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE DRIPLINE
	CONCRETE
	GRAVEL/SAND (AS NOTED)
	ADA RAMP PAD
	DIRT
	RIP RAP
	ASPHALT
	BUILDING LINE

ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

No	Date	By	Chkd	Appr	Revision
----	------	----	------	------	----------

Title: **ALTA/NSPS LAND TITLE SURVEY**
PTN OF THE SE1/4, OF THE NE1/4 OF SEC. 33,
TWP. 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY,
WASHINGTON STATE

BP FUELS NA

Designed	_____	Scale: Horizontal 1" = 20' Vertical
Drawn	_____ AEF	
Checked	_____ MKA	
Approved	_____ MKA	

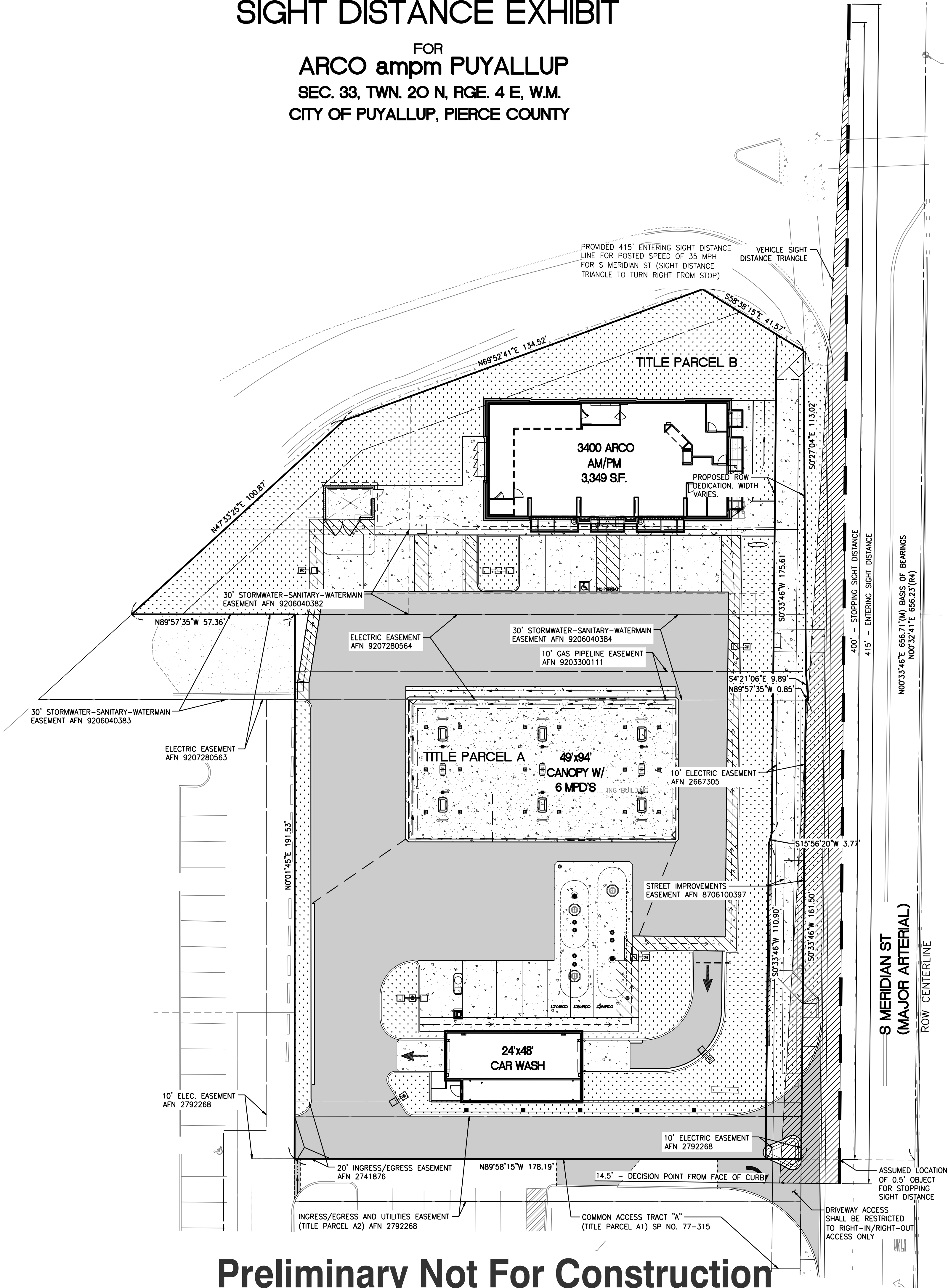
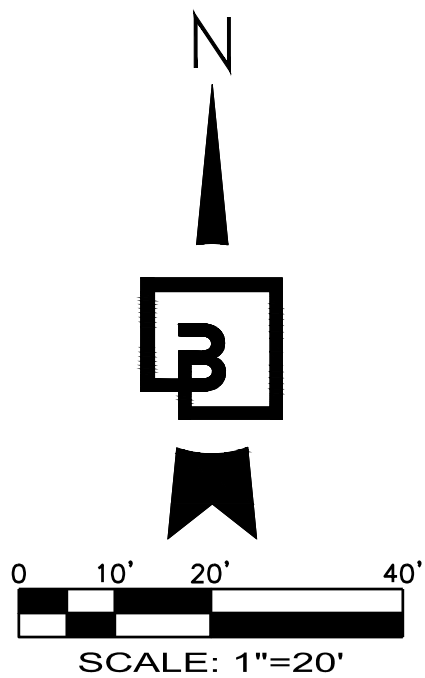
**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
21730

Sheet

SIGHT DISTANCE EXHIBIT

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



VEHICLE SIGHT DISTANCE NOTE:
TABLE 100-2 OF THE CITY OF PUYALLUP ROADWAY DESIGN STANDARDS (LAST REVISED 01/2016) WAS REFERENCED TO EVALUATE AND DETERMINE ENTERING SIGHT DISTANCE AND STOPPING SIGHT DISTANCE.

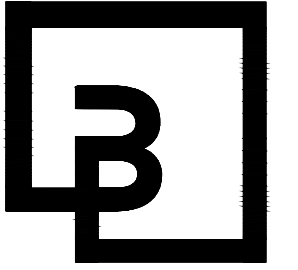

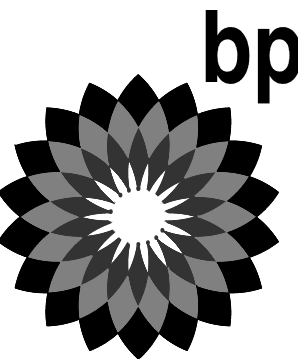
POSTED SPEED ON S MERIDIAN ST (MAJOR ARTERIAL): 35 MPH
DESIGN SPEED ON S MERIDIAN ST (MAJOR ARTERIAL): 45 MPH
PER TABLE 100-2 OF THE CITY OF PUYALLUP ROADWAY DESIGN STANDARDS (LAST REVISED 01/2016), THE ENTERING SIGHT DISTANCE AND STOPPING SIGHT DISTANCE FOR THE MODIFIED DRIVEWAY IS 415' AND THE STOPPING SIGHT DISTANCE IS 400'.

THE DECISION POINT DISTANCE OF 14.5' FROM FACE OF CURB WAS USED TO EVALUATE THE ENTERING AND STOPPING SIGHT DISTANCES.



Preliminary Not For Construction

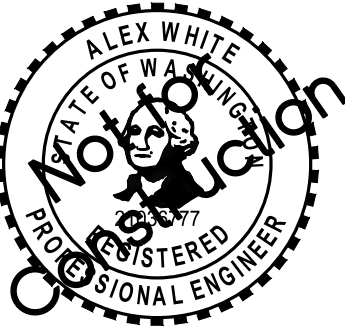
CLIENT:



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1	12-19-22	ENTITLEMENTS RESUBMITAL 01
2	3-9-23	ENTITLEMENTS RESUBMITAL 02
3	6-23-23	ENTITLEMENTS RESUBMITAL 03
4		
5		
6		
7		
8		
9		
10		
11		
12		

SEAL:



6/23/23

DEVELOPMENT INFORMATION:

ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:

SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY: AMJ ALLIANCE Z&M:
CHECKED BY: ADW BP REP:
DRAWN BY: AMJ ALLIANCE PM:
VERSION: PROJECT NO: 21730

DRAWING TITLE:

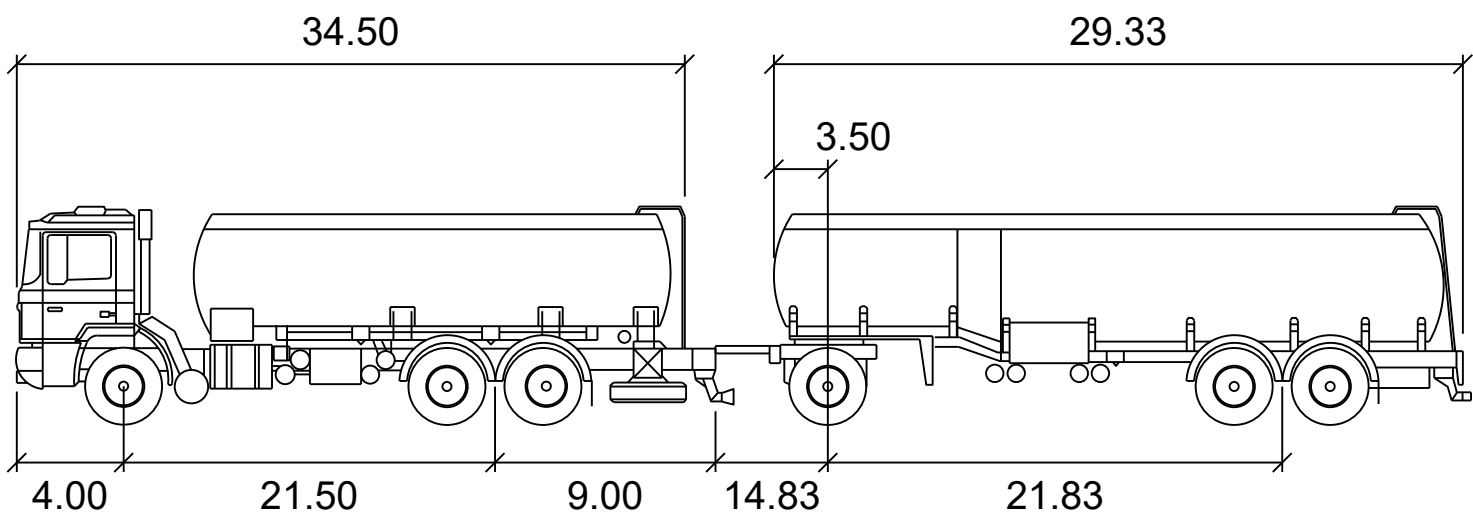
SIGHT DISTANCE EXHIBIT

SHEET NO:

C2.0

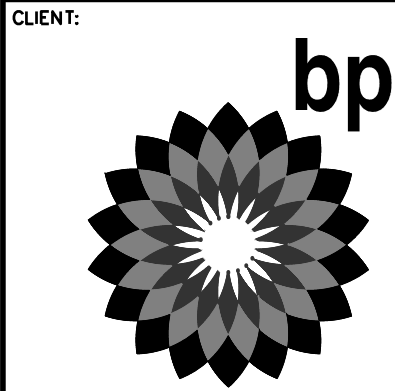
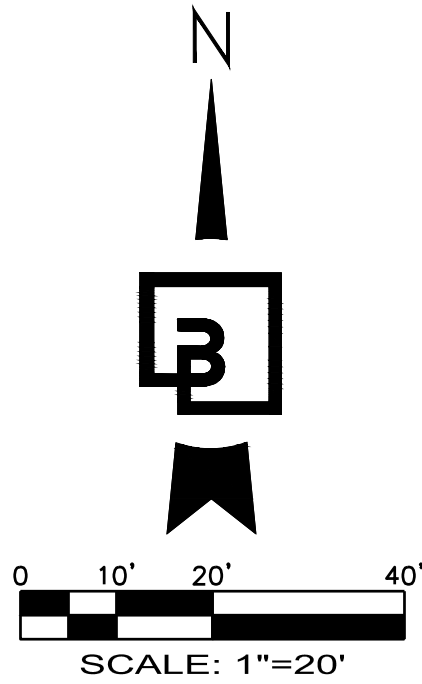
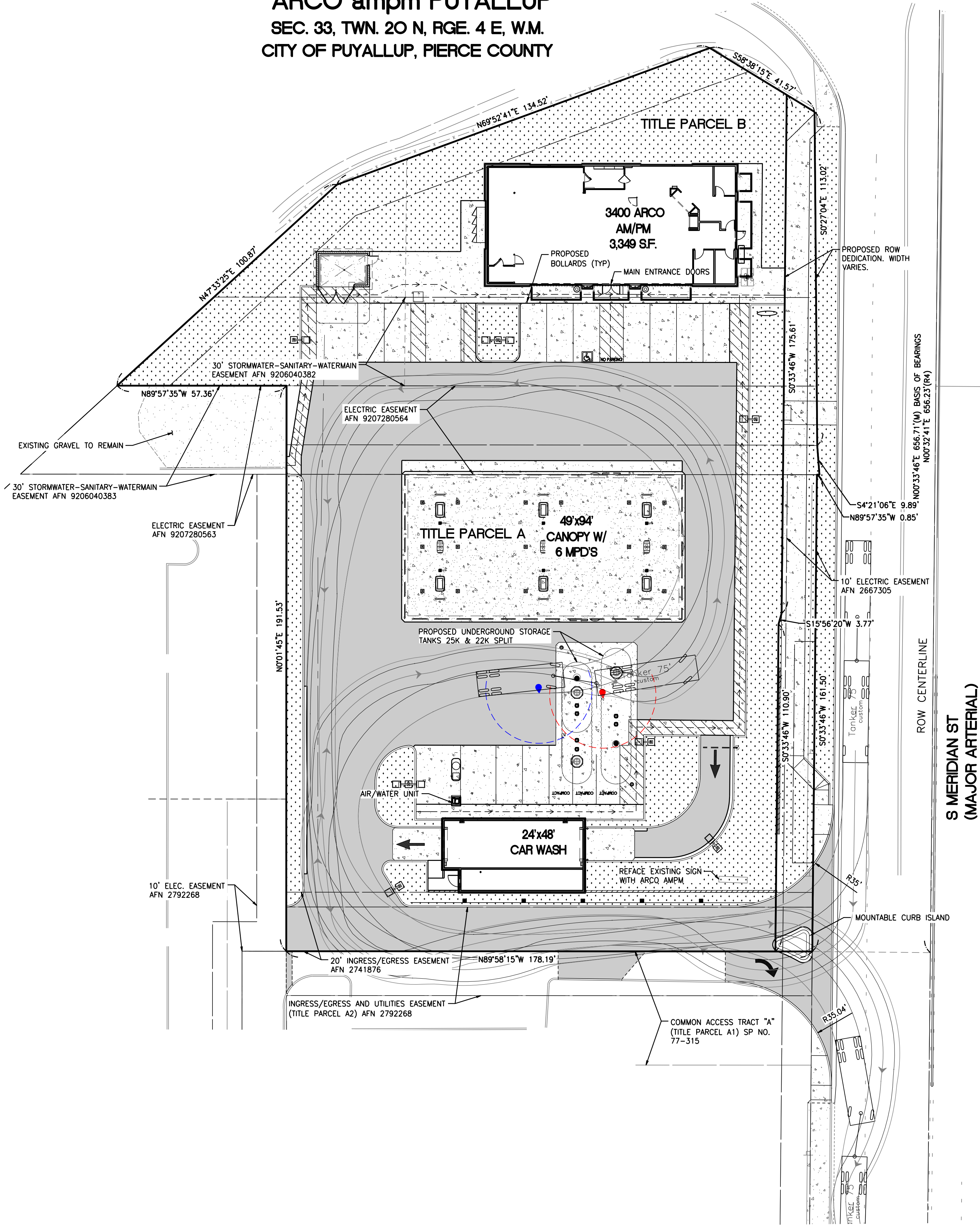
TANKER PATH EXHIBIT

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



arco-75
feet

First Unit Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 36.0
First Unit Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION	DESCRIPTION
1	12-19-22	ENTITLEMENTS RESUBMITAL 01	
2	3-9-23	ENTITLEMENTS RESUBMITAL 02	
3	6-23-23	ENTITLEMENTS RESUBMITAL 03	
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12			



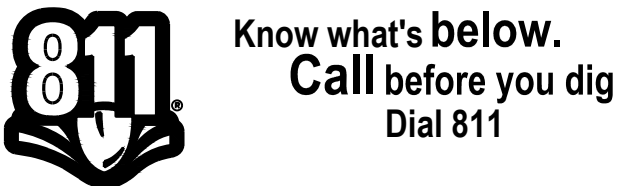
DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:
SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

DESIGNED BY:	AMJ	ALLIANCE ZONE:	
CHECKED BY:	ADW	BP REPM:	
DRAWN BY:	AMJ	ALLIANCE PM:	
VERSION:		PROJECT NO.:	21730

DRAWING TITLE:
TANKER PATH EXHIBIT

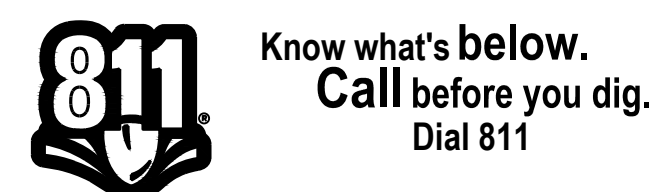
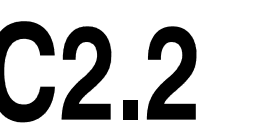
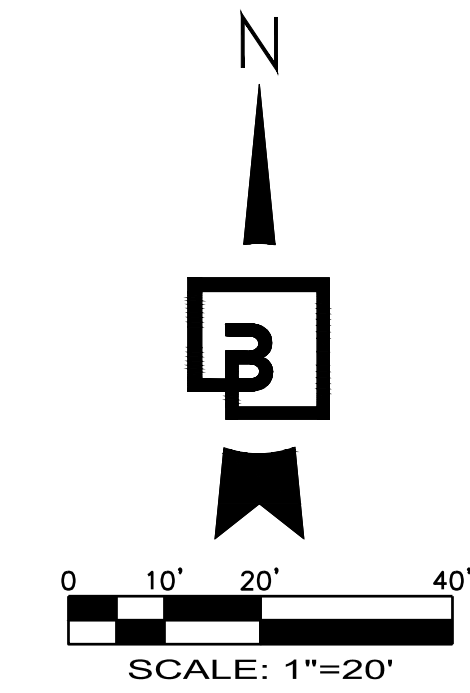
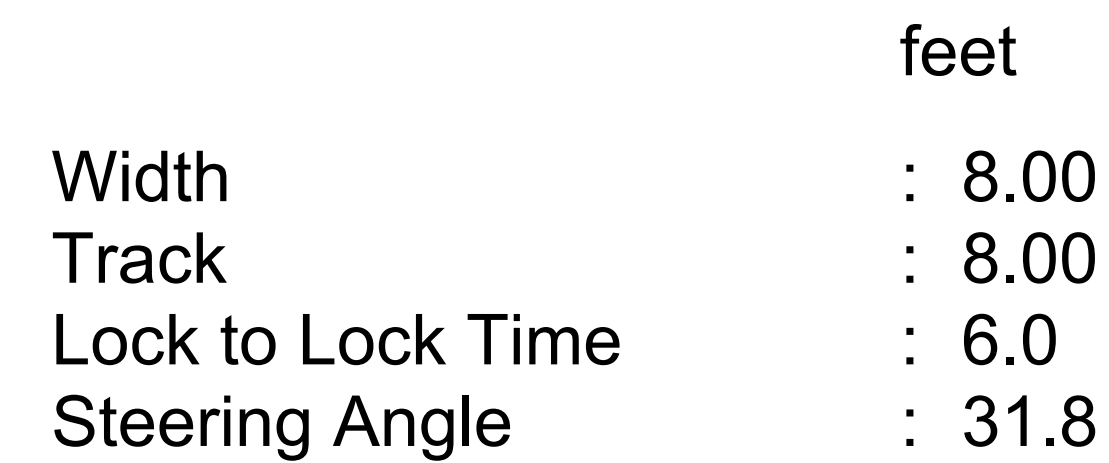
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Preliminary Not For Construction

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FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY

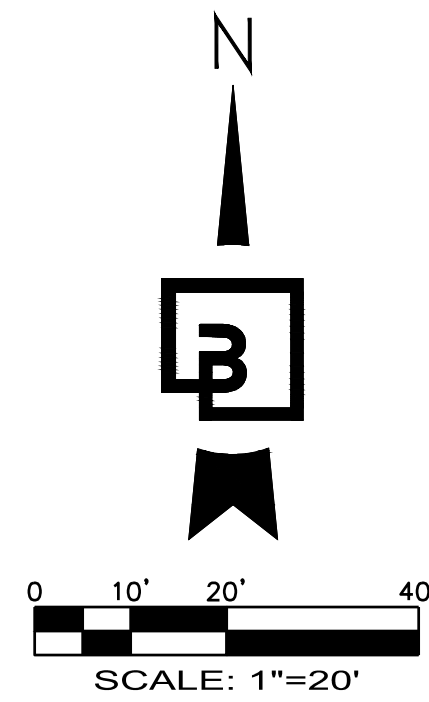


Preliminary Not For Construction

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY

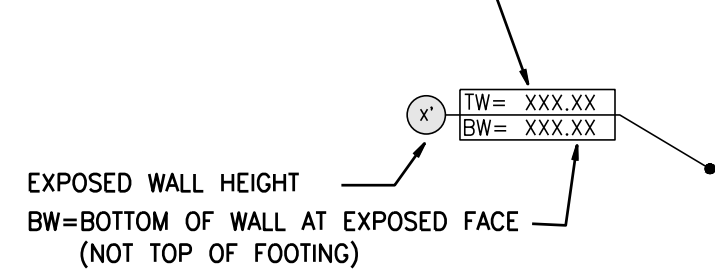
GRADING LEGEND:

PROPOSED CONTOUR	----- 30 -----
EXISTING CONTOUR	_____ 30 _____
PROPOSED GRADE BREAK	----- <u>GB</u> -----
PROPOSED RIDGE LINE	----- <u>RIDGE</u> -----
SWALE FLOWLINE	----- <u> </u> -----
PROPOSED GRADING SLOPE	----- <u>1.00%</u> -----
SPOT ELEVATION	 <u>30.01</u>
FLUSH ELEVATION	 <u>30.01 FC</u>
MATCH EXISTING ELEVATION	 <u>30.01± ME</u>
TOP OF PAVEMENT/TOP OF CURB	 <u>30.01 TP</u> 30.51 TC
FLOW/GUTTER LINE/TOP OF CURB	 <u>30.51 FL</u> 30.51 TC



1. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (TP = TOP OF PAVEMENT, TC = TOP OF CONCRETE SIDEWALK/CURB, ME = MATCH EXISTING ELEVATIONS, FC = FLUSH CURB, FL = FLOW LINE, GB = GRADE BREAK, TPI = TOP OF ISLAND, FS = FINISH SURFACE)
2. FILL MATERIAL AND COMPACTION SHALL CONFORM TO THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
3. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
4. RAISE AND ADJUST PROPOSED SANITARY SEWER CLEANOUTS LIDS TO FINAL GRADE AS NECESSARY. CLEANOUTS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
5. RAISE AND ADJUST ALL EXISTING AND PROPOSED CATCH BASIN RIMS TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA STANDARDS.

WALL ELEVATIONS
TW=TOP OF WALL



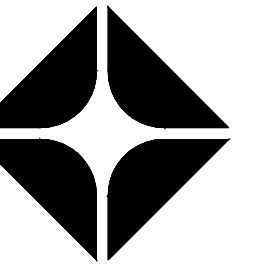
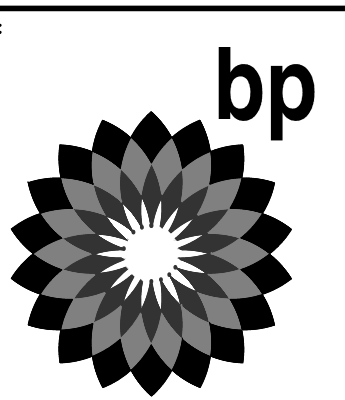
- ELEVATIONS SHOWN OF THE TOP AND BOTTOM OF WALL ARE AT THE EXPOSED FACE OF THE WALL, AND DO NOT INCLUDE HEIGHT OF THE WALL FOUNDATION.
- CONTRACTOR TO VERIFY WALL ELEVATIONS INSTALLED BY OTHERS

WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) SHALL BE CONTINUOUSLY ACCESSIBLE, (2) ARE MINIMUM 44" IN WIDTH, (3) HAVE A MAXIMUM 1.5% CROSS SLOPE, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% LONGITUDINALLY (i.e., 1:20) SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS, SECTION 405. WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING; COMPLYING WITH ADA STANDARDS, SECTION 406.8.



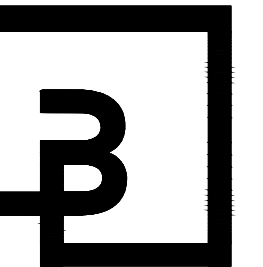
Know what's **below**.
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Dial 811

Preliminary Not For Construction



ARCO

WEST COAST PRODUCTS, LLC

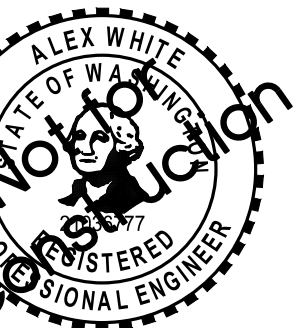


**arghausen
onsulting Engineers, Inc.**

3215 72nd Avenue South
Rent, WA 98032
25.251.6222
arghausen.com

Q.	DATE	REVISION DESCRIPTION
1	12-19-22	ENTITLEMENTS RESUBMITTAL 01
2	3-9-23	ENTITLEMENTS RESUBMITTAL 02
3	6-23-23	ENTITLEMENTS RESUBMITTAL 03
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AL:



23/23

DEVELOPMENT INFORMATION:

ARCO NTI

3400 am/pm
JEL CANOPY w/ 6 MPD's

ADDRESS:

SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY:	AMJ	ALLIANCE Z&DM:
CHECKED BY:	ADW	BP REPM:
OWN BY:	AMJ	ALLIANCE PM:
REVISION:	-	PROJECT NO:
	-	21730

DRAWING TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

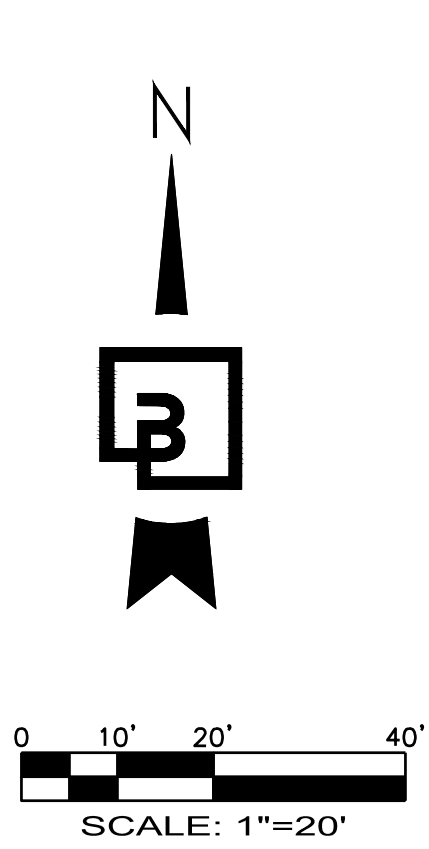
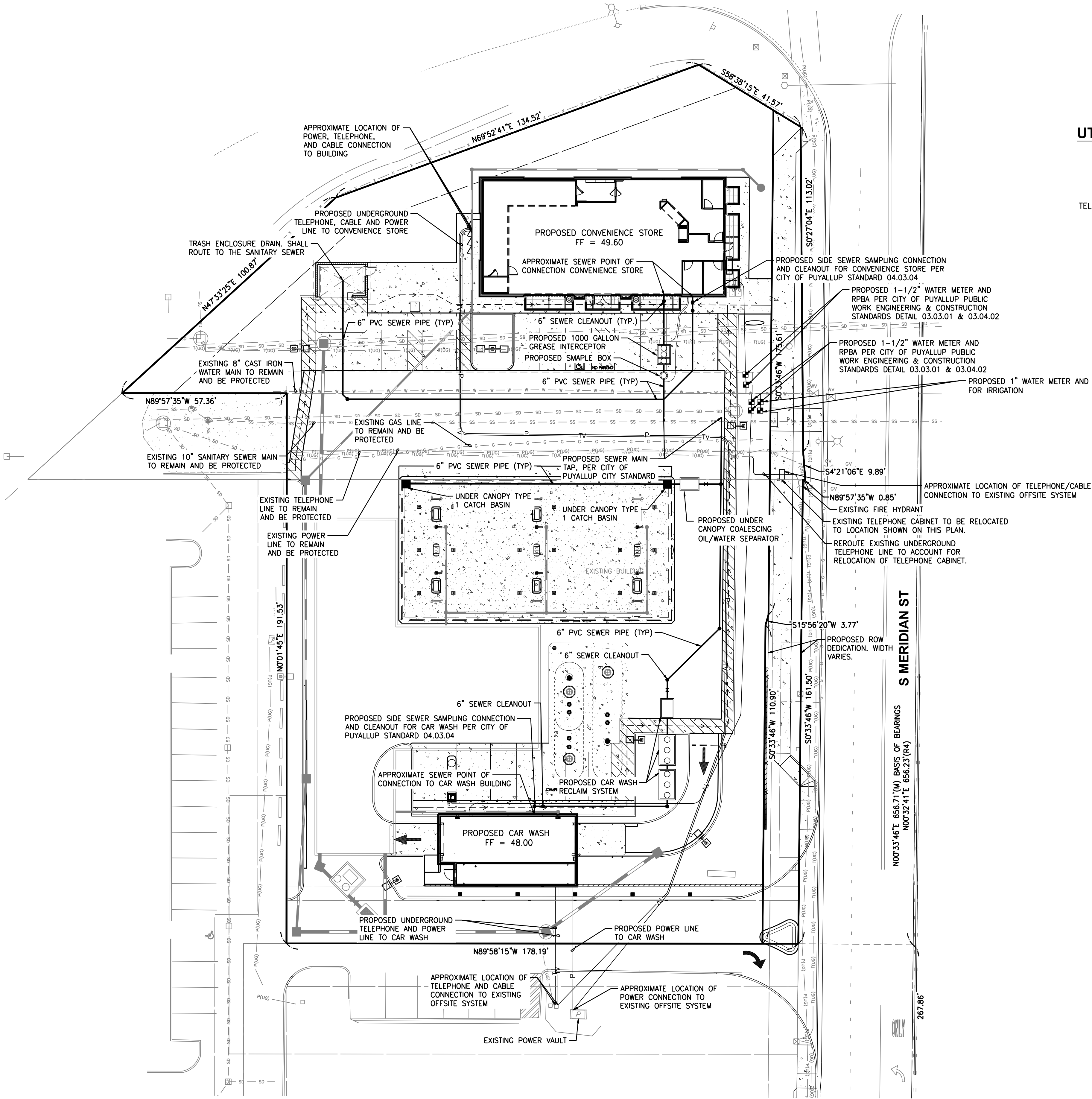
SET NO:

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PRELIMINARY UTILITY PLAN

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



UTILITY CONTACT INFORMATION

GAS/ELECTRICAL:	PUGET SOUND ENERGY 5807 MILWAUKEE AVENUE EAST PUYALLUP, WA 98371 PHONE: 888-225-5773
	COMCAST PHONE: (887) 824-2288
TELEPHONE/CABLE:	
WATER:	CITY OF PUYALLUP 1100 39TH AVENUE SOUTHEAST PUYALLUP, WA 98371 CONTACT: CRAIG HALE PHONE: (253) 8411-5505 EMAIL: CRAIG@CI.PUYALLUP.WA.US
STORM:	CITY OF PUYALLUP 1100 39TH AVE SOUTHEAST PUYALLUP, WA 98374 CONTACT: JONATHAN WIKANDER PHONE: (253) 841-5505
SEWER:	CITY OF PUYALLUP 1100 39TH AVE SOUTHEAST PUYALLUP, WA 98374 CONTACT: JONATHAN WIKANDER PHONE: (253) 841-5505

CLIENT:

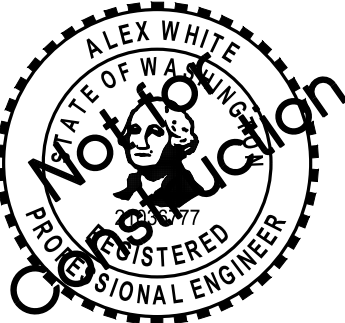


Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1	12-19-22	ENTITLEMENTS RESUBMITAL 01
2	3-9-23	ENTITLEMENTS RESUBMITAL 02
3	6-23-23	ENTITLEMENTS RESUBMITAL 03
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SEAL:



6/23/23

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:
SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD
DESIGNED BY: AMJ ALLIANCE ZBDW
CHECKED BY: ADW BP REP:
DRAWN BY: AMJ ALLIANCE PM:
VERSION: PROJECT NO:
21730

DRAWING TITLE:
PRELIMINARY UTILITY PLAN

SHEET NO:

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Preliminary Not For Construction



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Call before you dig.
Dial 811

C4.0

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of Sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

ARCO ampm convenience store, carwash and fueling station.

2. Name of applicant:

BP Products North America, Inc.

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

Applicant:

Randall Arnold, Project Executive
BP Products North America, Inc.
c/o Sevan Multi-Site Solutions
30 South Wacker Drive
Chicago, IL 60606

Contact

Angelica Schattler, Assistant Planner
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
(425) 251-6222

4. Date checklist prepared:

May 13, 2022

5. Agency requesting checklist:

City of Puyallup, Washington

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

Site Plan/Design Review Approval: October 2022

Construction Permit Submittals: November 2022

Construction Start: June 2023

Grand Opening: November 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Plans for future additions, expansions, or any further activity beyond the initial build-out are not being considered at this time.

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

Listed below are documents directly related to the environmental review of the applicant's proposal. These documents will either be made available in conjunction with this submittal, as a deferred submittal for this entitlement process or subsequently made available during future permitting processes, as required by City staff.

- Hydrological Study for Critical Aquifer prepared by Maul Foster & Alongi, Inc. dated ____
- Traffic Scoping Worksheet prepared by Transpo Group dated April 20, 2022

- Transportation Impact Analysis to be prepared by Transpo Group (In progress)
- Geotechnical Report prepared by Krazan & Associates, Inc. dated May 6, 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.

To the best of my knowledge, there are no other applications or proposals pending for government approvals that directly affect the subject property.

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

The project scope of work is anticipated to require the following permit approvals:

- Preliminary Site Plan Review
- Design Review
- Civil Construction Permit
- Building Permit
- Mechanical, Electrical, and Plumbing Permits
- Right-of-Way Permit
- Utility Permit
- Underground Storage Tank Permits and Notifications
- Air Quality Authority to Construct/Permit to Operate
- Demo Permit

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 scope of the project involves development of a new a new 3,349-square-foot ARCO ampm convenience store, a 49- by 129-foot fuel canopy over eight (8) multi-product dispensers (MPDs), and installation of two (2) underground storage tanks (USTs). Additionally, the project will include the construction of a 24- by 48-foot carwash and two (2) vacuum spaces. The project also proposes site improvements, including, but not limited to, exterior lighting, access driveways, off-street parking, interior and perimeter landscaping, stormwater management, storm water quality, source control, spill prevention and exterior signage. The existing 13,400 square-foot restaurant building will be demolished to accommodate the new improvements.

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 project site is located within the City of Puyallup corporate limits at 1403 South Meridian, Puyallup, Washington, 98371 on tax parcels 7730000281, 7730000031, and 7730000021. The site

is located in Quarter 14 of Section 33, Township 20, and Range 04. The subject property consists of three (3) parcels totaling approximately 1.20 acres.

Legal Description:

Section 33 Township 20 Range 04 Quarter 14 SOURWINES ACRE LOTS: SOURWINES ACRE LOTS LOT 1 OF SH PLAT 77-315 TOG/W 1/2 14TH AVE SW ABUTT ON N VAC BY ORD 2304 EASE OF RECORD OUT OF 028-0 SEG K-1649 BG JW DC5/20/04JU

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

The project site in its current condition is developed with a restaurant building and associated paved parking with shared cross-access with a Motel and Office Building on abutting parcels. The northern-most portion of the site is a gravel lot.

(circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope on the site is approximately 33 percent (33%) at the southeast corner of the site (bank). The developed area is approximately 3%.

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.

Based on available USDA Soil Maps, the site consists of Shalcar muck, including 90 percent Shalcar and similar soils, and 10 percent of Minor components. This classification of soil is considered farmland of statewide importance.

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

No surface indicators of soil instability have been visually identified, and to the best of our knowledge, no history of soil instability exists.

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.

A preliminary analysis of cut/fill activity indicates an estimated 7,000 cubic yards of total earthwork. An estimated 6,000 cubic yards will be cut and exported from the site.

Grading activity will utilize on-site material whenever possible, in an effort to minimize fill. All imported fill will be sourced from the approved sites and documented accordingly.

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

Erosion is a possibility during construction activity, but under this proposal, erosion is primarily limited to grading, excavation, and fill activities. A Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared during the engineering phase and implemented throughout the construction phase, reducing the potential for erosion on site.

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

Approximately 83 percent of the site will be covered with impervious surfaces upon project completion.

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

Specific measures will be fully detailed in the TESC Plan created for the project and will incorporate a series of Best Management Practices (BMPs) designed to reduce the probability of erosion and control the dissemination of airborne particulates and prevent sedimentation from being conveyed to both on-site and downstream drainage systems, drainage swale, and onto adjacent properties and rights-of-way. Examples of BMPs often utilized include surface watering to control dust, drainage channels, silt control fencing, and sediment control ponds.

2. Air [\[help\]](#)

- 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.

Airborne particulates (dust), along with vehicular exhaust from construction equipment, are the most likely short-term sources of emissions during construction activity. The primary source of long-term emissions will be from vehicular exhaust, as a byproduct of the operation for the ARCO fueling facility.

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

Aside from vehicular exhaust originating with traffic on the adjacent rights-of-way, no off-site sources of emissions and/or odors have been identified.

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

Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction emissions will be further reduced through emission equipment in an effort to fully comply with Washington State emission standards. During the refueling process, CARB-certified vapor recovery systems will minimize vapor release and odors.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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 identified surface water bodies located in the immediate vicinity of the 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.

The project will not require any work over, in, or adjacent to waters.

- 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.

None.

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

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.

Based on FEMA Flood Panel 53053C0341E, the proposal site lies within Zone X: Area of Minimal Flood Hazard.

- 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 will not discharge waste materials into surface waters.

b. Ground Water: [\[help\]](#)

- 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 is not proposed to be withdrawn from a well for drinking 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.

No waste material 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.

The redevelopment is designed to maintain existing drainage patterns including the use of the existing on-site storm network. Proposed catch basins will be utilized to collect stormwater runoff from impervious surfaces outside the fueling area. Stormwater will then be routed to treatment and flow control facilities as applicable, then discharged from the site at the current location. The hydraulically isolated fuel tank slab will collect stormwater runoff from the fueling area and route through an oil/water separator prior to discharge from the site.

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

The water quality and source control measures proposed on this site will substantially limit the chance that waste materials could enter ground or surface waters.

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

The proposal is not expected to alter or affect existing 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:

Stormwater runoff will be mitigated for both runoff quality and quantity in accordance with the 2019 DOE Stormwater Management Manual for Western Washington.

4. **Plants** [\[help\]](#)

- 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?

Any existing vegetation within the interior of the project area will be removed and replaced with trees, plantings, shrubs, and groundcover to be specified on a landscape plan to be approved by the City. The existing vegetation located outside the project area and to the north will be retained. A preliminary landscape plan is included with this submittal.

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

To the best of our knowledge, there are no threatened or endangered species existing on site or to be found in the immediate vicinity.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Trees and plantings will be selected that are native to the Pacific Northwest and/or as specified by City Code.

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

To the best of our knowledge, no noxious weeds or invasive species are known to be on or near the project site.

5. **Animals** [\[help\]](#)

- 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.

To our knowledge, there are no threatened or endangered animal species known to exist on or near the site.

- c. Is the site part of a migration route? If so, explain.

To the best of our knowledge, the site is not part of a migration route.

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

No mitigation measures are proposed or required.

- e. List any invasive animal species known to be on or near the site.

To the best of our knowledge, there are no invasive animal species living on site or to be found in the immediate vicinity.

6. **Energy and Natural Resources** [\[help\]](#)

- 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.

Electricity will be required to meet the operational needs of the completed project.

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

No impacts have been identified that limit or restrict the use of solar energy on 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 will be achieved through design elements that fully comply with the current provisions of Washington State Energy Code.

7. Environmental Health [\[help\]](#)

- 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.

None are routinely associated with service station uses on a regular or recurring basis. Incidental exposure to gasoline during refueling, the risk of fire, and the possibility of a fuel spill are potentially sources of environmental hazards.

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

To the best of our knowledge, the site does not contain any significant contamination from present or past uses. Any contaminated soils or water will be remediated in accordance with Department of Ecology requirements.

- 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.

It is currently unknown if the project site contains any hazardous chemicals or conditions that would affect the project development. However, if any contamination from hazardous materials is encountered, it will be remediated in accordance with the Department of Ecology requirements.

- 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.

Gasoline and diesel fuels will be stored within underground storage tanks for the operation of the fueling facility.

4) Describe special emergency services that might be required.

No special services will be required. The level of emergency services (fire, police, medical) utilized would be consistent with comparable developments of this size and type.

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

Special equipment designed to minimize the impact of failure or damage through accidents, system protocols to establish and promote regular inspection and monitoring of facilities and equipment, plus electronic monitoring systems which provide continual oversight of fuel systems and equipment.

b. Noise

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

The only identified source of noise in the immediate vicinity occurs within the surrounding road network.

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.

Short-term noise associated with construction activity will be limited to construction traffic and equipment. The maximum noise levels should be expected to occur within the range between 57 and 89 dBA. These construction noise impacts will be limited by City Code to certain hours of the day (typically starting at 7:00 a.m. and ending in the early evening hours on weekdays). All construction activity associated with the project will be done in full compliance with City Code requirements.

Long-term noise impacts are expected to be relatively minor and limited to traffic on site. Noise levels are not expected to exceed current ambient noise levels after project construction. Loading operations will be regulated to the extent required by City Code.

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

Noise impacts associated with the construction phase of the project will be limited in duration. To mitigate general noise impacts during the construction phases, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken. Construction hours will roughly be limited to the normal workday, 7:00 a.m. to 6:00 p.m.

Long-term noise levels are anticipated to be consistent with the existing conditions of the site.

8. Land and Shoreline Use [\[help\]](#)

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 current use of the site is an unactive restaurant building. The surrounding area includes Body Talk Wellness and Spa to the south and Motel Puyallup to the west of the site. Northwest Motor Inn and Sound Credit Union are located to the east across South Meridian. To the north of the site is Highway 161. The proposal will not affect current land use on nearby or adjacent properties. The site will continue to share cross-access with the Motel and Talk Wellness and Spa.

- 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?

To the best of our knowledge, 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:

The proposed project will not affect or be affected by surrounding working farms or forest land normal business operations.

- c. Describe any structures on the site.

Existing structures on the site include a 2,760-square-foot restaurant building.

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

The restaurant building will be demolished.

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

The current zoning designation of the site is General Commercial (GC).

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

The current comprehensive plan designation of the subject property is General Commercial (GC).

- 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.

The project site has been classified as Hydric Soils by Pierce County; however, the project site has not been classified as a critical area by the City.

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

Following project completion, the development will likely employ between 15 and 25 employees. The project does not include any residential components, and no one will reside on the site following project completion.

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

With no residential component, there is no residential displacement.

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

With no residential displacement, no mitigation measures are required or proposed.

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

The proposed use is permitted within the zoning district and is subject to various levels of review to ensure compatibility and compliance with all applicable codes.

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

With no impacts to agricultural or forest lands identified, no mitigation measures are required or proposed.

9. Housing [\[help\]](#)

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

The project proposal does not include any residential components. No housing units will be provided.

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

The proposal does not eliminate housing units.

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

With no impacts identified, no measures are proposed or required.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed convenience store at its highest point is 26 feet in height. The fueling facility canopy structure is 18 feet 6 inches in height. The car wash is 15 feet in height. The principal exterior materials for the convenience store facility will be primarily lap siding, shingle siding, cement board and aluminum composite. The canopy structure will consist of metal fascia. The project will be designed to comply with all applicable architectural standards as specified per City Code requirements.

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

The project will be designed to comply with all applicable City setback and site clearance requirements. No significant views of the immediate vicinity are expected to be altered or obstructed as a result of this project.

b. Proposed measures to reduce or control aesthetic impacts, if any:

With no aesthetic impacts identified, no mitigation measures are required or proposed. Compliance with existing design guidelines and standards reduces or controls any aesthetic impacts, which may otherwise have occurred.

11. Light and Glare [\[help\]](#)

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

The primary sources of light or glare resulting from the completed retail project will be produced from exterior lighting fixtures and vehicle headlights during evening hours. The project will utilize fixtures that help to minimize the possibility of glare and/or spillover affecting adjacent properties. The lights will remain on during evening hours since the facility is open 24 hours.

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

No safety hazards or obstruction to views are anticipated.

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

None identified.

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

The project's mitigation of light or glare lies in the choice of exterior fixtures and their design. The likely use of recessed and shielded wall fixtures will play a major role in reducing glare and spillover. The use of landscaping including berms, planting beds, and a substantial number of trees will further minimize the potential of spillover.

12. Recreation [\[help\]](#)

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

No designated and informal recreation opportunities are identified in the immediate vicinity of the site.

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

The project will not displace any 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:

With no impacts identified, no measures are proposed or required.

13. Historic and cultural preservation [\[help\]](#)

- 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 or structures over 45 years old located on the site that are eligible for 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 buildings or structures over 45 years old located on the site that are eligible for preservation registers.

- 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.

To the best of our knowledge, no specific studies have been undertaken and no specific efforts aside from field observation have been conducted to the research the probability of cultural, historical, or archaeological resources on the site.

- 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.

With no impacts identified, there are no measures proposed or required.

14. Transportation [\[help\]](#)

- 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 site is bound by South Meridian on the east side and 14th Avenue Southwest on the south side of the subject property. The project proposes to utilize a shared access easement with the adjacent property to the south to allow full access onto South Meridian. Additionally, full-access curb cut onto South Meridian is proposed on the north side of the property. Please reference to the enclosed Preliminary Site Plan for proposed access locations.

- 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 currently served by two (2) routes of public transit including Route 425 Puyallup Connector and Route 402 Meridian. Bus Stop No. 1503 is located on South Meridian on the property frontage. Another bus stop is located across South Meridian approximately 70-feet from the southeast corner of the property site.

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

The completed project will provide a total of 18 standard parking spaces including four (4) EV charging stations. Additionally, the project will include 2 vacuum spaces and 1 space for an air/water unit. Approximately, 39 surface parking spaces will be eliminated.

- 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 project proposes a new driveway onto South Meridian. A concrete curb will be installed within the centerline of the right-of-way to physically restrict turn movements from the new driveway to right-in and right-out only. An accessible pedestrian pathway will connect the new building entrance of the ampm convenience store to South Meridian.

- 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 is not within the immediate vicinity of or have any involvement with, or impact upon, water, rail, or air transport services or facilities.

- 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?

Based on the Traffic Scoping Memo prepared by Transpo Group dated April 20, 2022, the project is estimated to result in a net increase of 872 daily trips per day, including a net increase of 47 during the AM Peak Hour and 59 during the PM Peak Hour.

- g. 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.

The proposal will not interfere with, affect, or be affected by 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:

The project is subject to payment of the City's Traffic Impact Fees based on adopted rates for the proposed use.

15. Public Services [\[help\]](#)

- 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.

The project will not result in an increased need for public services, such as police and fire protection beyond the typical service provided for a project of this scale.

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

With no impacts identified, the project does not propose or require any measures to reduce or control direct impacts on public services.

16. Utilities [\[help\]](#)

- 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.

Preliminary research of utilities indicates that there is an existing 8' cast iron water main is located on the north side of 1403 S Meridian, and a sanitary sewer main is located within an easement that crosses the north section of the site. The development proposes to tap/connect to these existing water/sewer lines. An existing power and telecommunications vaults are located on the south side of the site and are a potential source of service which will be verified during the engineering phase.

Water: City of Puyallup

Sewer: City of Puyallup

Electricity: Puget Sound Energy

Refuse: DM Disposal

C. Signature [\[HELP\]](#)

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: Angelica Schattler

Name of signee Angelica Schattler

Position and Agency/Organization Assistant Planner, Barghausen Consulting Engineers

Date Submitted: 5/13/2022