

CES • NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

September 15, 2023

Permit Center
City of Puyallup
333 S Meridian
Puyallup, WA 98371

RE: Best Parking Lot Cleaning, Permit No. P-20-0015, CES 20083

Dear Staff,

On behalf of our client, Olson Brother/Provac, we are resubmitting revised documents for the above referenced project. Below are the comments as written, with a response explaining how each comment was addressed.

DRT Letter Dated 12/27/2022

Action Items – Planning Review – Rachael N. Brown

1. Report from city Water Division (Public Works) submitted to DPS shows non-conforming taps to on site hydrants that must be decommissioned prior to approval of permits for the site. Planning Division is placing the permit on hold until resolution is reached. March 15 map and report attached here. No further comments on landscape plan. Revised Agreement as of 12/27/2022: the applicant shall cease use of the hydrant in the Right-of-Way.

Response: The hydrant is no longer being used to fill trucks. The property is being leased by ProVac who fills their trucks from fill stations that are to be permitted by the improvements to the property located across Inter Avenue.

Revise SEPA Checklist to Address the Following Sections:

2. 10. What health department permit is required for the operations at this site? Is it current? Is a Industrial Stormwater Permit required for the operations at this site? Are there any other operational or site construction permits that are required for this proposal?

Response: Onsite decanting has been discontinued, and solid and liquid waste is to be disposed of at an offsite facility. The decant facility will be removed from the site as part of the site development, and no additional operational permits are required at this time.

3. 11. Project Description; project description does not appear to include description of operations of the site including what types of materials/vehicles that will be stored, it does not identify vehicle fueling, vector truck washing, vector truck water filling, vehicle maintenance or other essential operations that will be conducted on the site. Please describe all major use types that will be conducted on the site, including in the existing buildings. Describe where they will be conducted, inside a building or outside, in the decant facility, where? What services do the vector trucks provide? Do they provide septic system emptying services? How is the decant facility being emptied?

Response: Fueling is to occur offsite at commercial fueling stations and vehicle washing will be performed at an offsite wash facility. The SEPA has been revised accordingly.

4. 3.c Water runoff; List and provide additional description of what waste materials are anticipated to be generated during construction and site operations.

Response: The SEPA has been updated to discuss the waste materials that are anticipated to be generated during construction and site operation.

5. 3.d Address how fuel, vector truck debris, oil, and any other potential contaminants will be dealt with. Specifically identify how each contaminant will be dealt with on the site, both in site design and operations, to avoid contamination of stormwater.

Response: Trucks will be fueled offsite at a commercial filling station. Solid and Liquid Waste is to be disposed of at an offsite decanter facility. The SEPA has been updated accordingly and the existing decanter facility is removed as part of the site development plans.

6. 5.b Revise as follows: Storm system in road drains directly into deer creek, a known fish bearing stream which is habitat for endangered salmon species. Revise any other questions in this section to address how your proposal will avoid impacts to listed endangered fish species.

Response: Section has been revised to include mention of Deer Creek downstream of the site. Storm drainage runoff will be treated for water quality prior to discharging to the existing City owned conveyance system.

7. 8.a Describe in more detail what kinds of equipment and vehicles are currently stored at the site and for what purpose. Also revise to address that this site is supposed to serve as a vector truck storage for the vector truck storage business across the street (include address), in addition to a filling station, a fueling station, a decant dumping station, and a vehicle washing station for same. Describe in detail any other proposed uses for this site.

Response: The SEPA has been revised to discuss the tenant's business and equipment that will be stored onsite. It also discusses how the business operates including water filling, disposal of waster materials and vehicle fueling and washing.

8. Public Works Department has submitted sample test results from a public storm water catch basin adjacent to your site to DPS. The test results from 10/14/2022 revealed high levels of fecal and E coli as well as high temperatures and low dissolved oxygen (See lab results and source tracing map in documents and images section for more information). A visible sheen was also witnessed by City staff members on your site. Further source tracing has lead to a strong indication that your site is the source of these recent spikes in storm water contamination with fecal matter. Please revise your SEPA checklist to address how your site will ensure long term compliance with all City stormwater regulations. See above notes for specific items that must be addressed upon resubmittal. Additional mitigation measures may be necessary in order to fully mitigate potential environmental impacts of the operations at this site.

Response: It is our understanding that this issue has been resolved with the City with subsequent testing.

We believe we have addressed all your comments. Please review and approve at your earliest convenience. Let me know if you have any additional concerns or need additional information.

Regards,



Daniel P. Smith, PE
Senior Project Manager
Prepared by AH