

PRELIMINARY\*

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

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

for  
**EcoLube Recovery CUP Minor Modification**  
**SEPA Standalone, SEPA Checklist**  
Project # PLSSP20230092  
[Online Permit File](#)

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Date of Issuance:	October 02, 2024
Description of Proposal:	Standalone SEPA application for a second minor modification to the original approved Conditional Use Permit (P-18-0154). The previous minor modification (P-21-0116) included a request to refurbish and reuse an out-of-service tank ("Tank 3") for additional storage/segregation of used motor oil. This current minor modification request is to reuse two existing tanks (Tanks 5 & 6) and place the tanks in service within an oil tank containment area. The two tanks are approximately 54 feet in height and are 20,000 gallons each. The size of the project is under 1,000 square feet. Minor modifications to sites and structures under a valid conditional use permit may be administratively reviewed by the Director, subject to the findings of PMC 20.80.031.
Location of Proposal:	213 10th St SE, Puyallup, WA 98372
Proponent:	Barbara Ozanich – ECNW, Inc.
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 <a href="http://www.cityofpuyallup.org">www.cityofpuyallup.org</a>
City of Puyallup Permits:	Standalone SEPA, SEPA Checklist
Zoning:	Limited manufacturing - ML
Comprehensive Plan:	LM/W
Shoreline Environment:	N/A

### **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 on [the City's online permit portal](#).

- a. SEPA Environmental Checklist, dated **June 26, 2023**.
- b. Letter from Lynn Green, L.E.G. with EVREN Northwest, regarding the scope of work for reuse of Tank 5 and Tank 6 in response to review of Critical Aquifer Recharge Areas (CARA) report review letter from August 2014, dated **May 06, 2024**.



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

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

- c. Letter from applicant, Eric Spencer, EcoLube Recovery, LLC, regarding the request for minor modification, dated **June 08, 2024**.
- d. Oil Spill Prevention, Control, and Countermeasure (SPCC) Plan prepared by EVREN Northwest, Inc., dated **May 2024**.
- e. Critical Area ID Form & Critical Aquifer Recharge Areas Report prepared by Thermo Fluids Inc., dated **August 12, 2014**.
- f. Response to first Development Review Team (DRT) Letter from the applicant, Eric Spencer, dated **June 18, 2024**.
- g. Emergency Action Plan prepared by Ricci Keller, received **July 16, 2024**.
- h. Accidental Spill Prevention/Slug Discharge Plan (ASSP) prepared by EcoLube Recovery, LLC, received **July 18, 2024**.
- i. ChemE Consulting, LLC Reuse of Tank 5 & Tank 6 for Used Oil prepared by ChemE Consulting, dated **May 30, 2023**.
- j. Site plan prepared by ECNW Engineering Consultants Northwest, received **July 05, 2024**.
- k. Final Development Review Team (DRT) Letter to be issued.
- l. Determination of Non-Significance for original Conditional Use Permit P-18-154
- m. Addendum to Determination of Non-Significance P-21-0116

Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)

- a. Notice was sent **September 18, 2023**; comment period expired **October 02, 2023**.
- b. List of recipients, comments received, and a copy of NOA materials are available in the project file, which can be accessed online by visiting <https://permits.puyallupwa.gov/Portal> and searching for the permit (PLSSP20230092) by selecting "application search" under Planning Division section. Contact [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) or the Lead Agency Responsible Official for further information.

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## **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 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. The project site is within the Puyallup River South drainage basin, as shown in the Puyallup Comprehensive Plan. Stormwater 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 stormwater 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 stormwater is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a stormwater pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city stormwater requirements in city standards, shall conform to all standard engineering practices, and the applicable stormwater 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. The original DNS documented that the subject site is located within a critical aquifer recharge area. Due to the proposed storage and handling of hazardous substances, the project required completion of a Critical Aquifer Recharge Area (CARA) hydrogeologic report, which found that none of the wells within 1,300 feet of the site were found to be adversely impacted by the proposed use and improvements of the subject site. The applicant provided an additional memo from an engineering geologist which reviewed the new proposal and determined that the additional storage of petroleum product in Tanks 5 and 6 would not change the findings and that the risk of potential impacts to nearby wells (ground water) and surface water is low.
- v. The project site is not located within any mapped regulated floodplain.
- vi. 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. The applicant provided a letter from ChemE Consulting regarding the reuse of Tanks 5 and 6, which noted the following:
  - a. The subject tank was evaluated by a third-party tank inspection firm, Mistras, to evaluate the condition of the tank and it was found to be in satisfactory condition pending implementation of mandatory recommendations. The Mistras tank inspection report was provided as Appendix 1 to the ChemE Consulting letter.
  - b. Tank 5 and tank 6's anchoring design was further evaluated by a structural engineer, Conlee Engineers, to verify that the anchoring is consistent with the building code at the time of installation. The structural engineer's report shows that the anchoring requires the addition of eight 1-1/4" anchor bolts in adhesive anchors for stress, which is shown on design calculations. Tank inspection reports for Tanks 5 & 6 and structural engineer's calculations are attached. The structural engineer's calculations are included as Appendix 2 to the ChemE Consulting letter.
  - c. The detailed scope of work for Tanks 5 & 6 were provided in the ChemE Consulting letter per the Mistras inspection report recommendations.
- ii. As noted, the subject property is located within a critical aquifer recharge area and potential risk/impacts were assessed through a memo from EVREN Northwest, Inc. The potential risk was found to be low due to several findings, including the implementation of a Storm Water Pollution Prevention Plan and an updated Oil Spill Prevention, Control, and Countermeasure (SPCC) plan to implement best management practices and minimize risk of spills.
- iii. The subject site is located within a volcanic hazard area. Per 21.06.1260, new hazardous facilities are prohibited within volcanic hazard areas. This is an existing use/site that was previously determined to not meet the definition of a "hazardous facility" under PMC 21.06.210(65). In review of the subject application, based on review of the current building codes for hazardous occupancies, the city building code official has determined that the

proposed modification would not change the prior determination, i.e. the site would not be considered a hazardous facility.

- iv. 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.
- v. If greater than 250 cubic yards of inert waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-700). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.
- vi. 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](http://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 limited manufacturing zone and the LM/W 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).

	<b>CRITICAL AREA</b>
<b>X</b>	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
<b>X</b>	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
<b>X</b>	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 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 Archaeology 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 reviewed and approved the traffic scoping worksheet under the original project review. The applicant has stated that with more storage capacity, the number of vehicular trips will likely stay the same since the trucks will now be closer to maximum capacity. Therefore, staff has determined that a traffic scoping worksheet is not required for the scope of work and additional traffic impacts are not expected as a result of the utilization of tanks 5 and 6.
- ii. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.
- iii. The project shall be compliant with the Comprehensive Plan Transportation Element and Active Transportation Plan. Right of way width to accommodate the future addition of pedestrian and bicycle facilities may be required.
- iv. The project shall comply with PMC 20.55 – Parking Regulations.

### **16. PUBLIC SERVICES**

- i. A resulting need for additional public services, such as police protection, fire protection, library, various other municipal services, etc. are not anticipated as a result of this project. 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.

## **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. OR The project is served by an onsite septic system, or is too far from available sanitary sewer utilities to connect. The project shall receive approval from the Tacoma Pierce County Health Department (TPCHD) for use of on site septic systems. The city may need to review septic system proposals for impacts to on site or adjacent critical areas.
- 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.

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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.

## **DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Under prior case number P-18-0154, the subject site received an approved Conditional Use Permit (CUP) to convert an existing facility, previously used for processing bulk quantities of corn syrup, for storage and transfer of used motor oil and byproducts. The previous determination evaluated the reuse of existing storage tanks 1, 2, 4, 7, 8, and 9 for suitability for storing used oil (Class IIIB combustible) material. At that time, five existing tanks on site (numbers 3, 5, 6, 10, 11) were proposed to remain out of service.

Since the new use was established, the applicant identified a need for additional storage of used motor oil onsite for segregation and transport volumes. As part of used oil recycling regulation, there are requirements for collection, holding for lab screening and storage for out-bound product(s). EcoLube Recovery LLC identified the need for the refurbishment and reuse of Tank 3, which was reviewed and approved under a minor modification application (P-21-0116), which resulted in an Addendum to the Determination of Non-Significance (previous document ID P-18-0154).

Since the new use was established and the utilization of additional tank 3, the applicant identified more need for additional storage of used motor oil onsite for segregation and transport volumes. As part of used oil recycling regulation, there are requirements for collection, holding for lab screening and storage for out-bound product(s). EcoLube Recovery LLC intends to refurbish and reuse the last two pre-existing and in-place storage tanks (tanks 5 & 6) to address the overall increase in volume of oil being received at the facility, longer turn-around times on lab results, and more comprehensive

testing requirements that are currently making it difficult for EcoLube operations to continue under their current storage configuration at the site.

The need for utilization of tanks 5 and 6 is due to the increased volume throughput that Ecolube Recovery is now experiencing by expanding their customer base. Due to the increase in volume, there is need to use tanks 5 and 6 because of the mandatory holding times required by the EPA to prove oil is free of PCB's and chlorinated solvents before co-mingling with used oil of similar BS&W content. BS&W content segregation determines the processing requirements for oil. Tanks 5 and 6 are proposed to be in identical service as tanks 1-4 containing used motor oil with minor water and solids contamination. The collected oil is then shipped offsite after EPA screening is completed.

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action would not result in a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

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. 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.

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## COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on September 18, 2023, with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

## APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal of the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by **3:00 pm** on October 14, 2024.

Appeals will be accepted by mail, or (preferably) by email. ~~Please call the case planner listed below prior to submission of an appeal to make arrangements for submittal of the appeal documents.~~

- Please mail to: Development Services Department, Attn: Michelle Hannah, 333 S Meridian, Puyallup, WA 98371.
- To submit an appeal electronically, please send via E-mail to: [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) and [PermitCenter@PuyallupWA.gov](mailto:PermitCenter@PuyallupWA.gov), and/or contact the case planner below.
- Nabila Comstock, Associate Planner at (253) 770-3361 or [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov)

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](mailto:Planning@PuyallupWA.gov) or (253) 864-4165 to ask about the appeal procedures. 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: October 2, 2024

Notice Published in: Tacoma Weekly



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Nabila Comstock  
Associate Planner

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October 02, 2024  
Date



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Katie Baker, AICP  
City of Puyallup SEPA Responsible Official

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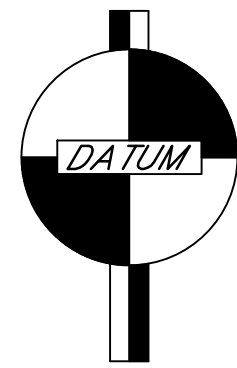
October 02, 2024  
Date

Attachments:

- A. Site Plan
- B. Environmental Checklist



**SURVEY INFORMATION**  
SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY:  
T.L.K. Land Surveyors, LLC  
2606 East Main Avenue  
Puyallup, Washington 98372  
(253)841-3953  
JOB NO. 14-801 SEPT. 2014



VERTICAL DATUM:  
CITY OF PUYALLUP BM#139  
TOP OF FIRE HYDRANT NE CORNER  
10TH & MAIN ST.  
ELEVATION = 50.92 (TLK EL=50.93)

# ECOLUBE RECOVERY, LLC REDEVELOPMENT SITE PLAN

A PORTION OF THE  
SE1/4, SEC. 27, TWP. 20 N., RGE. 4 EAST, OF THE W.M.  
CITY OF PUYALLUP, WASHINGTON

SITE PLAN REFLECTS CONDITONS APPROVED BY HEARING  
EXAMINER FOR CONDITIONAL USE PERMIT P-18-0154  
ON DECEMBER 19, 2019.

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD  
CONDITIONS AS OF THIS DATE: APRIL 2021

ZONING: ML  
USE: LIMITED MANUFACTURING  
OWNER: NORDSTROM/HARRIS  
PARCEL NO.: 7845000093

ZONING: ML  
USE: LIMITED MANUFACTURING  
OWNER: CMU LLC  
PARCEL NO.: 0430374001

EASEMENT FOR PUBLIC USE  
(TURN AROUND EASEMENT)  
PIERCE CO. AFN 201603310256

30' RIGHT-OF-WAY  
STREET VACATION &  
AGREEMENT PER PIERCE CO.  
AFN 201603310255  
30' UTILITY EASEMENT PER  
PIERCE CO. AFN 201603310257  
BENEFIT FOR THE COP

3' PSE EASEMENT  
PIERCE CO. AFN 201601280501

B. N. S. F. RAILROAD

COVERED DRIVE THROUGH  
CONTAINED LOADING AREA

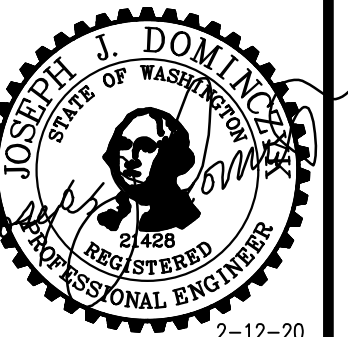
ZONING: ML  
USE: LIMITED MANUFACTURING  
OWNER: BRIGGS FAMILY LLC  
PARCEL NO.: LUMBER & WOOD MANUFACTURING

**APPROVED**  
BY: CITY OF PUYALLUP  
ENGINEERING DEPARTMENT  
DATE:  
NOTE:  
THIS APPROVAL IS VOID AFTER  
1 YEAR FROM APPROVAL DATE.  
THE CITY WILL NOT BE RESPONSIBLE  
FOR ERRORS AND/OR OMISSIONS  
ON THESE PLANS.  
FIELD CONDITIONS MAY DICTATE CHANGES  
TO THESE PLANS AS DETERMINED BY  
THE ENGINEERING SERVICES MANAGER.

REVISIONS
5-10-2020 PER E-20-0114 CUP Comments 1 - Added
7-2-2020 PER E-20-0114 CUP Comments 2 - Changed 1/4" 800' 800' 800'
5-3-2021 ADDED RECORD DRAWING INFORMATION
6-18-24 CHANGED RECORD DING INFO FOR CUP MINOR MODIFICATION DET 1

811 PORTER WAY  
MILTON, WA 98354  
TEL (253) 952-7797  
FAX (253) 952-7799

ENGINEERING  
CONSULTANTS  
NORTHWEST



RICCI KELLER  
ECOLUBE RECOVERY, LLC  
40 LAKE BELLEVUE DR. #100  
BELLEVUE, WA 98005  
(971) 804-2026

CLIENT

ECOLUBE RECOVERY  
STORAGE FACILITY REDEVELOPMENT  
STORAGE & TRANSFER FACILITY  
REDEVELOPMENT SITE PLAN

DATE  
FEBRUARY 12, 2020  
DRAWN  
BSO  
DESIGNED  
JJD  
APPROVED  
JJD  
PROJECT NO.  
2181950  
SHEET NO.

C 1.0

2 of 12 Sheets

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD  
CONDITIONS AS OF THIS DATE: APRIL 2021



City of Puyallup  
Development Services  
333 S. Meridian  
Puyallup, WA 98371  
Tel. (253) 864-4165 Fax. (253) 840-6670

## **SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)**

### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

### **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.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

**If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.**

**Please submit eight (8) copies of the completed SEPA checklist application packet.**

**A. BACKGROUND**

1. Name of proposed project:

2. Name of Applicant:

3. Mailing address, phone number of applicant and contact person:

4. Date checklist prepared:

5. Agency requesting checklist:

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



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

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

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.

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

11. Give brief, complete description of your proposal, including 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 or project description).

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of 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.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site  
(circle one): Flat, rolling, hilly, steep, slopes, mountains, other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? \_\_\_\_\_
- 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.

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

- e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

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

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

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

**2.     Air**

- 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.

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

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

**3.     Water**

- a.     Surface Water:

1.     Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream and river it flows into.

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.

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.

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

5. Does the proposal lie within a 100-year floodplain. If so, note location on the site plan.

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.

b. Ground:

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.

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.

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.

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

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. **Plants**

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet solid 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?

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

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

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

5. **Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron, eagle, songbirds, other \_\_\_\_\_

Mammals: deer, bear, elk, beaver, other \_\_\_\_\_

Fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.

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

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

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

**6. Energy and Natural Resources**

- a. What kind 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.

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

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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

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.

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.

4. Describe special emergency services that might be required.

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

b. Noise

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

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

- 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 non-farm or non-forest use?

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:

c. Describe any structures on the site.

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

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

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

g. If applicable, what is the current shoreline master program designation of the site?

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

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

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

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

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

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

**9. Housing**

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

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

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

**10. Aesthetics**

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



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

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

**11. Light and Glare**

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

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

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

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

**12. Recreation**

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

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

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

**13. Historic and Cultural Preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

- 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.

- 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.

- 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.

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

- 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?

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

- 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).

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- 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?

- 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.

- h. Proposed measures to reduce or control transportation impacts, if any:

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

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

**16. Utilities**

- 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.

No new utilities are required for the project.

**C. SIGNATURE**

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_

Date: \_\_\_\_\_

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated: \_\_\_\_\_ in \_\_\_\_\_, Washington.

\_\_\_\_\_  
(Signature of Applicant)

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are required for the project.

### C. SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: \_\_\_\_\_

Date: 6/29/23

Signature of Agent: \_\_\_\_\_

Date: \_\_\_\_\_

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated: 6/27/23 in Puyallup, Washington.

for Economic Recovery  
(Signature of Applicant)