



CITY OF PUYALLUP

Development Services Department

333 South Meridian
Puyallup, WA 98371
253-864-4165

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 LLC
Conditional Use Permit + SEPA
Project # P-18-0154

Date of Issuance:	November 13, 2019
Description of Proposal:	Conditional Use Permit request to allow the conversion and redevelopment of an existing manufacturing facility to be used by an environmental service company that recycles used motor oil and byproducts. The subject site will be used as a transfer facility only; operations will collect and store used oil and byproducts until shipped to an off-site processing facility.
Location of Proposal:	213 10 th St SE (TPN 0420274118)
Proponent:	EcoLube Recovery LLC
Lead Agency Responsible Official:	Thomas C. Utterback, AICP Development Services Director City of Puyallup Development Services Dept. 333 South Meridian Street Puyallup, WA 98371 (253) 864-4165
City of Puyallup Permits:	Conditional Use Permit, Civil, Building, NPDES and Engineering Permits
Zoning:	Limited Manufacturing (ML)
Comprehensive Plan:	Light Manufacturing/Warehousing (LM/W)

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

1. 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 during normal business hours at Puyallup City Hall, Development Services Center (333 South Meridian, 2nd floor):
 - a. Final Development Review Team (DRT) letter, dated **October 22, 2019**.

- b. SEPA environmental checklist received **November 9, 2018**.
 - c. Updated plan set of existing conditions (sheet C 1.0), preliminary site plan (sheet C 2.0), and preliminary drainage and utilities plan (sheet C 3.0) received **March 29, 2019**.
 - d. Updated conceptual landscape plan received **August 9, 2019**.
 - e. Traffic Scoping Worksheet received **November 9, 2018**.
 - f. Traffic Circulation Plan received **November 9, 2018**.
 - g. Critical Aquifer Recharge Areas Report prepared Associated Earth Sciences Incorporated on **August 12, 2014**.
 - h. Critical Aquifer Recharge Areas Report Addendum prepared by Associated Earth Sciences Incorporated on **March 15, 2019**.
 - i. Preliminary Stormwater Site Plan Report and appendices received **March 29, 2019**.
 - j. Applicant's response letter to DRT Letter #1, received **March 29, 2019**.
 - k. Fire Protection Engineer review report prepared on August 8, 2019 by David Gassert, P.E., Fire Protection Engineer with Fire Protection Consulting, received **August 9, 2019**.
 - l. Out of Service Tank Plan and diagram received **August 9, 2019**.
 - m. AST Certification Reports (Out of Service Inspection) for Tank No. 1, 2, 7, 8, and 9 received **August 9, 2019**.
 - n. AST Certification Report (Out of Service Inspection) for Tank No. 4 received **August 22, 2019**.
 - o. Tank Anchorage Assessment report prepared on October 8, 2019 by David R. Ravander, P.E., Principal Engineer with ChemE Consulting, LLC, received **October 9, 2019**.
 - p. Eric C. Spencer, EcoLube Recovery Chief Executive Officer, letter to Ray Cockerham, Puyallup Building Code Official/Fire Prevention, received **October 9, 2019**.
2. Notice of Application (NOA) sent, consistent with WAC 197-11-355 (Optional DNS Process):
- a. Sent November 21, 2018, comment period expired December 7, 2018. List of recipients, comments received, and copy of NOA materials available in project file. Contact the Lead Agency Responsible Official for further information.
3. This finding is based on review of the following:
- a. Tom Bachman (nearby property owner); E-mail received **December 12, 2018**.
 - b. Department of Ecology; letter received **December 7, 2018**.
 - c. Linda R. McGowan, on behalf of Patricia Nordstrom (adjacent property owner); E-mail received **November 29, 2018**.
 - d. Verbal comments on SEPA exemption applicability as received from Morgan Dorner, SW Regional Coordinator, WA State Department of Ecology, **November 7, 2019**.

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings and conclusions 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 under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C:

GENERAL

1. The applicant proposes to convert an existing facility previously used for processing bulk quantities of corn syrup to a new use which recycles used motor oil and byproducts. The subject site is proposed to be used as a transfer facility only; operations will collect and store used oil and byproducts until shipped to an off-site processing facility. The property contains an existing 5,750 square foot building, two (2) silos, and nine (9) storage tanks; however, only six (6) tanks were determined to be suitable for storage of used oil (Class IIIB combustible). As a result, tank numbers 1, 2, 4, 7, 8, and 9 per the August 9, 2019 diagram are proposed to be used for material storage. The remaining five (numbers 3, 5, 6, 10, 11) are proposed to remain out of service per the August 9, 2019 Out of Service Tank Plan provided by the applicant. Proposed site improvements include, but are not limited to:
 - a. Tenant improvements for office space inside the existing building;
 - b. Re-construction of loading dock and ramp;
 - c. Construction of containment walls around bulk storage tanks;
 - d. Asphalt paving of a portion of existing gravel parking area;
 - e. Improvements to the privately-owned storm drainage system to collect, convey the runoff from the new loading ramp and asphalt area;
 - f. Replacement of the site's sanitary sewer service line from the facility to the existing sewer main in the 10th St SE right-of-way;
 - g. Installation of an oil/water separator to pre-treat the stormwater runoff from the bulk storage areas prior to its discharge into the City's stormwater drainage system;
 - h. Designation of a fire truck access area (turnaround) meeting city standards;
 - i. Minor grading to prepare the site's graveled areas for asphalt pavement (note: fill is not proposed to be brought onsite);
 - j. Landscaping to be increased on-site to bring the site into conformance with Puyallup Municipal Code requirements.

EARTH

1. 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.
2. Based on the above cited geotechnical report, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), no impacts to geologic hazard areas have been identified.
3. 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.

AIR

1. The proposed site will be used as a transfer station and will only store the materials onsite; processing of the materials will not occur onsite.
2. Watering of exposed soils during construction to suppress dust will ensure that no impacts to ambient air quality will result from the project improvements.
3. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency.
4. The project is not located on a designated bike route but is located near Pierce Transit bus route number 409, which runs on E Main; the applicant shall adhere to any required improvements to local bus stops, as requested by Pierce Transit.
5. It is anticipated that most travel to and from the site by employees and operations on-site will be via automobiles. While emissions from vehicles may cumulatively cause air quality impacts, no single point source of emissions are present.

WATER

1. The project site is within the Puyallup River South drainage basin, as shown in the Puyallup Comprehensive Plan. 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.
2. As documented in the applicant's environmental checklist, Best Management Practices (BMPs) will be installed and monitored, as will be specified in the site Spill Control, Containment and Countermeasure (SPCC) Plan. Secondary containment will also be designed with 40 CFR Part 112. The existing aboveground storage tanks have been inspected and will be upgraded as necessary to ensure compliance with applicable standards. Secondary containment will be impervious reinforced concrete with sufficient volume to hold the entire contents of the largest single tank within containment. The containment volumes designed for the proposed project will hold the largest tank capacity, plus ten percent, plus rainfall from a 25-year, 24-hour storm event. Stormwater will be routed to a pump within each containment area, from which stormwater will be inspected and recorded to be free of process fluids before being pumped to the on-site stormwater system. Should process fluid be detected in contained stormwater, it will either be treated on-site until free of product and compliant with Washington Administrative Code (WAC) 173-200 Groundwater Quality Standards or pumped into 44-gallon drum for transport to another licensed facility.
3. 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.
4. 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 for suspected wetlands.

5. The project site is shown on the city's critical area maps as being within a critical aquifer recharge area. Due to the proposed storage and handling of hazardous substances, the project was required to complete a Critical Aquifer Recharge Area (CARA) hydrogeologic report in accordance with PMC 21.06.530 and 21.06.1150. The August 12, 2014 CARA report prepared by Associated Earth Sciences, Inc. (AESI) was originally prepared for a different proponent, Thermo Fluids Inc., for the same use on the same site; an Addendum to the original report was prepared March 15, 2019 by AESI which updated the project information and included the required spill plan information. According to the report findings, the proposed use will avoid significant adverse impacts to downgradient water resources by implementing required spill plan control and proper storage of hazardous materials; therefore, none of the wells within 1,300 feet of the site were found to be adversely impacted by the proposed use and improvements to the subject site. This determination assumes the project action's full compliance with the measures contained within the above-cited CARA report and other related hazardous substance codes.
6. The project site is not located within any mapped regulated floodplain.
7. Groundwater diversions or withdrawals may be anticipated as a part of the improvements proposed for this project due to presence of high/perched ground water table/levels. However, any ground water diversions, withdrawals, 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.

PLANTS

1. The project site does not contain significant trees.
2. 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) to the furthest extent feasible on the existing site. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards. No tree topping will take place to any tree on-site through the life of the project.

ANIMALS

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

ENERGY AND NATURAL RESOURCES

1. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the *International Building Code* (IBC).

ENVIRONMENTAL HEALTH

1. The applicant provided technical reports for the existing aboveground storage tanks 1, 2, 4, 7, 8 and 9, which are proposed to be used for storage of either used motor oil or antifreeze. The technical reports were reviewed by two third party consulting groups for compliance with the International Fire Code (IFC) and International Building Code (IBC) to determine whether the existing tanks are suitable for the proposed use:
 - a. Fire Protection Consulting reviewed the technical reports for compliance with the IFC in the report dated August 8, 2019. Fire Protection Consulting concluded that the project could meet all fire code requirements for the selected tanks, if the measures described

in the report are met. Said measures will be required as part of the approval for the proposed project.

- b. ChemE Consulting, LLC (with support of Conlee Engineers, Inc.) reviewed the technical reports for structural compliance with the IBC in the report dated October 8, 2019. ChemE Consulting concluded that tanks 1, 2, 7, 8, and 9 were installed with an anchor design suitable for the intended liquid storage service, noting that all of EcoLube's intended storage applications have lower weight and associated structural loads than the tank farm original design storage weights. However, the existing anchorage design for tank 4 was found to be inadequate for the intended use and a modified anchoring system is recommended for structural compliance. The recommended modified anchoring system for tank 4 will be required as part of the approval for the proposed project; this Determination assumes full compliance with that condition.
2. The subject site is located within a critical aquifer recharge area and a Critical Aquifer Recharge Area (CARA) hydrological report and CARA report addendum were prepared to assess the proposed use within the critical area. The CARA reports specify methods of storing and handling hazardous materials (e.g. proper labeling, secondary containment, good housekeeping practices, spill containment, etc.) and the addendum provides a proposed Spill Prevention and Emergency Response plan (SPER Plan) for the construction phase (redevelopment), and a proposed detailed annotated outline of a site-specific Oil Spill Prevention, Control, and Countermeasure Plan (SPCC Plan) for the operation phase of the facility. Site specific SPCC Plan will be developed for the proposed project as part of the approval requirements; this Determination assumes full compliance with that condition.
3. The project contains increased or unusual risks related to fire hazards, toxic chemicals outside of those normally ancillary to limited manufacturing uses and the project anticipated to increase the risk of environmental health hazards. However, the applicant has demonstrated that the existing tanks and project site, with the required upgrades for meeting the International Building Code and Fire Code, stormwater regulations and city engineering standards, the project will mitigate potential risks associated with the proposed project. Further, the applicant has submitted a written letter, dated October 8, 2019, to the City's Building Code Official stating they will comply with all required measures for bringing the existing tanks into compliance with all code requirements.
4. 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.
5. 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.
6. 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 any 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.

NOISE

1. No impacts related to noise have been determined to be significantly adverse as a result of the project. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping for both weekdays and weekends.

LAND USE AND COMPREHENSIVE PLAN

1. The project is located within the Light Manufacturing/Warehousing (LM/W) land use designation and associated Limited Manufacturing (ML) zone district.
2. The Puyallup Municipal Code (PMC) section 20.35.010(9) requires a Conditional Use Permit for "heavy industry" uses in the Limited Manufacturing (ML) zone. Based on the definitions below, the proposed use of a used motor oil and antifreeze storage and transfer facility has been deemed to qualify as a heavy industry use under the PMC and therefore requires a Conditional Use Permit to operate in the ML zone.
 - a. PMC section 20.15.005 defines "heavy industry" as *"a use involving the manufacture, processing, refining, outdoor storage, or treatment of large equipment, or raw or hazardous materials..."*.
 - b. PMC section 20.15.005 defines "hazardous waste" as *"all dangerous and extremely hazardous waste as defined in RCW 70.105.010."*
 - c. RCW 70.105.010(1) defines "dangerous wastes" as *"any discarded, useless, unwanted, or abandoned substances, including but not limited to certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:*
 - (a) Have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or*
 - (b) Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means" ...*
3. The project is generally consistent with the policies adopted in the Comprehensive Plan, which would be applicable to the development proposal:

Natural Environment Element

- NE-5 Preserve and protect aquifer recharge and well-head protection zones from hazardous substances and land uses which could denigrate ground water quality.*
- NE - 5.1 Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Puyallup and the region. Ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer.*
- NE - 5.3 Where appropriate, prohibit the infiltration of runoff from pollution generating surfaces when such infiltration could pose a threat to water quality.*

NE - 5.4 Prohibit discharge of wastewater, potentially contaminated stormwater and reclaimed and greywater from infiltrating in the critical aquifer recharge area in order to preserve the quality of drinking water.

NE-13 Identify sources of light pollution impacts, take actions to protect the community from harmful and unnecessary sources of glare and illumination, and enhance the ability to enjoy dark night sky in the urban environment.

NE - 13.2 Design and construct night lighting to minimize excessive glare and to avoid spillover onto nearby properties.

Community Character Element

CC - 1.6 Encourage industrial development projects which complement and contribute positively to the character of the community through sensitive site design, buffering from adjacent uses, and facilitation/acknowledgement of the pedestrian experience.

CC - 11 Citizens receive minimal exposure to the harmful physiological and psychological effects of excessive noise.

4. 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", dated October 22, 2019.

HOUSING

1. The project is not anticipated to have an impact on existing dwelling units as none exist on the current site. No other impacts to housing in the area is anticipated as a result of the project.

AESTHETICS

1. The project proposes to utilize an existing facility and is not proposing to increase the height of the existing structure. No view corridors were identified to be impacted as result of the project.
2. The project will be consistent with the industrial design standards of PMC 20.26.400 to the furthest extent possible and as required for the scope of the project improvements.
3. The project will include increased landscaping along the perimeter of the project site, as well as around the existing building, which will have a positive aesthetic effect over the existing conditions.

LIGHT AND GLARE

1. 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.
2. Street lighting, in accordance with city standards, will be provided as a part of the project.

RECREATION

1. The project will not disrupt or displace any existing recreational opportunities in the area.

HISTORIC AND CULTURAL RESOURCES

1. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form 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. 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.

TRANSPORTATION

1. Staff has reviewed and approved the traffic impact analysis in relation to the project. The project generates 4.3 PM peak hour trips, and a total of 33.7 daily vehicle trips. The project anticipates three trucks making two round trips daily for a total of six round trips on a typical business day. No intersections within the vicinity will receive more than 25 PM peak hour vehicle trips and traffic review staff determined that no additional mitigation is warranted at off-site locations at this time.
2. 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 building permit issuance) per peak PM hour trip, at the time a building permit is issued. However, due to the project being a conversion of an existing facility, the number of anticipated trips is reviewed against the trip generation of the prior use (corn syrup processing facility). As a result, the proposed use is not anticipated to create new net trips and therefore is not required to pay traffic impact fees.
3. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.
4. The project shall comply with PMC 20.55 – Off-Street Parking Regulations.

PUBLIC SERVICES/UTILITIES

1. Additional public services and utilities will not result from the addition of the new use on the site of the existing facility. As a result, 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.
2. The existing gravity sanitary sewer service line to the property will be required to be replaced to city standards as part of the proposed project. In addition, the existing building will be retrofitted with a fire sprinkler system.
3. The project contains increased or unusual risks related to fire hazards, toxic chemicals outside of those normally ancillary to limited manufacturing uses and the project anticipated to increase the risk of environmental health hazards. However, the applicant has demonstrated that the existing tanks and project site, with the required upgrades for meeting the International Building Code and Fire Code, stormwater regulations and city engineering standards, the project will mitigate potential risks associated with the proposed project. Further, the applicant has submitted a written letter to the City's Building Code Official stating they will comply with all required measures for bringing the existing tanks into compliance with all code requirements.

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)

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action, as conditioned, 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.

COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on **November 21, 2018** 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 comment period for the subject DNS.

APPEALS

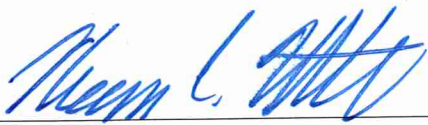
Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by **3:00 pm on November 25, 2019** at the above address. 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@ci.puyallup.wa.us 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: 11/15/19

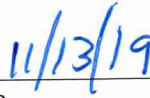
Notice Published in: TNT


Kendall Wals
Associate Planner

11/13/19
Date



Tom Utterback, AICP
City of Puyallup SEPA Responsible Official



Date

Attachments:

- A. Proposed Site Plan
- B. Environmental Checklist