

CITY OF PUYALLUP

AFFIDAVIT OF NOTICE

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of **Angelica Schattler**, Planning Case No. **PLPSP20220079**, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: May 24, 2022	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
(Attached mailing list) Puyallup Tribe of Indians Puyallup School District	<input checked="" type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: June 10, 2022 – Materials submitted by Assistant Planner Nabila Comstock

Gabriel Clark
Planning Technician



CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 | Fax (253) 840-6678

DECLARATION OF SIGN POSTING

Date of Sign Posting: 06/06/2022

Case No(s): PLPSP20220079

Project Name: ARCO #7184 AMPM Fueling Facility

Applicant: Barghausen Consulting Engineers, Inc.

Applicant Email: nwecker@barghausen.com

Site Address: 1402 S Meridian, Puyallup

Parcel No.: 7730000281, 7730000031, 7730000021

Notice of Hearing or Notice of Application

Attached photo of sign posted (required)

Description of sign location:

The sign is facing S Meridian and is placed along the property frontage of 1402 S Meridian, Puyallup, WA.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on June 7th, 2022, at Kent, WA

Date

City

State

Nick Wecker

Nick Wecker

Signature

Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock

Planning Technician

(253) 770-3361

ncomstock@puyallupwa.gov



CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 | Fax (253) 840-6678

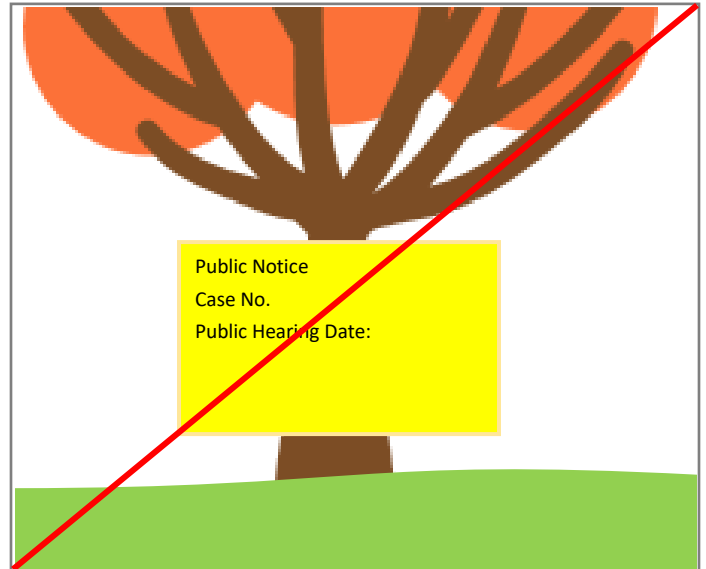
SIGN POSTING INSTRUCTIONS

1. Place the sign on the site in a prominent and visible location so it can be easily seen by the public from the city right of way. Signs shall be placed on the property near the street and securely fastened to 4"X4" pressure treated wood post(s) fastened with 2.5" wood screws.
2. All signs must be posted by a specific date, typically 14 calendar days prior to the hearing/meeting, unless specified otherwise, if not posted by the specified date, the processing of application and/or meeting date will be suspended and any associated public hearing/meeting will be postponed.
3. The applicant is responsible to ensure the notice is firmly attached, legible, and remains in good condition throughout the entire posting period.
4. After the completion of all public hearings, appeals, and other actions, the sign(s) shall be removed within 15 calendar days following final action. Signs may be retained by the applicant or returned to the Development Services Department for recycling. If the sign is not removed within the 15 day period, the City may remove and retain it.
5. Should Development Services staff find that such notice is not posted, the processing of your application and/or scheduled meeting will be suspended and any public hearing postponed.

THIS IS ACCEPTABLE



UNACCEPTABLE



**CITY OF PUYALLUP
DEVELOPMENT SERVICES**
333 South Meridian
Puyallup, WA 98371
(253) 864-4165

NOTICE OF LAND USE PERMIT APPLICATION



PERMIT TYPE: PRELIMINARY SITE PLAN & SEPA

PROJECT DESCRIPTION: PROPOSED SCOPE OF WORK INCLUDES CONSTRUCTION OF NEW 3,349 SQ. FT. ARCO AM/PM CONVENIENCE STORE, A 49'X129' FUEL CANOPY WITH EIGHT MULTI-PRODUCT DISPENSERS (MPDs), A 25,000-GALLON UNDERGROUND STORAGE TANK (UST), AND A 22,000-GALLON SPLIT UST FOR DIESEL AND PREMIUM FUEL. PROJECT INCLUDES CONSTRUCTION OF A DETACHED 24'X48' CAR WASH WITH SINGLE DRIVE-THROUGH LANE AND ONE VACUUM STATION. SITE IMPROVEMENTS INCLUDE SURFACE PARKING FOR 21 VEHICLES, INCLUDING FOUR (4) EV CHARGING STATIONS, LANDSCAPING, OFF-STREET IMPROVEMENTS, EXTERIOR LIGHTING, SOURCE CONTROL, SPILL PREVENTION, SIGNAGE, PEDESTRIAN WALKWAYS, AND TRASH AND RECYCLING ENCLOSURE. EXISTING RESTAURANT BUILDING WILL BE DEMOLISHED TO ACCOMMODATE NEW IMPROVEMENTS.

PERMIT CASE #: PLPSP20220079

LOCATION: 1402 S MERIDIAN, PUYALLUP, WA 98371

ZONING: COMMERCIAL GENERAL (CG)

APPLICANT: ANGELICA SCHATTLER - BARGHAUSEN CONSULTING ENGINEERS

DATE OF APPLICATION: MAY 13, 2022

STATUS OF ENVIRONMENTAL REVIEW: SEPA UNDER REVIEW

DATE OF PUBLIC HEARING, IF APPLICABLE: NOT APPLICABLE

City Staff Contact: NABILA COMSTOCK, ASSISTANT PLANNER - (253) 770-3361 OR NCOMSTOCK@PUYALLUPWA.GOV



<p>CITY OF PUYALLUP DEVELOPMENT SERVICES 333 South Meridian Puyallup, WA 98371 (253) 864-4165</p>	<p>NOTICE OF LAND USE PERMIT APPLICATION</p>	
<p>PERMIT TYPE: PRELIMINARY SITE PLAN & SEPA</p>		
<p>PROJECT DESCRIPTION: PROPOSED SCOPE OF WORK INCLUDES CONSTRUCTION OF NEW 3,349 SQ. FT. ARCO AMPM CONVENIENCE STORE, A 49'X129' FUEL CANOPY WITH EIGHT MULTI-PRODUCT DISPENSERS (MPDs), A 25,000-GALLON UNDERGROUND STORAGE TANK (UST), AND A 22,000-GALLON SPLIT UST FOR DIESEL AND PREMIUM FUEL. PROJECT INCLUDES CONSTRUCTION OF A DETACHED 24'X81' CAR WASH WITH SINGLE DRIVE-THROUGH LANE AND ONE VACUUM STATION. SITE IMPROVEMENTS INCLUDE SURFACE PARKING FOR 21 VEHICLES, INCLUDING FOUR (4) EV CHARGING STATIONS, LANDSCAPING, OFF-STREET IMPROVEMENTS, EXTERIOR LIGHTING, SOURCE CONTROL, SPILL PREVENTION, SIGNAGE, PEDESTRIAN WALKWAYS, AND TRASH AND RECYCLING ENCLOSURE. EXISTING RESTAURANT BUILDING WILL BE DEMOLISHED TO ACCOMMODATE NEW IMPROVEMENTS.</p>		
<p>PERMIT CASE #: PLPSP20220079</p>		
<p>LOCATION: 1402 S MERIDIAN, PUYALLUP, WA 98371</p>		
<p>ZONING: COMMERCIAL GENERAL (CG)</p>		
<p>APPLICANT: ANGELICA SCHATTLER - BARGHAUSEN CONSULTING ENGINEERS</p>		
<p>DATE OF APPLICATION: MAY 13, 2022</p>		
<p>STATUS OF ENVIRONMENTAL REVIEW: SEPA UNDER REVIEW</p>		
<p>DATE OF PUBLIC HEARING, IF APPLICABLE: NOT APPLICABLE</p>		
<p>City Staff Contact: NABILA COMSTOCK, ASSISTANT PLANNER - (253) 770-3361 OR NCOMSTOCK@PUYALLUPWA.GOV</p>		

NATIONAL RENT-A-FENCE 800-352-9675

NATIONAL RENT-A-FENCE 800-352-9675

1402



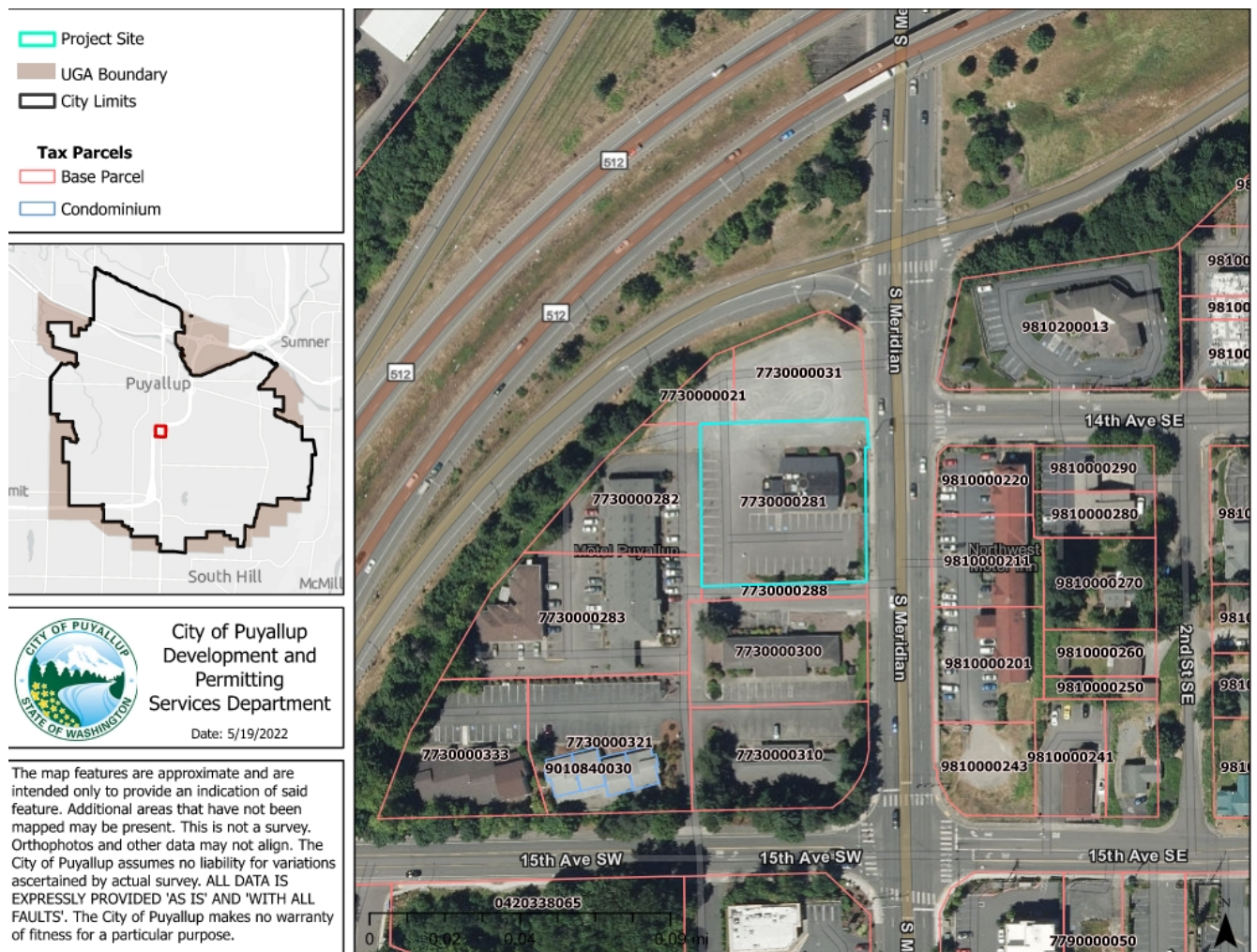
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

May 24, 2022

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application has been submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



Application Information

The following information is provided regarding this application:

Case Number:	PLPSP20220079
Permit Type:	Preliminary Site Plan & SEPA
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.
Applicant(s):	Angelica Schattler - Barghausen Consulting Engineers
Owner(s):	H&H PUYALLUP LLC
Site Address:	1402 S MERIDIAN, PUYALLUP, WA 98371
Parcel Number:	7730000281
Date of Application:	May 13, 2022
Date of complete application determination:	May 17, 2022
Date of Public Hearing (if set):	N/A not required
Environmental documents/studies required:	SEPA Under Review SEPA environmental checklist, traffic report(s), storm water report, site plan, preliminary utilities, and all other reports and studies required by code.

Identified critical areas on or adjacent to the site: Landslide Hazard, Volcanic Hazard Area,
Aquifer Recharge Area.

Public Comments

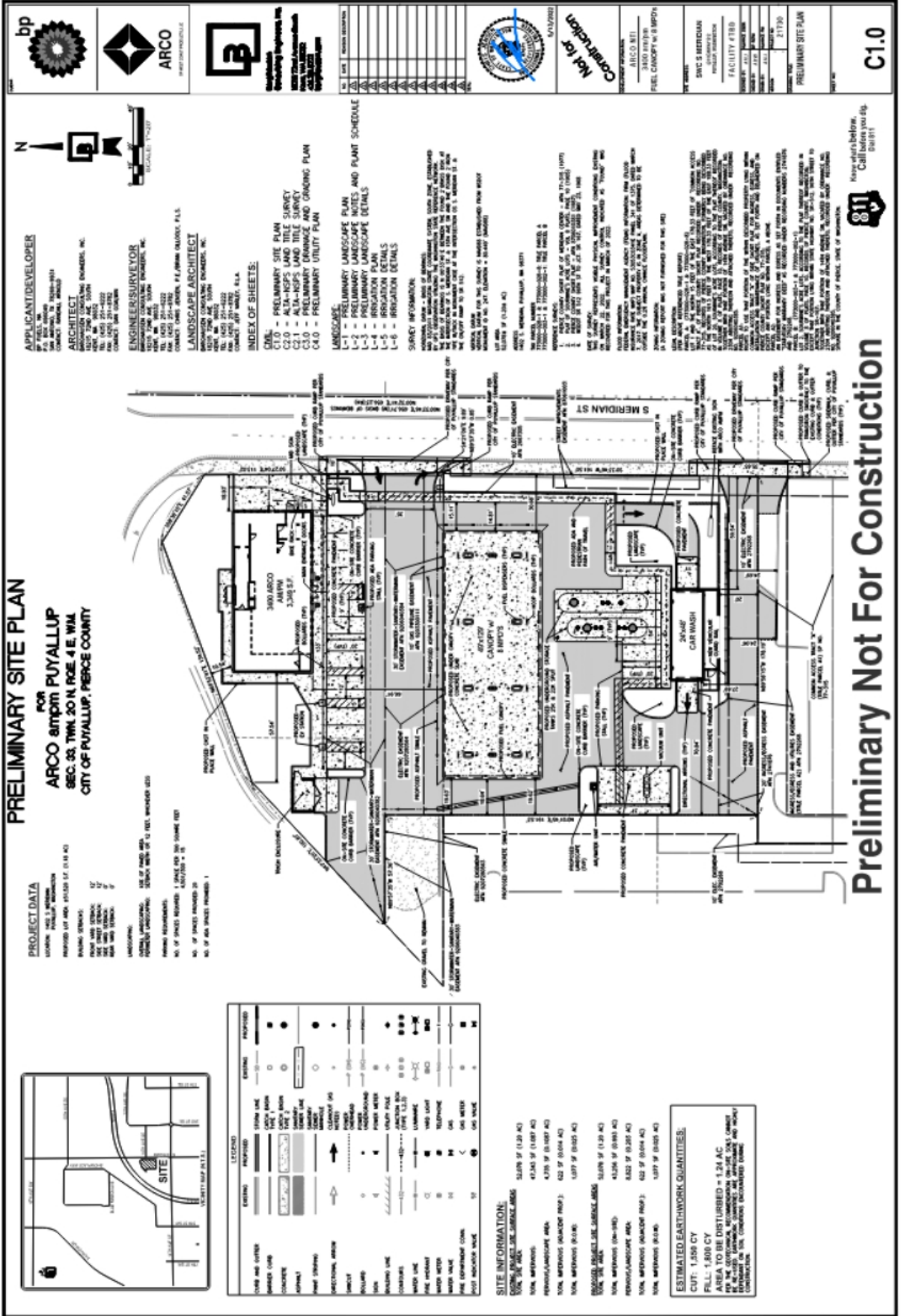
Please be advised that any response to this letter will become a matter of Public Record. Recipients of this notice, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application (s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit (s), and request a copy of the final decision. The application file is available for review [here](#), or by searching the case number by visiting <https://permits.puyallupwa.gov/Portal>.

Environmental Review (SEPA)

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Environmental mitigation measures under consideration: None identified as of the date of this mailer.

Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on: June 7th, 2022.

If you have any comments or suggestions, please email them to Gabriel Clark at GClark@PuyallupWA.gov or call (253) 770-3330.



ESTIMATED EARTHWORK QUANTITIES:

CUT: 1,500 CY
 FILL: 1,800 CY
 AREA TO BE DISTURBED = 1.24 AC
 PERCE COUNTY, WASHINGTON STATE, CITY, COUNTY, DISTRICT, AND WARD
 DISTRICT NO. 100, COUNTY DISTRICTED ELECTION

NOT FOR CONSTRUCTION

ARCO 8000th
 FUYALLUP, WA 99024

0420338035
THOUSAND SUMMER INC
1502 S MERIDIAN
PUYALLUP, WA 98371-7528

7730000300
1410 SOUTH MERIDIAN LLC
PO BOX 160
PUYALLUP, WA 98371

9810000241
PROVASCULAR REALTY LLC
4300 TALBOT RD S STE 101
RENTON, WA 98055-6238

9810000220
BASECAMP MANAGEMENT LLC
15406 MERIDIAN E STE 200
PUYALLUP, WA 98375-9504

9810000243
BASECAMP MANAGEMENT LLC
15406 MERIDIAN E STE 200
PUYALLUP, WA 98375-9504

9810000151
MULTICARE HEALTH SYSTEM
PO BOX 5299 MS 737-4-FSAD
TACOMA, WA 98415

9810200013
SOUND CREDIT UNION
PO BOX 1595
TACOMA, WA 98401-1595

9810000201
BASECAMP MANAGEMENT LLC
15406 MERIDIAN E STE 200
PUYALLUP, WA 98375-9504

9810000302
SINNER ALAN E
203 15TH AVE SE
PUYALLUP, WA 98372-3723

7730000333
MARTIN DAN H & BOBBI A SIPES
2208 DAY ISLAND BLVD W
UNIVERSITY PLACE, WA 98466-1810

7790000050
PFHC-PUYALLUP LLC
11010 NE 8TH ST STE 465
BELLEVUE, WA 98004

7730000310
MARTIN DAN H & SIPES BOBBIE A
2208 DAY ISLAND BLVD W
UNIVERSITY PLACE, WA 98466-1810

9810000331
SNODGRASS PROPERTIES I LLC
PO BOX 1669
EATONVILLE, WA 98328

9810000250
BLUE RIDGE PROPERTIES LLC
24437 RUSSELL RD STE 240
KENT, WA 98032-1787

9810000211
BASECAMP MANAGEMENT LLC
15406 MERIDIAN E STE 200
PUYALLUP, WA 98375-9504

7730000282
IH PUYALLUP LLC
1412 S MERIDIAN
PUYALLUP, WA 98371

9810000230
2504 MILTON WAY LLC
PO BOX 1865
MILTON, WA 98354-1865

0420338065
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9810000270
PARKS JESSICA A & JASON J & BASL KELLY H & MICHAEL J
2323 SW 172ND ST UNIT A
BURIEN, WA 98166

9810000140
MULTICARE HEALTH SYSTEM
PO BOX 5299 MS 737-4-FSAD
TACOMA, WA 98415

9010840020
INOUE THEODORE K M D
508 SW 293RD ST
FEDERAL WAY, WA 98023-3537

9010840010
WANG ZHUOWEI M D
4974 NW VILLAGE PARK DR
ISSAQUAH, WA 98027

7730000283
IH PUYALLUP LLC
1412 S MERIDIAN
PUYALLUP, WA 98371

7730000021
H&H PUYALLUP LLC
13215 SE MILL PLAIN BLVD STE C8-529
VANCOUVER, WA 98684

7790000024
PFHC-PUYALLUP LLC
14200 NE 12TH PL
BELLEVUE, WA 98007-4032

9010840040
MA KELVIN M D
1117 36TH AVE E
SEATTLE, WA 98112

9810000130
MULTICARE HEALTH SYS
PO BOX 5299
TACOMA, WA 98415-0299

7730000031
H&H PUYALLUP LLC
13215 SE MILL PLAIN BLVD STE C8-529
VANCOUVER, WA 98684

9810000280
SIDHU 120 LLC
10611 SE 304TH WAY
AUBURN, WA 98092

9010840030
BLACKBURN DEBORAH & BLACKBURN MICHAEL G M D
2608 38TH AVE SE
PUYALLUP, WA 98374-1941

7730000288
H&H PUYALLUP LLC
13215 SE MILL PLAIN BLVD STE C8-529
VANCOUVER, WA 98684

9810000290
SIDHU 120 LLC
10611 SE 304TH WAY
AUBURN, WA 98092

9810000161
MULTICARE HEALTH SYSTEM
PO BOX 5299 MS 737-4-FSAD
TACOMA, WA 98415

9810000320
HEDGE JACK C
360 W BROADWAY UNIT 611
SALT LAKE CITY, UT 84101-1740

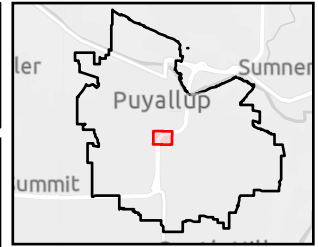
7730000281
H&H PUYALLUP LLC
13215 SE MILL PLAIN BLVD STE C8-529
VANCOUVER, WA 98684

7730000321
REFERENCE
7316 EAST SIDE DR NE
TACOMA, WA 98422-1122

9810000260
BLUE RIDGE PROPERTIES LLC
24437 RUSSELL RD STE 240
KENT, WA 98032-1787

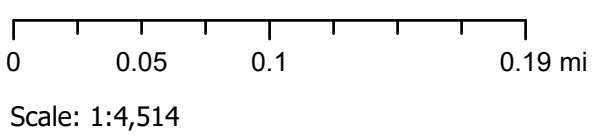
City of Puyallup Planning Division

1402 S Meridian ARCO



Tax Parcels

- ▭ Base Parcel
- ▭ Condominium
- ▭ Other
- ▭ Puyallup City Limits



Map produced using City of Puyallup GIS web apps.

Date: 6/10/2022

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0074343

Parent Order #:

IPL0074334

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Total Savings

(9.85)

Final Cost:

713.10

Promotional Code:

TACAffidavit

Payment Type:

Account Billed

User ID:

IPL0019819

ACCOUNT INFORMATION

CITY OF PUYALLUP DEVELOPMENT SERVICE IP

333 S MERIDIAN

PUYALLUP, WA 98371-5913

253-841-5479

Sharon@ci.puyallup.wa.us

CITY OF PUYALLUP DEVELOPMENT SERVICE

TRANSACTION REPORT**Date**

May 20, 2022 11:17:50 AM EDT

Amount:

713.10

SCHEDULE FOR AD NUMBER IPL00743430

May 24, 2022

The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL00743430**NOTICE OF COMPLETE LAND USE APPLICATION(S)**

The City of Puyallup Development Center hereby announces that the following complete land use application(s) have been submitted for processing.

Planning Case No. PLPSP20220079:

Applicant:

Angelica Schattler - Barghausen Consulting Engineers

Location:

1402 S MERIDIAN, PUYALLUP, WA 98371

Zoning:

General Commercial (CG)

Request:

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.

Comment Due Date:

June 7, 2022

SEPA status:

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental mitigation measures under consideration: Public Comments:

SEPA Under Review

The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision. The application file is available for public review at

www.cityofpuyallup.org/ActivePermits

***Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject Determination.**

Staff contact:

Gabriel Clark, Planning Technician
(253) 770-3330 | GClark@PuyallupWA.gov

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

June 7, 2022

Gabriel Clark, Staff Contact
City of Puyallup
333 S. Meridian
Puyallup, WA 98371

Dear Gabriel Clark:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the ARCO #7184 AMPM Fueling Facility (PLPSP20220079) located at 1402 South Meridian as proposed by Barghausen Consulting Engineers. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. 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: Construction & Demolition Guidance. All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Sandy Smith (360) 999-9588

If contamination is suspected, discovered, or occurs during demolition, site preparation, or construction of the fueling facility, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 407-7320**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

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.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a

Gabriel Clark

June 7, 2022

Page 3

TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at:

<https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at:

[http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202202503)

cc: Derek Rockett, SWM
Sandy Smith, TCP
Evan Wood, WQ

Gabriel Clark

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Wednesday, June 1, 2022 10:52 AM
To: Gabriel Clark
Subject: RE: Notice of Complete Application | Project # PLPSP20220079 | Preliminary Site Plan & SEPA | City of Puyallup

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hello Gabriel,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

Email is my preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act-Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Gabriel Clark <GClark@PuyallupWA.gov>
Sent: Wednesday, May 25, 2022 7:53 AM
To: A. Clark - Pierce County SEPA official <aclark@co.pierce.wa.us>; Andy Whitener <awhitener@squaxin.us>; Angela Dillon Puyallup Tribe <Angela.Dillon@PuyallupTribe-nsn.gov>; Annette Bullchild, Nisqually <bullchild.annette@nisqually-nsn.gov>; Brad Beach, Nisqually <beach.brad@nisqually-nsn.gov>; Brian Churchill <brian.churchill@piercescountywa.gov>; Kevin Berdan <kberdan@centralpiercefire.org>; City of Edgewood <comdev@cityofedgewood.org>; City of Fife (sfriddle@cityoffife.org) <sfriddle@cityoffife.org>; City of Sumner Planning <ryanw@sumnerwa.gov>; DAHP <SEPA@dahp.wa.gov>; Dan Krenz - USACE <Daniel.A.Krenz@usace.army.mil>; David Troutt - Nisqually Natural Resources <troutt.david@nisqually-nsn.gov>; Dept of Commerce

Gabriel Clark

From: Larson, Andy <LarsonA@wsdot.wa.gov>
Sent: Friday, May 27, 2022 8:06 AM
To: Gabriel Clark
Subject: RE: [EXTERNAL] Notice of Complete Application | Project # PLPSP20220079 | Preliminary Site Plan & SEPA | City of Puyallup

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hi Gabriel,

Is there a TIA yet for this project?

Andrew Larson, PE
Development Services Engineer
(360) 900-9541

From: Gabriel Clark <GClark@PuyallupWA.gov>
Sent: Wednesday, May 25, 2022 7:53 AM
To: A. Clark - Pierce County SEPA official <aclark@co.pierce.wa.us>; Andy Whitener, Squaxin <awhitener@squaxin.us>; Angela Dillon Puyallup Tribe <Angela.Dillon@PuyallupTribe-nsn.gov>; Annette Bullchild, Nisqually <bullchild.annette@nisqually-nsn.gov>; Brad Beach, Nisqually <beach.brad@nisqually-nsn.gov>; Brian Churchill <brian.churchill@piercescountywa.gov>; Kevin Berdan <kberdan@centralpiercerefire.org>; City of Edgewood <comdev@cityofedgewood.org>; City of Fife (sfriddle@cityoffife.org) <sfriddle@cityoffife.org>; City of Sumner Planning <ryanw@sumnerwa.gov>; DAHP <SEPA@dahp.wa.gov>; Krenz, Dan <Daniel.A.Krenz@usace.army.mil>; Troutt, David <troutt.david@nisqually-nsn.gov>; Dept of Commerce <reviewteam@commerce.wa.gov>; Dr. Martin Fox, Muckleshoot <Martin@muckleshoot.nsn.us>; ECY WETLANDS <ZMEY461@ECY.WA.GOV>; Fruitland Mutual Water Co. <ted@fruitlandwater.com>; George Walter - Nisqually Environmental <walter.george@nisqually-nsn.gov>; Glen St Amant, Muckleshoot <glen.stamant@muckleshoot.nsn.us>; Thomas, Heidi <Thomas.heidi@nisqually-nsn.gov>; Jeremy Perkuhn, Nisqually <badoldman.jp@nisqually-nsn.gov>; Laura Murphy - Muckleshoot Indian Tribe <Laura.murphy@muckleshoot.nsn.us>; Herrington, Matthew <matthew_herrington@comcast.com>; MBA Pierce County <jgamble@mbapierce.com>; Pierce County Public Works - Traffic Section <rgrindl@co.pierce.wa.us>; Pierce County Surface Water <erick.thompson@piercescountywa.gov>; Pierce Transit <tvaslet@piercetransit.org>; P-S Chamber of Commerce <exec@puyallupsumnerchamber.com>; PSCAA <SEPA@pscaneair.org>; PSE <Trevor.Lessard@pse.com>; Puyallup School District - Brian Devereux <deverebj@puyallup.k12.wa.us>; Puyallup Tribe - SEPA Review <SEPARreview@PuyallupTribe-nsn.gov>; Randy Tarter, Williams Pipeline <Randy.C.Tarter@Williams.com>; Shaun Dinubilo <sdinubilo@squaxin.us>; Tacoma Water <gvolkhardt@cityoftacoma.org>; TPCHD <SEPA@tpchd.org>; Valley Water District <Betty@valleywaterdistrict.com>; WA Dept of Natural Resources <sepacenter@dnr.wa.gov>; WDFW Region 6, South Sound <R6SSplanning@dfw.wa.gov>; OR-SEPA-Review <OR-SEPA-REVIEW@WSDOT.WA.GOV>; Yakama Nation <esanche@yakama.com>; Yakama Nation - Cultural Resources <kate@yakama.com>
Cc: Nabila Comstock <NComstock@PuyallupWA.gov>
Subject: [EXTERNAL] Notice of Complete Application | Project # PLPSP20220079 | Preliminary Site Plan & SEPA | City of Puyallup

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Gabriel Clark

From: Gabriel Clark
Sent: Wednesday, May 25, 2022 7:53 AM
To: 'A. Clark - Pierce County SEPA official'; 'Andy Whitener, Squaxin'; 'Angela Dillon Puyallup Tribe'; 'Annette Bullchild, Nisqually'; 'Brad Beach, Nisqually'; 'Brian Churchill'; 'Central Pierce Fire'; 'City of Edgewood'; 'City of Fife (sfriddle@cityoffife.org)'; 'City of Sumner Planning'; 'DAHP'; 'Dan Krenz - USACE'; 'David Troutt - Nisqually Natural Resources'; 'Dept of Commerce'; 'Dr. Martin Fox, Muckleshoot'; 'ECY WETLANDS'; 'Fruitland Mutual Water Co.'; 'George Walter - Nisqually Environmental'; 'Glen St Amant, Muckleshoot'; 'Heidi Thomas - Nisqually Transportation'; 'Jeremy Perkuhn, Nisqually'; 'Laura Murphy - Muckleshoot Indian Tribe'; 'Matthew Herrington, Comcast'; 'MBA Pierce County'; 'Pierce County Public Works - Traffic Section'; 'Pierce County Surface Water'; 'Pierce Transit'; 'P-S Chamber of Commerce'; 'PSCAA'; 'PSE'; 'Puyallup School District - Brian Devereux'; 'Puyallup Tribe - SEPA Review'; 'Randy Tarter, Williams Pipeline'; 'Shaun Dinubilo'; 'Tacoma Water'; 'TPCHD'; 'Valley Water District'; 'WA Dept of Natural Resources'; 'WDFW Region 6, South Sound'; 'WSDOT'; 'Yakama Nation'; 'Yakama Nation - Cultural Resources'
Cc: Nabila Comstock
Subject: Notice of Complete Application | Project # PLPSP20220079 | Preliminary Site Plan & SEPA | City of Puyallup
Attachments: PLPSP20220079 Notify Resident.pdf; ARCO-1403 South Meridian-SEPA Checklist-2022-05-13.pdf; ARCO-1403 South Meridian-Preliminary Site Plan-2022-5-13 (2).pdf
Follow Up Flag: Follow up
Flag Status: Flagged



CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678

NOTICE OF COMPLETE LAND USE APPLICATION

Department of Natural Resources – Review Team
Department of Commerce – Review Team
WSDOT – Review Team
Department of Ecology – Zach Meyer
Department of Fish & Wildlife – Region 6, South Sound
Tacoma Pierce County Health Department – SEPA review
Central Pierce Fire Protection – Kevin Berdan
Pierce County Planning and Land Services – Adonais Clark
Pierce County Public Works, Traffic – Rory Grindley, Brian Churchill
Pierce County Surface Water – Erick Thompson
City of Sumner – Ryan Windish
City of Fife – Steve Friddle
City of Edgewood – Darren Groth

Puyallup Tribe of Indians – Russ Ladley, Brandon Renyon, Andrew Strobel, Char Naylor, Jeffrey Thomas, Jennifer Keating, Robert Barandon, Carol Ann Hawks, Lisa Anderson, Charlotte Basch, Angela Dillon, Alec Wrolson, Crystal Stone, Lois Boome, Nancy Shippentower, Sam Stiltner, David Winfrey
Muckleshoot Indian Tribe – Glen St. Amant, Laura Murphy, Dr. Martin Fox
Nisqually Tribe – Annette Bullchild, Brad Beach, Jeremy Perkuhn, Heidi Thomas, George Walter, David Troutt
Squaxin Tribe – Shaun Dinubilo, Andy Whitener
Master Builders Association, Pierce County – Jessica Gamble
Yakama Tribe – Elizabeth Sanchez, Kate Valdez
Puyallup School District – Brian Devereaux
Pierce Transit – Tina Vaslet
US Army Corps of Engineers – Dan Krenz
WA State Department of Archaeology & Historic Preservation (DAHP) – SEPA Review
Puget Sound Clean Air – SEPA Review
Puyallup-Sumner Chamber of Commerce – SEPA Review
Comcast – Matthew Herrington
Other public and private utilities: Williams Pipeline, Puget Sound Energy, Fruitland Mutual Water company, Valley Water company, Tacoma Water

Re: PROJECT ID: PLPSP20220079 - NOTICE OF COMPLETE APPLICATION

Brief Project Description: 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.

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s). Parcel specific information may be found on the attached notice, at www.cityofpuyallup.org/activepermits, or on the [CityView Portal](#).

Additional permit materials may be provided upon request by replying to the Case Planner Nabila Comstock via email at NComstock@PuyallupWA.gov. The City may issue a determination of non-significance or mitigated determination of non-significance for this proposal under the optional DNS process provided in WAC 197-11-355. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtain upon request.

Please provide comments within 14 days, or June 7th, 2022. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case.

Please reference the case number or the project name in future correspondence or emails.

Thank you,
Gabriel Clark
Planning Technician | City of Puyallup
(253) 770-3330
gclark@puyallupwa.gov

Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Permit applications will now be accepted through the [CityView Portal](#). For more information on the permit system, go to the [City's website page here](#). Or, scan this QR code with your phone to learn more.

