# SEPA Environmental Checklist

## A. Background

1. **Name of proposed project, if applicable:**

   Port of Tacoma Parcel 94 Interim Soil Cleanup (Project)

2. **Name of applicant:**

   Port of Tacoma (Port)

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

   **Applicant:**
   Robert Healy, Port of Tacoma
   One Sitcum Plaza
   Tacoma, Washington 98421
   Phone: (253) 592-6716
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   **Contact:**
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4. **Date checklist prepared:**

   March 1, 2024

5. **Agency requesting checklist:**

   Port of Tacoma

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

   Cleanup is expected to begin in August or September 2024 and will take approximately 2 to 3 months to complete.

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

   The cleanup is an interim action that will address contaminated soils identified within the Interim Action area in compliance with Washington State's Model Toxics Control Act (MTCA; WAC 173-340). Additional cleanup actions will take place in the future to address other cleanup areas of Parcel 94 and adjacent Port-owned properties that are outside the Interim Action footprint.

   Note that the Port of Tacoma is also in the process of designing and permitting a Port Maritime Center and Maritime Skills Center project in partnership with Tacoma Public Schools. The Parcel 94 Soil Cleanup Project is independent of these other proposed

development actions and will occur regardless of whether these other projects move forward.

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

   Environmental information that has been or will be prepared directly related to this proposal includes the following:

   - *Cultural Resource Monitoring of Soil and Groundwater Testing at the Parcel 94 Property for the Port of Tacoma Maritime Campus Project, Tacoma, Washington* (Adams and Fitzpow 2023)
   - Archaeological Inadvertent Discovery Plan (to be prepared as part of the Project)
   - Interim Action Work Plan (to be prepared as part of the Project)
   - *Phase 2 Environmental Site Assessment Report for the Parcel 94 Property* (Anchor QEA 2023)

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.**

   There are no other applications pending for government approvals of other proposals directly affecting the property covered by the Project.

   As noted in section 7 above, the Port and the Tacoma Public School District will be submitting applications in the near future for permits related to the development or a Port Maritime Center and Maritime Skills Center within portions of Parcel 94. The Parcel 94 Soils Cleanup Project is separate from, but compatible with those proposed development actions.

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

    The following are approvals and permits assumed to be needed for the proposed Project:

    - Port SEPA Determination
    - Ecology: Construction Stormwater General Permit and associated approvals applicable to work on cleanup sites
    - City of Tacoma Site Development Permit (for clearing and grading activities)
    - City of Tacoma: Shoreline Substantial Development Permit
    - City of Tacoma: Right of Way, Work Order Permit (if required)

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    The Port is proposing a remedial action to address contaminated soils at their 20-acre property known as Parcel 94, located along the Thea Foss Waterway at 1203 East D Street in

Tacoma (the Site; see Figure 1). The cleanup is being proposed as a MTCA interim action and includes mechanical removal of potentially contaminated soils on the Site associated with historic industrial activities.

The Cleanup work is limited to the remediation of soils within the Interim Action Area (Figure 2). No groundwater remedial actions will be performed as part of the current Cleanup. Localized areas of groundwater contamination, as well as areas of soil contamination located in the northeastern and southeastern portions of Parcel 94 are to be addressed separately in the future after completion of additional environmental, land use and cultural resource planning efforts.

Cleanup work as planned will avoid disturbance of cultural resources identified during previous cultural resource assessments.

The Cleanup does not include any work below the Ordinary High Water and Mean Higher High Water lines.

Soils exceeding site cleanup standards will be removed and disposed of at an offsite upland disposal facility. Soils tested and found suitable for on-site reuse will be graded and compacted and covered with clean import soils as part of site stabilization activities to control stormwater runoff. Soils suitable for off-site reuse will be stockpiled and covered and in the on-site staging area pending off-site transport to the reuse location.

An Interim Action Work Plan is being prepared and will define the work to be performed. Cleanup work to be performed includes the following activities:

- Stormwater Controls: Temporary erosion and sedimentation controls will be established for the project to control runoff and address requirements of the Construction Stormwater General Permit. Stormwater will be controlled and managed by on-site infiltration to the extent practicable. Any stormwater than cannot be infiltrated on-site will be treated prior to discharge via the existing on-site stormwater drainage system.
- Site Preparation: Fencing will be constructed around the two property areas not addressed during the current Project. These areas are to be addressed separately as part of future cleanup actions.
- One unused, on-site water supply well will be decommissioned by a licensed driller in compliance with Washington wellhead protection requirements (Chapter 18.104 RCW).
- Excavation and off-site disposal of impacted soils: Contaminated soils exceeding site cleanup standards will be excavated and managed through off-site disposal at a Subtitle D landfill. A small quantity (less than 1,000 cubic yards) of soils are present that may exceed applicable criteria for Subtitle D disposal requirements, these will be treated and disposed of separately in compliance with the Dangerous Waste Regulations (WAC 173-303).
- Re-Grading, Backfill and Site Stabilization: Soil that is suitable for reuse will be reused on-site to the extent practicable to optimize project sustainability. Reusable

soil will be relocated on-site, graded and compacted. Clean cover soils will be placed over the compacted material to stabilize the site and control stormwater runoff. Soil removal areas will be backfilled with clean imported soils to restore site grades. Additional clean cover soil will be placed to stabilize the site.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The Project is located at 1203 East D Street, Tacoma, Washington, in Section 04 Township 20 Range 03 Quarter 13 at parcels: 8950001052, 0320041040, 8950001100, and 8950001110. Cleanup actions will occur on parcels 8950001052 and 0320041040, while parcels 8950001100, and 8950001110 will be used as a staging area for the Project.

The legal description for the subject parcels included on the project Vicinity Map. Figures are attached.

# B. Environmental Elements

## 1. Earth

**a. General description of the site:**

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

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

Topography at the site is relatively flat with a less than 1% slope across the entire parcel with a maximum elevation of approximately 19 feet above Mean Lower Low Water (MLLW). All of the proposed work is located above the Mean Higher High Water line.

**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.**

Soils at the Project property consist of imported silt, sand, and gravel fill material. Underlying native soils are characterized by estuarine sands, silts, and (Anchor QEA 2023) clays. There is no prime farmland on the Project property or in the immediate vicinity.

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

There are no surface indications or history of unstable soils in the immediate vicinity of the Project. Edges of the parcel along the shoreline, outside of the remedial footprint, are shown as a seismic and landslide hazard by The City of Tacoma's GIS maps (City of Tacoma 2024).

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Contaminated soils exceeding applicable cleanup standards will be excavated and managed at permitted off-site treatment and disposal facilities. Soils will be direct-loaded into trucks or containers for transport to the treatment and disposal facilities. The trucks will utilize designated haul routes and avoid transporting the soils through commercial or residential neighborhoods to the extent practicable. Soils designated for off-site reuse will be stockpiled and covered and in the on-site staging area pending off-site transport to the reuse location. The total quantity of soil excavation and grading is expected to be less than 35,000 cubic yards, with fill placement volume of less than 35,000 cubic yards. Of these totals, less than 15,000 cubic yards each of cut and fill are expected within the shoreline zone (i.e., within 200 feet of the existing line of Ordinary High Water).

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion could occur during excavation of asphalt and soils. These actions could potentially result in sloughing from adjacent areas into voids where excavation occurs. However, all areas disturbed by construction activities will be stabilized as soon as possible to prevent erosion. An Erosion and Sediment Control Plan complying with applicable regulatory requirements, including the Construction Stormwater General Permit, will be developed prior to and implemented during construction to avoid or minimize potential erosion.

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

No new or replaced impervious surfaces are proposed as part of the Project. Small areas of existing asphalt paving will be removed in areas for remediation which will reduce impervious surfaces at the Site.

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

Erosion control best management practices (BMPs) will be implemented during construction, including implementation of an Erosion and Sediment Control Plan. Asphalt that is removed for remediation will not be replaced.

## 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.**

Project construction will result in short-term and minor increases in greenhouse gas (GHG) emissions from the exhaust of vehicles and construction equipment used to complete the proposed cleanup activities. Fugitive dusts that might otherwise be generated by on-site excavation and grading activities will be controlled with dust suppression during the Project to prevent off-site impacts and to comply with applicable air pollution control and worker safety requirements. No long-term dust or GHG emissions will result from the completed Project. Approximate quantities from project-related dust or GHG emissions associated with the Project have not been quantified.

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

There are no off-site sources of emissions or odor that may affect the Project.

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

The Project will adhere to applicable regulations for the reduction or control of emissions. BMPs will be implemented during remedial activities to avoid or minimize

emissions, including use of a water truck to control dust as needed and limiting idling of machinery when not in use. Equipment will be inspected daily to ensure that uncontrolled emissions do not occur. Temporary stockpiles of potentially contaminated soils related to cleanup work staged at the site will be covered and secured. Contractors will be required to cover loads during transport. Wheel washes will be used at the construction entrance to control and track dirt from the site to offsite locations.

## 3. Water

### a. Surface:

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

   The Project property is located within the Tacoma tideflats area in Commencement Bay connected to Puget Sound; directly adjacent to the Thea Foss Waterway to the west and the Wheeler Osgood Waterway to the south.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   The Project will not require any work over or in the waters described above. However, removal of contaminated soils and backfill with clean materials in the upland will occur in some locations adjacent (within 200 feet) to the Thea Foss Waterway and the Wheeler Osgood Waterway.

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.**

   The Project does not include placement or removal of fill or dredge material in surface water or wetlands.

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

   The Project will not require any surface water withdrawals or diversions.

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

   The Project is located adjacent to the Federal Emergency Management Agency floodplain designated as Zone AE (FEMA 2017). Areas designated as Zone AE indicate those areas subject to inundation by the 1% annual-chance flood event. No work will occur within the floodplain as part of the Project.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   The Project does not involve any discharges of waste materials to surface waters.

### 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 a general description, purpose, and approximate quantities if known.**

   Groundwater will not be withdrawn from a well for drinking water or other purposes.

   One unused, on-site water supply well will be decommissioned by a licensed driller in compliance with Washington wellhead protection requirements (Chapter 18.104 RCW).

   Stormwater runoff generated during the Project will be managed using on-site infiltration to the extent practicable.

   Water will also not be discharged to groundwater as part of the Project.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   No waste materials will be discharged into the ground as part of the Project.

### c. Water Runoff (including stormwater):

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

   Stormwater currently primarily infiltrates onsite. Runoff during construction will be managed using stormwater management controls in accordance with the Ecology Construction Stormwater General Permit.

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

   It is unlikely that waste materials will enter ground or surface waters at the site, although there is a chance that a minor oil or fuel spill could occur during construction. The contractor will be required to develop and implement BMPs to prevent and, if necessary, respond to any leaks or spills. This may include implementation of a spill prevention and control plan. Other waste material, such as contaminated soil, will be adequately contained to prevent entry to surface or ground water. No overwater or in-water work is proposed.

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

   The Project will remove contaminated soils and place clean backfill within the excavation areas. Some additional clean cover soils will be placed as part of stabilizing the site following completion of the work. The soils cleanup work will result in negligible alterations to drainage patterns compared to existing conditions. Stormwater control measures implemented during the Project will encourage on-site infiltration.

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

   All work will be performed in accordance with the requirements of Washington's Construction Stormwater General Permit and associated agreements applicable to work at cleanup sites. Temporary erosion and sedimentation controls will be established to prevent discharge of untreated stormwater. These will include measures such as temporary berms to contain runoff, silt fencing, construction entrance improvements and temporary swales for on-site infiltration of collected stormwater. Where stormwater discharge is required, it will be treated prior to discharge to comply with applicable permit requirements. The Port will require the contractors to prepare and implement a Stormwater Pollution Prevention Plan for use during construction and operation of the Project. Implementation of BMPs as outlined in these plans will minimize the potential for releases to groundwater or surface water and will detail response actions to be undertaken should a spill or discharge occur. In addition, the Port will require the contractors to develop a Spill Prevention, Control and Countermeasure plan for the Project. All equipment to be used for excavation activities will be periodically cleaned and inspected prior to use at the site to ensure no leaks are present and the equipment is functioning properly.

## 4. Plants

a. **Check the types of vegetation found on the site:**

   ☒ **deciduous tree: alder, maple, aspen, other**

   ☐ **evergreen tree: fir, cedar, pine, other**

   ☒ **shrubs**

   ☒ **grass**

   ☐ **pasture**

   ☐ **crop or grain**

   ☐ **orchards, vineyards, or other permanent crops.**

   ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

   ☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

**b. What kind and amount of vegetation will be removed or altered?**

The limited amount of vegetation that exists is the result of overgrowth of land vacated by previous industrial uses. The site is primarily paved, gravel, or covered by structures. Vegetation within the developed portion of the site is primarily limited to patches of grass and weedy herbaceous vegetation or non-native invasive shrubs. Existing vegetation within the Interim Action area will be removed as necessary to accomplish the soil remediation.

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

There are no known threatened or endangered plant species known to be on or near the Project property.

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

No landscaping is proposed as part of the soil remediation.

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

Dominant non-native species present on the site include butterfly bush (*Buddleja davidii*), Himalayan blackberry (*Rubus armeniacus*), Scotch broom (*Cytisus scoparius*), and English ivy (*Hedera helix*).

## 5. Animals

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

**Examples include:**

- **Birds: hawk, heron, eagle, songbirds, other: waterfowl**
- **Mammals: deer, bear, elk, beaver, other: rabbits**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

The following federally listed species may occur in aquatic areas near the site:

- Chinook salmon (*Oncorhynchus tshawytscha*)
- Steelhead (*O. mykiss*)
- Bull trout (*Salvelinus confluentus*)

The USFWS identifies North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), streaked horned lark (*Eremophila alpestris strigata*), yellow-billed cuckoo (*Coccyzus americanus*), Taylor's checkerspot (*Euphydryas editha*

*taylori)* and marsh sandwort (*Arenaria paludicola*) as occurring near the project site (USFWS 2024). However, all Project work is limited to upland areas of the site where these species will not be present. Critical habitats near the Project site include bull trout critical habitat.

There are also several federally listed species under NMFS jurisdiction that occur in aquatic areas of Washington state, but that will not be present in the upland work areas of the Project. These include the Bocaccio (*Sebastes paucispinus*), Killer whale (*Orcinus orca*) and Yelloweye rockfish (*Sebastes ruberrimus*).

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

The Project site is located within the Pacific Flyway for migratory waterfowl.

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

The Project will remediate soils contamination, which will benefit wildlife species that may occur within the Project area. During construction, the Project will adhere to applicable regulatory requirements related to the preservation of wildlife and will implement BMPs as described in other sections of this SEPA Checklist to avoid or minimize potential impacts.

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

There are no known invasive animal species on or near the Project property.

## 6. Energy and natural resources

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Fossil fuels may be used to power construction vehicles and equipment. The completed Project will not require any energy use.

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

The Project will not affect the potential use of solar energy by adjacent properties.

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

Soils suitable for on-site or off-site reuse will be reused to the extent practicable to minimize unnecessary transportation-related energy use. Off-site treatment and disposal facilities will be selected that are as close as practicable to the project site.

## 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 because of this proposal? If so, describe.**

The cleanup is a MTCA interim action proposed to address existing environmental health hazards associated with localized areas of contaminated soils that were identified at the site during environmental testing. The potential environmental health hazards at the site include the following:

- Soil: Exposure could result through dermal contact with soil, inhalation, or incidental ingestion of soils prior to the cleanup. These risks will be directly addressed by completion of the Project.
- Air: Exposure could result from inhalation of windblown/fugitive dust could occur during the Project. This risk will be addressed through the use of appropriate dust control measures and compliance with applicable air pollution control and worker safety requirements.

During cleanup activities, it is possible that an unintentional release of fuel, lubricants, or hydraulic fluid from construction equipment could occur.

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

The project site is located on a parcel of property in the Port of Tacoma. The presence of localized soil and groundwater contamination was identified at the site during soil and groundwater testing activities implemented by the Port of Tacoma under an Ecology-approved investigation work plan. That work was sponsored in part by an Ecology Integrated Planning Grant.

The results of soil and groundwater testing activities have been summarized in a testing report (Anchor QEA 2023). The Port has also reported he presence of the soil and groundwater contamination to Ecology, and the site will be listed on Ecology's Confirmed and Suspected Contaminated Sites List. The soil contamination to be addressed by the Project was generated during historic uses of the site that are no longer occurring. These uses included historic plywood and lumber production and storage, door and sash manufacturing, and steel fabrication.

As described in the soil and groundwater testing report, soil contaminants are present in surface and shallow subsurface soils in localized areas of the site. Contaminated soil areas within the Interim Action footprint will be addressed as part of the Project. Identified soil contaminants at the site include the following:

- Gasoline and diesel/oil-range petroleum hydrocarbons
- Elevated heavy metals concentrations of antimony, arsenic, cadmium, copper, lead, and zinc

- Carcinogenic polycyclic aromatic hydrocarbons
- Dioxin/furans
- Polychlorinated biphenyls (PCBs)

Some groundwater contamination (with petroleum hydrocarbons and arsenic) was also identified in localized areas of the site. These areas will be addressed as part of future cleanup and long-term monitoring actions to be performed by the Port following completion of the Interim Action.

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.**

   The remedial design for the Interim Action will address potentially hazardous conditions at the Site by cleaning up contaminated soils in compliance with MTCA cleanup requirements.

   The Project will not disturb existing natural gas piping that is located near the site (i.e., within adjacent rights-of-way), nor will it disturb the existing petroleum pipeline that is located along East 11th Place to the north of the Site.

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.**

   No toxic or hazardous chemicals will be used for the project.

   Contaminated soils that exceed applicable cleanup standards and are removed during the cleanup work will be managed in accordance with applicable federal, state and local requirements, including the use of appropriately permitted treatment and disposal facilities.

4. **Describe special emergency services that might be required.**

   It is unlikely that special emergency services would be required during or after cleanup implementation.

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

   All construction activities will be conducted in accordance with a site health and safety plan and under the direction of a health and safety supervisor. Workers will use appropriate personal protective equipment and air monitoring will be performed to confirm the functioning of dust suppression measures.

   The potential for stormwater runoff will be prevented through the application of appropriate stormwater pollution control measures as described above.

   BMPs will be implemented throughout the duration of the Project to avoid or control environmental health hazards. BMPs will include maintaining a spill prevention and control plan on site during construction; maintaining equipment in good working order; preventing any petroleum products, chemicals, or other toxic or

deleterious materials from entering nearby surface waters; and using appropriately permitted treatment and disposal facilities for management of contaminated soils removed during the Interim Action.

### b. Noise

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

   The Project is located in an industrial area, with noise levels that are typical of an industrial setting, including from a railroad spur that runs through the parcel. Surrounding industrial noises will not affect the Project.

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

   Short-term increases in noise may occur during construction, primarily from heavy equipment such as excavators and dump trucks. However, noise levels generated from the Project are not anticipated to be significantly greater than background noise. The completed project will not emit any noise.

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

   Construction and operational noise will comply with the City of Tacoma's noise ordinance in Tacoma Municipal Code Title 8. Construction will occur during daylight hours and primarily weekdays; however, work during nighttime hours or weekends may be required, depending on schedule constraints. Although nighttime or weekend work is not currently anticipated, appropriate coordination with the City of Tacoma would occur prior to these activities.

## 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.**

Parcel 94 is mostly vacant and has remained mostly undeveloped since 2009, except for an existing office building. A portion of the property is used by Port tenants for storage of trailers and vehicles. The office building was most recently used by a Port tenant that previously operated a trucking company from the site.

The soils cleanup will not affect current land uses on nearby or adjacent properties. Adjacent properties to the west of the Project site include parcels with accounting and legal services firms and a boat building company. Parcels adjacent to the eastern boundary of the Project site include a boat repair shop, a crane service and repair company, marine float shop, and a school bus storage yard.

**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 because of the proposal, if any? If resource lands have**

**not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The Project property has not been used as working farm or forest lands.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   There is no surrounding farm or forest land near the Project, therefore the Project will not affect nor be affected by farm or forest business operations.

**c. Describe any structures on the site.**

There is an existing wood frame, one story, approximately 2,400 square foot office building located on the property.

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

No structures will be demolished as part of the Project.

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

The site is zoned Port Maritime and Industrial District along the western and southern boundaries of the property that are adjacent to the Thea Foss Waterway and the Wheeler Osgood Waterway, respectively. The remainder of the property is zoned Heavy Industrial District (City of Tacoma 2024a).

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

g. The Project site is located in the Port of Tacoma Manufacturing/industrial Center and is designated as Industrial/Commercial Buffer and Core Area (City of Tacoma 2024b).

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

The City of Tacoma Shoreline Master Program (City of Tacoma 2013) designation waterward of OHWM is Aquatic. The designation landward of OHWM is S-8 Thea Foss Waterway Shoreline District.

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

The City of Tacoma has identified the following critical area

- Flood hazard areas along the boundary to the south boundary of the parcel along the Wheeler Osgood Waterway and from the Puyallup Levee.
- Steep slopes greater than 40 percent along the shoreline edges of the Thea Foss Waterway and Wheeler Osgood Waterway.
- Liquefaction rating of High for the entire parcel and surrounding parcels.

**j. Approximately how many people would reside or work in the completed project?**

The completed Project will not affect the number of people who work on the property. No people currently reside within the project area, no people will reside in the completed project area.

**k. Approximately how many people would the completed project displace?**

No people will be displaced by the completed Project.

**l. Proposed measures to avoid or reduce displacement impacts, if any.**

No people will be displaced by the completed Project; therefore, no measures to avoid or minimize displacement impacts are proposed.

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

The Project will result in continued use of the Project property for Port-related activities, which is compatible with current and projected land uses and plans.

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

The Project will not affect agricultural and forestlands of long-term commercial significance. Therefore, no measures are proposed.

## 9. Housing

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

No housing units will be provided by the Project.

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

No housing units will be eliminated by the Project.

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

No housing impacts will occur as a result of the Project; therefore, no measures to reduce or control housing impacts are proposed.

## 10. Aesthetics

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

No aesthetic impacts are anticipated from the Project; therefore, no measures to reduce or control aesthetic impacts are proposed.

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

Views in the immediate vicinity of the site will not be obstructed or altered as a result of the Project.

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

No aesthetic impacts are anticipated from the Project; therefore, no measures to reduce or control aesthetic impacts are proposed.

## 11. Light and glare

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

There may be short-term light and glare from construction equipment used for cleanup activities.

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

There will be no light or glare from the finished Project.

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

No existing off-site sources of light or glare will affect the Project.

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

Construction will generally occur during daylight hours, which will reduce the potential for light and glare impacts.

## 12. Recreation

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

Thea Foss Waterway is designated as a mixed-use zone which incorporates private and public uses. The shoreline on the east side of the Thea Foss Waterway, immediately near the Project area is developed and designated for mix of water-oriented commercial, industrial, retail and office uses which limits recreational use. On the west side of Thea Foss Waterway public access to water-related recreational opportunities are readily available, including parks, an esplanade/public walkway and public access/view corridors along the waterfront trails, public and private boat docks. Thea Foss Waterway also provides access to recreational fishing in Puget Sound and Commencement Bay.

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

The Project will not displace any recreational uses.

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

No impacts to recreation are expected, therefore no measures to reduce or control impacts are proposed.

## 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? If so, specifically describe.**

According to files maintained by the Department of Archaeology and Historic Preservation (DAHP) in the WISAARD information portal, no recorded historic buildings, structures, or sites are within the project site.

Two prior cultural resources investigations were completed within the vicinity of the project. These include those by Berger and Hartmann (2010; NADB: 1354365) and Becker (2006; NADB 1348245). These and other prior investigations in the vicinity did not identify historic properties within the project site. Structures, including perimeter fencing, seawall, and railroad tracks, will not be physically impacted by the soils cleanup.

Cultural resource investigations were conducted during environmental and archaeological testing in 2023 and 2024 by Adams and Fitzpow (2023) and Adams and Fitzpow (forthcoming). These consisted of monitoring 6-inch, 4-inch and 2-inch borings, monitoring geotechnical test pits, and reviewing literature about the history of the site.

- One site (Number 23-75-1),) consisting of apparent industrial demolition fill, was identified in subsurface soils located in the southeast corner of Parcel 94, outside of the Interim Action work area (Figure 2). No groundwater disturbing work will occur in the vicinity of this site.
- A second site (Number 23-75-2) was located to the northeast of the Interim Action work area within the proposed staging area (Figure 2). The industrial fill noted in this area was present at depths greater than 6 feet below ground surface at the base of the recent fill deposits. No ground penetrating work is proposed for this area of the site. in the project.

Neither identified site was recommended as eligible for listing in the National Register of Historic Places. Neither site will be disturbed by the proposed soils cleanup work.

As neither of the identified sites will be disturbed by the proposed work, no archaeological, permitting, monitoring or mitigation related to their presence in nearby areas is anticipated.

**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.**

The project is within an area of very high cultural significance to the Puyallup Tribe of Indians (Puyallup Tribe). The Wheeler-Osgood Waterway is an important landmark; prior to railroad development, the Puyallup River discharged into Commencement Bay through a south fork that within this waterway. As documented by Adams and Fitzpow (2023), the project is within an area with ubiquitous villages and homes, subsistence activities, mortuary and ceremonial activities, and transportation.

No apparent pre-contact cultural or archaeological resources were identified during on-site cultural resource investigations (Adams and Fitzpow 2023). However, the Puyallup Tribe expressed concern that resources could be present in deeper subsurface soils, particularly within the southeastern portion of Parcel 94. This area is not part of the current soil cleanup work, in part to allow for further cultural resource investigation and coordination and consultation with the Puyallup Tribe.

The proposed soils cleanup taking place under this Project will not include any ground disturbing work in the southeastern corner of Parcel 94, the area of ongoing concern identified by the Puyallup tribe. Nor will the proposed cleanup work involve disturbance of deeper subsurface soils (i.e., subsurface soils at and near the pre-contact tideflat elevations beneath the recent fill materials) throughout the Interim Action work area (Figure 2).

**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.**

All activities within the project area are of interest to the Puyallup Tribe and the Port is committed to maintaining consultation as project planning progresses. Discussions with the Puyallup Tribe regarding the future of the site indicated that an intensive archaeological survey would be needed. The investigations documented by Adams and Fitzpow (2023) and Adams and Fitzpow (2024) are a result of the input provided. The results of these investigations are under review by DAHP.

**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.**

Cleanup work as planned will avoid disturbance of cultural resources identified during previous cultural resource assessments. Any proposed cleanup actions would be focused on relatively shallow depths of approximately 6 feet or less, with no anticipated disturbance of deep soils or the tide flat alluvium. Tangible remains of historical activities at the site are deeply buried below any soils that will be subject to the proposed cleanup work.

Cleanup work will be implemented in accordance with an inadvertent discovery plan and with appropriate oversight by a project archaeologist. The Port will coordinate with

the Puyallup tribe throughout completion of the Cleanup. The relatively shallow depth of cleanup, and the impermanence of construction activities precludes the need for further mitigation. As stated above, no DAHP permit is anticipated for these activities.

Areas of soil contamination located in culturally sensitive areas located on the northeastern and southeastern portions of Parcel 94 are not included within the scope of this project and will be addressed separately in the future after completion of additional environmental, land use and cultural resource planning efforts. Additionally, these areas will be fenced off to for the duration of the proposed project.

## 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.**

The Project property is located off of East D Street and can be accessed from East 11th Street to St. Paul Avenue to East 11th Place to East D Street.

**b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The Project property is not currently served by public transit. The distance to the nearest transit stop is approximately 0.7 miles away at A Street and East 12th Street.

**c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The Project will not require any new or improvements to existing roads, streets, or pedestrian, bicycle, or state transportation facilities.

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

The Project will occur on land. Excavated material will be transferred by truck to an appropriate upland off-site facility designated for this purpose. A BNSF railroad spur right-of-way runs from the southeast to the northwest through the Project parcel.

**e. 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?**

No vehicular trips will be generated by the completed Project.

**f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The Project will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

**g. Proposed measures to reduce or control transportation impacts, if any:**

The Project will occur fully within the boundaries of project parcel and is not anticipated to result in short-term or long-term impacts to transportation; and no measures to reduce or control impacts are proposed. Soils will be direct-loaded into trucks or containers for transport to off-site treatment/disposal facilities. The trucks will utilize designated haul routes and avoid transporting the soils through commercial or residential neighborhoods to the extent practicable. Soils suitable for on-site or off-site reuse will be reused to the extent practicable to minimize unnecessary transportation impacts.

## 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.**

The proposed Project is not anticipated to create an increased need for public services.

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

The Project is not anticipated to result in impacts to public services; therefore, no measures to reduce or control impacts are proposed.

## 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 proposed for the Project.

## C. Signature

**The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.**

X Robert Healy

# D. References


Adams, R., and A. Fitzpow, 2023. *Cultural Resource Monitoring of Soil and Groundwater Testing at the Parcel 94 Property for the Port of Tacoma Maritime Campus Project, Tacoma, Washington*. Prepared by Willamette Cultural Resources Associates. On file, Washington DAHP, Olympia.

Adams, R., and A. Fitzpow, forthcoming. *Archaeological Monitoring of Geotechnical Investigation and Environmental Work Plan Addendum*. Prepared by Willamette Cultural Resources Associates. On file, Washington DAHP, Olympia.

Anchor QEA, 2023. *Phase 2 Environmental Site Assessment Report For the Parcel 94 Property.* Prepared for the Port of Tacoma. November 2023.

Becker, T., 2006. Results of an Archaeological Survey of the Petrich Marine Dock Property, Tacoma, Pierce County, Washington. Prepared by Applied Archaeological Research. On file, Washington DAHP, Olympia.

Berger, M., and G. Hartmann, 2010. Cultural Resources Assessment for the Murray Morgan Bridge Rehabilitation Project, Tacoma, Washington. Prepared by Cultural Resources Consultants, Inc. On file, Washington DAHP, Olympia.

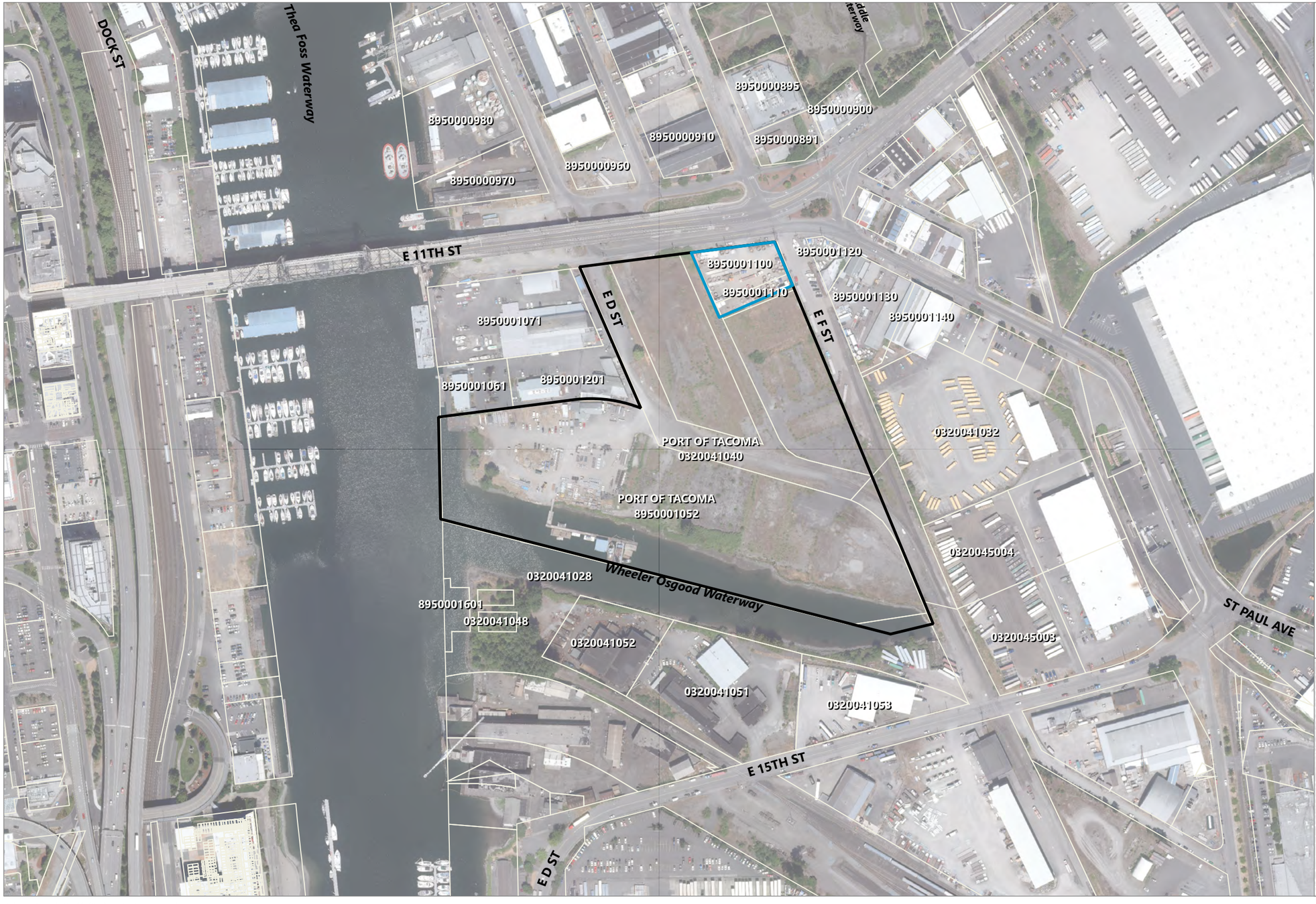
City of Tacoma, 2013. *City of Tacoma Shoreline Master Program and Land Use Regulatory Code*. Prepared by the City of Tacoma Planning and Development Services Department. Effective Date: October 15, 2013.

City of Tacoma, 2024a. Development Assistance and Review Team (DART) Map. Accessed: January 3, 2024. Available from: https://www.tacomapermits.org/dart-map.

City of Tacoma, 2024b. One Tacoma Plan Map. Accessed: January 3, 2024. Available from: https://gisapps.cityoftacoma.org/wab/OneTacoma/

FEMA (Federal Emergency Management Agency), 2017. FEMA Flood Insurance Rate Map, Pierce County, Washington, and Incorporated Areas. Panel 168 of 1375. 53053C0168. Effective March 7, 2017.

USFWS (U.S. Fish and Wildlife Service), 2017. USFWS IPaC Information for Planning and Consultation. Accessed: January 3, 2024. Available from: https://ipac.ecosphere.fws.gov/.




**LEGEND:**

- Parcel 94 Boundary
- Former NTR Logistics Property
- Tax Parcel

**NOTES:**

1. Aerial imagery from City of Tacoma, 2018.
2. Horizontal Datum is NAD83 Washington State Plane South, U.S. Survey Feet.
2. Site Address: 1203 E D ST, Tacoma, WA, 98401
3. Legal Description of Property: Section 04 Township 20 Range 03 Quarter 13 TACOMA TIDELANDS TACOMA TIDELANDS PART OF B 39, 40, 50, 50A & 50B TAC TDLDS & PART GOVT LOTS 8 & 11

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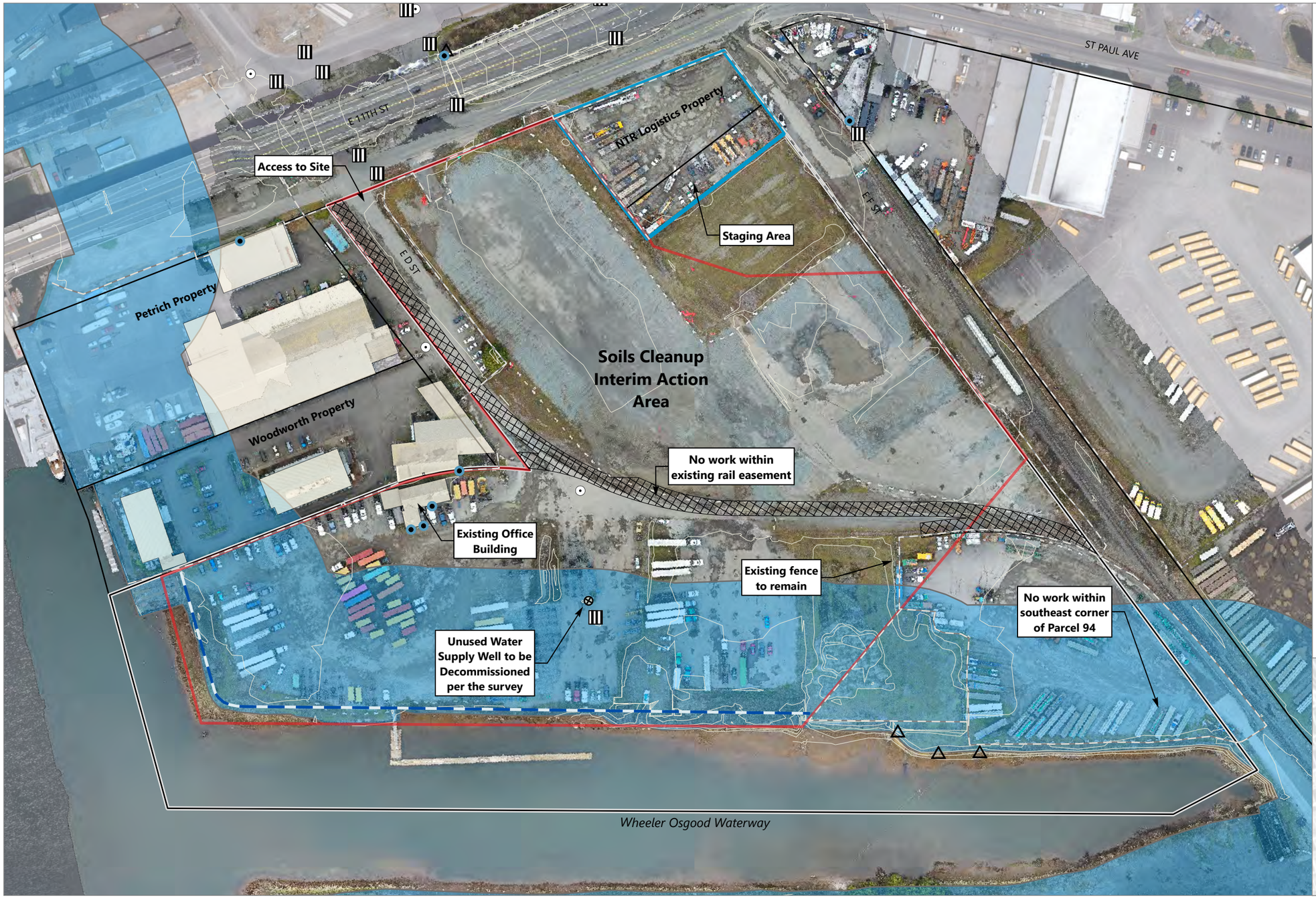
ANCHOR QEA

**Figure 1**
**Vicinity Map**
SEPA Checklist
Parcel 94 Soils Cleanup - MTCA Interim Action




**LEGEND:**

- Parcel 94 Boundary
- Former NTR Logistics Property
- Soils Cleanup Interim Action Area
- Shoreline Buffer (200')
- Surveyed Parcel Boundaries
- Elevation Contours (2-foot)
- Stormwater Management Berm
- Fence
- Approximate Existing Buildings
- Drainage Culvert
- Manhole
- Storm Drain
- Storm Grate
- Unused Water Supply Well

**NOTES:**

1. Primary aerial imagery from Anchor QEA, March 2023. Additional imagery from City of Tacoma, 2018.
2. Horizontal Datum is NAD83 Washington State Plane South, U.S. Survey Feet.
3. Parcel boundaries, elevation contours, top slope waterline, fences, easements, easement hatches, hatch boundaries, drainage culverts, manholes, storm drains, storm grates, and unused water supply well per survey by Sitts and Hill Engineers, Inc.
4. Shoreline buffer from NOAA shoreline data, 2024.

0 200
Feet

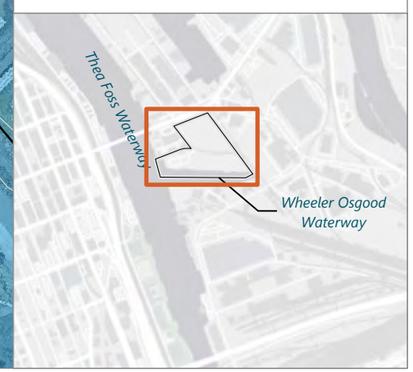



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**Figure 2**
**Proposed Cleanup Areas**
SEPA Checklist
Parcel 94 Soils Cleanup - MTCA Interim Action