



Request for Clean Water Act
Section 401 Water Quality Certification
WA State Department of Ecology
Phone: (360) 407-6076 or E-mail: ecyrefedpermits@ecy.wa.gov

AGENCY USE ONLY

Date Received: 10/11/2021
Aquatics ID#: 140546
Team: SWRO
Valid Request: 10/11/2021

A. Identify the applicable federal license or permit:

Permit or License Number (if known): not yet assigned

Federal Agency triggering the Water Quality Certification (WQC):

- U.S. Army Corps of Engineers U.S. Coast Guard
 U.S. Environmental Protection Agency Federal Energy Regulatory Commission
 Other: _____

B. Project Information:

Name: Off-Dock Container Support Facility (previously Thorne Road Site Development) County: Pierce

C. Documentation showing that the pre-filing meeting request was submitted at least 30 days prior to submitting this Section 401 WQC Request: Attached

D. Applicable Additional Information (Attached):

- Completed, signed, and dated Joint Aquatic Resources Permit Application (JARPA)
 Water Quality Monitoring Plan or WQ Monitoring and Protection Plan
 Mitigation Plan
 Wetland Delineation Report and ratings
 Copy of the federal permit or license application, including all accompanying information
 Suitability Determination for dredging projects with in-water disposal
 Dewatering Plan
 Revegetation/Restoration Plan
 Erosion and Sediment Control Plan
 SEPA and/or NEPA decision

E. Certification Statements:

The project proponent hereby certifies that all information contained herein is true, accurate, and complete, to the best of my knowledge and belief.

Initial MDR

The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.

Initial MDR

Signature:  _____ Date: 10/11/2021

Print Name: Mark Rettmann

Submit this CWA §401 Certification Request form along with a JARPA and supporting information to ecyrefedpermits@ecy.wa.gov and cc the federal permitting agency.

To request an ADA accommodation, contact Ecology by phone at (360) 407-6076 or email at ecyrefedpermits@ecy.wa.gov, or visit [Accessibility & the Americans with Disabilities Act \(ADA\)](#). For Relay Service or TTY call 711 or 877-833-6341.



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps of Engineers®
Seattle District

AGENCY USE ONLY

Date received: 10/11/2021 edoc
Rec'd 401 Req Form

Agency reference #: _____

Tax Parcel #(s): _____

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Off-Dock Container Support Facility

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Rettmann, Mark

2b. Organization (If applicable)

Port of Tacoma

2c. Mailing Address (Street or PO Box)

PO Box 1837

2d. City, State, Zip

Tacoma, WA 98401

2e. Phone (1)

(253) 592-6716

2f. Phone (2)

2g. Fax

2h. E-mail

mrettmann@portoftacoma.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
3b. Organization (If applicable)			
3c. Mailing Address (Street or PO Box)			
3d. City, State, Zip			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- Same as applicant. (Skip to Part 5.)
- Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
<input type="checkbox"/> Private <input type="checkbox"/> Federal <input checked="" type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.) <input type="checkbox"/> Tribal <input type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
1451 Thorne Road (Port Parcel 85 [7.64 ac]), 1721 Thorne Road (Port Parcel 87 [8.36 ac]), and 1702 Port of Tacoma Road (Port Parcel 72 [8.49 ac]) 24.49 ac total			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Tacoma, WA 98401			
5d. County [help]			
Pierce			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
SE	34	21 N	3 E
5f. Provide the latitude and longitude of the project location. [help]			
<ul style="list-style-type: none"> Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83) 			
47.264 lat. / -122.401 long.			
5g. List the tax parcel number(s) for the project location. [help]			
<ul style="list-style-type: none"> The local county assessor's office can provide this information. 			
6965000380 & 6965000390 (1702 POT Rd), 6965000350 (1451 Thorne Rd), and 6965000400 (1721 Thorne Rd).			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address		Tax Parcel # (if known)
U S OIL & REFINING CO	3001 MARSHALL AVE TACOMA, WA 98421		6965000101
COIE MICHAEL J ET AL	10875 176TH CIR NE APT 2804 REDMOND, WA 98052-7309		6965000340
ASPENS FUNDING LLC	1264 SW 301ST ST FEDERAL WAY, WA 98023		6965000332
THORNE ROAD INVESTORS LLC	JOHN BLOOMQUIST: 815 NW LOFALL RD, POULSBO, WA 98370-9208		6965000530

TIDEFLATS INVESTMENTS LLC ETAL	PO BOX 64817	6965000543
	UNIVERSITY PLACE, WA 98464-0817	
HAL TACOMA LLC ETAL	10600 WHITE ROCK RD STE 100	6965000544
	RANCHO CORDOVA, CA 95670-6294	
PABCO BUILDING PRODUCTS LLC	C/O TAX DEPT., PO BOX 419074	6965000550
	RANCHO CORDOVA, CA 95741-9074	
PORT OF TACOMA	PO BOX 1837	6965000410, 6965000095
	TACOMA, WA 98401-1837	

5i. List all wetlands on or adjacent to the project location. [\[help\]](#)

There are two wetlands on the project site as detailed below (Table 10 and described in the *Port of Tacoma Off-Dock Container Yard and Stormwater Project Wetland Analysis Report*, Grette Associates, LLC (February 2020).

Table 1. Wetland delineation summary

Wetland	Location	Size (Approximate) ¹	Cowardin Class ²	Hydrology Modifier	HGM Class	Wetland Category	Buffer Width ³
A	Parcel 85	73,258 sq. ft.	PFO	Seasonally Flooded and Saturated	Depressional	III	75 ft.
B	Parcel 72	119,289 sq. ft.	PFO	Seasonally Flooded and Saturated	Depressional	III	75 ft.

¹ Size of wetland within the subject property.

² Classification based on Cowardin et al. (1979).

³ Buffers are based on TMC 13.11.320.

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

None

5k. Is any part of the project area within a 100-year floodplain? [\[help\]](#)

Yes No Don't know (0.04 ac of the project site [SW corner] is located within the 0.2 PCT Annual Chance Flood Hazard area)

5l. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

The site consists of ~15 ac of compacted gravel, ~1 ac of grass, and ~8.5 of shrub and forest vegetation. See Wetland Analysis Report (Grette, Feb. 2020) for additional vegetation details.

5m. Describe how the property is currently used. [\[help\]](#)

The properties are currently used for cargo logistics including material and container storage, and truck, chasis, and trailer parking.

5n. Describe how the adjacent properties are currently used. [\[help\]](#)

Surrounding properties are used for cargo logistics, trucking queue for container terminals, manufacturing/warehousing, and oil refining/distribution.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

There are no permanent structures on the project location.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

From I-5, take Port of Tacoma Rd exit and proceed north on Port of Tacoma Rd for 1.9 miles. The site will be on the left, north of Maxwell Way, between Port of Tacoma Rd and Thorne Rd.
<https://goo.gl/maps/YzrwwNePrk7Vv7Hj8>

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

The site will be developed for use for empty container and chassis storage, a single-high reefer pre-trip wash facility, and a wheeled reefer valet drop-off location. Other site features will include truck entry and exit gates on Thorne Road and Maxwell Way with a guard shelter at the Maxwell Way location, an office trailer, perimeter security fencing, site lighting and power, security cameras, a railroad crossing (between Parcel 85 & 87), a roadability area, and stormwater improvements. Work will include clearing and grubbing, earth fill, isolated excavation, subgrade preparation, base course and pavement systems, stormwater infrastructure, and other utilities. Stormwater treatment will be by overland sheet flow conveyance and at-grade biofiltration stormwater treatment. The Project has approximately 4.42 acres of wetland impact that the Port proposes to mitigate using credits from either the Port's Lower Wapato Creek Advance Mitigation Site and/or the Port's Upper Clear Creek Mitigation Bank.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The purpose of the project is to provide additional areas for storage, staging, preparing, and processing of containers and chassis in support of marine cargo shipping at the Port of Tacoma.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- Commercial Residential Institutional Transportation Recreational
 Maintenance Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aquaculture | <input type="checkbox"/> Culvert | <input type="checkbox"/> Float | <input type="checkbox"/> Retaining Wall (upland) |
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Dam / Weir | <input type="checkbox"/> Floating Home | <input type="checkbox"/> Road |
| <input type="checkbox"/> Boat House | <input type="checkbox"/> Dike / Levee / Jetty | <input type="checkbox"/> Geotechnical Survey | <input type="checkbox"/> Scientific Measurement Device |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Ditch | <input type="checkbox"/> Land Clearing | <input type="checkbox"/> Stairs |
| <input type="checkbox"/> Boat Lift | <input type="checkbox"/> Dock / Pier | <input type="checkbox"/> Marina / Moorage | <input type="checkbox"/> Stormwater facility |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Dredging | <input type="checkbox"/> Mining | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Bulkhead | <input type="checkbox"/> Fence | <input type="checkbox"/> Outfall Structure | <input type="checkbox"/> Utility Line |
| <input type="checkbox"/> Buoy | <input type="checkbox"/> Ferry Terminal | <input type="checkbox"/> Piling/Dolphin | |
| <input type="checkbox"/> Channel Modification | <input type="checkbox"/> Fishway | <input type="checkbox"/> Raft | |

- Other: Demo & site preparation (clear and grub) grading (fill, wetland fill), paving, utilities, fencing/gates, striping/signage, and installation of structures to create an off-dock container yard.

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

- Demo & Site Preparation – Demo of existing fencing, gates, and pavement as necessary. Clearing, grubbing, trenching, and removal of unsuitable material.
- Grading – Sheet flow drainage across the pavement to the perimeter biofiltration media trenches (BMT) will be maintained throughout the site. A ridgeline will extend along the centerline of the site. Average grades will be designed for 0.75% to minimize the amount of imported fill. Grades exceeding this average may be necessary at tie-ins between existing and newly graded areas, such as the rail crossing. Even with the extremely flat proposed average grade, the improvements will require up to 2.8 feet of fill in areas to provide minimum elevations necessary for sheet flow of stormwater.
- Paving – The pavement section is anticipated to consist of 8 inches asphalt concrete pavement (ACP) over 12 inches crushed aggregate base over a compacted subgrade. The pavement section will be based on an empty container storage operation using side handler equipment.
- Water and Fire Protection – Water utilities will be required for the reefer wash facility and the office trailer. Water services will be provided using an existing water line which is currently terminated near the property line along Maxwell Way. The existing City fire hydrants located along Thorne Road and Port of Tacoma Road are adequately spaced for the empty container and chassis storage areas. Additional fire hydrants spaced at a maximum of 300-feet on-center may be required in the reefer valet drop-off stalls.
- Sanitary Sewer – Sanitary sewer utilities will be provided to serve the office trailer. An overflow drain line supporting the reefer wash facility will be connected to an existing sewer line terminated near the property line along Port of Tacoma Road.
- Natural Gas – Natural gas service is provided to the reefer wash facility. The natural gas line will be connected to an existing gas line terminated near the property line along Port of Tacoma Road.
- Electricity – Tacoma Power (TPU) will be requested to provide two new, underground electrical services. Service #1 for chassis storage (Parcel 85) will be at Thorne Road, from existing TPU pole # 31593, for a 400A, 480V, 3Ph, 4W, 18KAIC, electrical service. This equipment will be located inside the fencing along with a NEMA 3R, 50KVA, dry type, transformer, 480V to 240V and a 200A, 240/120V, 1Ph, 10KAIC, main circuit breaker panel.

Service #2 for container storage and reefer wash (Parcels 72/87) will be from Thorne Road, existing TPU pole #27516, for a 3,000A, 480V, 3Ph, 4W, 65KAIC electrical service. The TPU padmount transformer and electrical equipment, in addition to a NEMA 3R, 50KVA, dry type, transformer, 480V to 240V and a 200A, 240/120V, 1Ph, 10KAIC, main circuit breaker panel, will be located inside the fencing, convenient to the reefer container wash.

Minimum conduit depths in trenches will be per the 2020 NEC. Conduit containing electrical/communication cables of less than 600V, will be a minimum of 24" below finished grade with warning tape between the top of conduit and bottom of finished grade. Backfill will be sand bedding for 3" above and below conduits with structural and asphalt material above. Compaction of trench backfill and asphalt will be per civil requirements.

- Security Cameras – Pan Till Zoom (PTZ) or fixed directional security cameras are anticipated to be mounted on select wood light poles YLP1, YLP4, and YLP8 to cover Thorne Road, Rail Lines, Maxwell Way, and Port of Tacoma Road.

- **Lighting** – Lighting will be 600-watt, 4000K, LED, full cut off light fixtures mounted on 80-foot wood poles in the center chassis area of the north yard and in the central reefer wash and valet container area of the south yard. The target foot candle level for the site will be 3-foot candles in active repair/storage areas and 1-foot candle security level for the remainder of the site. Lighting controls will be dusk to dawn with a manual override switch matching other Port container yard lighting controls. The gated rail crossing area will be provided with a higher visibility light level of 10-foot candles average. These light fixtures will be LED, 4000K, 21-watt, mounted on 16-foot, steel poles and specified with photocells and motion sensors to operate when traffic is present.
- **Stormwater** – Stormwater from the Thorne Road site will be treated via at-grade media filtration systems, collected and conveyed via gravity-based infrastructure, detained onsite via subsurface storage, and discharged at reduced flow rates to meet capacity requirements of the downstream City-owned infrastructure.
- **Fencing and Gates** - All existing perimeter fencing will be replaced with new fencing meeting the Port's security fence standards. New fencing will reach 8 feet above the adjacent ground and include a 2-foot extension cap with 3 barb wire strands for security purposes. Chain link swing gates and sliding gates will be used to secure the site when the yard is closed to operation or if additional security measures are required. All fencing components including fabric, framework, fittings, ties, and barbed wire will be galvanized and PVC coated black. 30-foot-wide sliding gates are planned on either side of the railroad crossing and on Parcel 85 for access from Thorne Road.
- **Signage & Striping** - New striping will be per WSDOT Specifications for highway pavement markings. White striping, in accordance with Port standards, will be used to define stalls for reefer and chassis parking areas, empty container stacks, and circulation aisles. Stalls and stacks will be identified by letters and/or numbers. Signage scope will be limited to standard highway signage (e.g. Stop, Do Not Enter) at the site entrance.
- **Structures** - A 12-foot by 40-foot trailer will be located in the northeast corner of the site for office/break room space. Power, communications, water, and sanitary utilities will be provided to the trailer. A guard shelter is located at the site entrance/exit off Maxwell Way for site security to check drivers for valid TWIC cards and ensure they have a business purpose on the facility. Power and communications will be provided to the guard shelter. A 40-foot by 48-foot Quonset Hut style structure is anticipated to support more significant chassis repairs that cannot be performed in the Roadability Lanes. Power will be required to operate tools.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: October 2022 End Date: January 2025 (request See JARPA Attachment D
5 year permit length)

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$19,900,000

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- **If yes**, list each agency providing funds.

Yes No Don't know (Port has applied for multiple federal grant applications)

Part 7–Wetlands: Impacts and Mitigation

- Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]
<input type="checkbox"/> Not applicable
The project is unable to avoid adverse impacts to wetlands. The proposed wetland mitigation site will provide a Category I wetland with floodplain and fish habitat to mitigate for the loss of degraded, isolated, Category III wetland that does not have any fish habitat.
7b. Will the project impact wetlands? [help]
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
7c. Will the project impact wetland buffers? [help]
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
7d. Has a wetland delineation report been prepared? [help]
<ul style="list-style-type: none">• If Yes, submit the report, including data sheets, with the JARPA package.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (see attached: <i>Port of Tacoma Off-Dock Container Yard and Stormwater Project Wetland Analysis Report</i> , Grette Associates, LLC [February 2020, revised October 2021 to include City of Tacoma Critical Areas Report requirements]) Note: a jurisdictional determination is pending with the U.S. Army Corps of Engineers (NWS-2020-557).
7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]
<ul style="list-style-type: none">• If Yes, submit the wetland rating forms and figures with the JARPA package.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]
<ul style="list-style-type: none">• If Yes, submit the plan with the JARPA package and answer 7g.• If No, or Not applicable, explain below why a mitigation plan should not be required.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
The Port proposes to use credits from either the Lower Wapato Creek Advance Mitigation Site and/or the Upper Clear Creek Mitigation Bank.
7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]
The proposed wetland mitigation plan utilizing the Lower Wapato Creek Advance Mitigation Site will provide a Category I wetland with floodplain and fish habitat to mitigate for the loss of degraded isolated Category III wetland that does not have any fish habitat. The mitigation plan was developed in accordance with the <i>Interagency Regulatory Guide – Advance Permittee-Responsible Mitigation</i> , published by USACE, Ecology and WDFW (USACE et al. 2012) and was approved in March 2021 during the permitting for construction of the advance mitigation site. See attached <i>Advance Mitigation Plan, Lower Wapato Creek Habitat Project (Port of Tacoma, March 2021)</i> and the <i>Lower Wapato Creek Advance Mitigation Site Use Plan For Port of Tacoma's Off-Dock Container Support Facility - Draft (Port of Tacoma, October 2021)</i> .

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)
Clear, grub & fill	A (Parcel 85)	PFO, Depressional, Cat. III	73,258 SF (1.681 ac)	Permanent	R (adv mit)	See advance mitigation use plan
Clear, grub & fill	B (Parcel 72)	PFO, Depressional, Cat. III	119,289 SF (2.738 ac)	Permanent	R (adv mit)	See advance mitigation use plan
			TOTAL: 192,547 SF (4.42 ac)			

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

Upon completion of the clear, grubbing, and excavation activities described below in 7j., the remaining existing subgrade will be compacted and suitable imported fill will be placed. Fill will be delivered by truck (from approved commercial sources), spread by bulldozer and compacted with sheep foot or roller compactors. The pavement section shall consist of 8" of asphalt over 8" of aggregate base course and 4" of aggregate top course. Typical spreaders and compacting equipment will be used during the placement of the materials. Approximately 7,000 cy and 18,000 cy of imported fill (base course, top course, and pavement) will be placed in Wetland A and Wetland B, respectively.

It is anticipated that after placement of fill but before pavement is constructed, all subsurface utilities and infrastructure will be constructed. Utilities consist of electrical duct banks, water, sanitary sewer, and storm drainage pipes. Necessary in street utility connections will be constructed through coordination with the City of Tacoma and the respective utility providers.

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Clearing and grubbing will be performed with typical construction equipment such as skid steers, bulldozers, and excavators and clearing debris will be removed from the site by truck. Initial grading with bulldozers will remove any unsuitable materials. Unsuitable materials will be removed for disposal at an approved offsite location. The existing subgrade will be compacted and suitable imported fill will be placed as described above under 7i.

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]					
<input checked="" type="checkbox"/> Not applicable					
8b. Will your project impact a waterbody or the area around a waterbody? [help]					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
8c. Have you prepared a mitigation plan to compensate for the project’s adverse impacts to non-wetland waterbodies? [help]					
<ul style="list-style-type: none"> • If Yes, submit the plan with the JARPA package and answer 8d. • If No, or Not applicable, explain below why a mitigation plan should not be required. 					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don’t know					
8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.					
<ul style="list-style-type: none"> • If you already completed 7g you do not need to restate your answer here. [help] 					
N/A					
8e. Summarize impact(s) to each waterbody in the table below. [help]					
Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
¹ If no official name for the waterbody exists, create a unique name (such as “Stream 1”) The name should be consistent with other documents provided. ² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain. ³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter “permanent” if applicable.					
8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]					
N/A					
8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]					
N/A					

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]			
Agency Name	Contact Name	Phone	Most Recent Date of Contact
US Army Corps of Engineers	Jason Sweeney	(206) 764-3450	8/24/2021
Ecology (Adv Mit Plan)	Patricia Johnson	360-407-6140	March 2021
City of Tacoma (Adv Mit Plan)	Karla Kluge	(253) 591-5773 (253) 365-4932 cell phone	March 2021
Puyallup Tribe of Indians (Habitat site: Adv Mit Plan, design, construction)	Jennifer Keating, Russ Ladley, Char Naylor	Available upon request	On-going 2021
9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]			
<ul style="list-style-type: none"> If Yes, list the parameter(s) below. If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d. 			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]			
<ul style="list-style-type: none"> Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC. 			
17110019			
9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]			
<ul style="list-style-type: none"> Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #. 			
WRIA 10			
9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]			
<ul style="list-style-type: none"> Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards. 			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable			
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]			
<ul style="list-style-type: none"> If you don't know, contact the local planning department. For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases. 			
<input type="checkbox"/> Urban <input type="checkbox"/> Natural <input type="checkbox"/> Aquatic <input type="checkbox"/> Conservancy <input type="checkbox"/> Other:			

<p>9g. What is the Washington Department of Natural Resources Water Type? [help]</p> <ul style="list-style-type: none"> Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System. <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Fish <input type="checkbox"/> Non-Fish Perennial <input type="checkbox"/> Non-Fish Seasonal</p>
<p>9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]</p> <ul style="list-style-type: none"> If No, provide the name of the manual your project is designed to meet. <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Name of manual: <u>Ecology's Stormwater Management Manual for Western Washington, Port of Tacoma MS4</u></p>
<p>9i. Does the project site have known contaminated sediment? [help]</p> <ul style="list-style-type: none"> If Yes, please describe below. <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>No known contaminated sediment.</p>
<p>9j. If you know what the property was used for in the past, describe below. [help]</p>
<p>North America Packaging Corporation, a steel drum manufacturing facility, was previously located at 1702 Port of Tacoma (Parcel 72). Air Liquide was previously located at 1451 Thorne Rd (Parcel 85). 1721 Thorne Rd (Parcel 87) was previously used for container storage, trailer & chassis repair & storage, and manufacturing (plastics, drainage & metal products, paper/roofing). Buildings on these properties were demolished in 2011.</p>
<p>9k. Has a cultural resource (archaeological) survey been performed on the project area? [help]</p> <ul style="list-style-type: none"> If Yes, attach it to your JARPA package. <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (survey is currently being conducted)</p>
<p>9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]</p>
<p>The following species can be found in Puget Sound, but not on the project site.</p> <ul style="list-style-type: none"> Bocaccio rockfish (<i>Sebastes paucispinis</i>) – Endangered Bull trout (<i>Salvelinus confluentus</i>) - Threatened Chinook salmon (<i>Oncorhynchus tshawytscha</i>) (Puget Sound) - Threatened Humpback whale (<i>Megaptera novaeangliae</i>) - Endangered Marbled murrelet (<i>Brachyramphus marmoratus</i>) - Threatened Steelhead (<i>Oncorhynchus mykiss</i>) (Puget Sound DPS) - Threatened Southern resident killer whale (<i>Orcinus orca</i>) (Southern Resident DPS) – Endangered Yelloweye rockfish (<i>Sebastes ruberrimus</i>) – Threatened
<p>9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]</p>
<p>There are no known priority habitats or species that would be affected by the proposed work.</p>

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

A copy of the SEPA determination or letter of exemption is included with this application.

A SEPA determination is pending with _____ (lead agency). The expected decision date is _____.

I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

This project is exempt (choose type of exemption below).

Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

Other: _____

SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

Substantial Development Conditional Use Variance

Shoreline Exemption Type (explain): _____

Other City/County permits:

Floodplain Development Permit Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

Hydraulic Project Approval (HPA) Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

Do not send cash.

Washington Department of Ecology:

Section 401 Water Quality Certification Non-Federally Regulated Waters

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

Section 404 (discharges into waters of the U.S.) Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at: d13-pf-d13bridges@uscg.mil

Bridge Permit Private Aids to Navigation (or other non-bridge permits)

United States Environmental Protection Agency:

Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. MDR (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. MDR (initial)

Mark D. Rettmann



October 8, 2021

Applicant Printed Name

Applicant Signature

Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Authorized Agent Printed Name

Authorized Agent Signature

Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner Printed Name

Property Owner Signature

Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

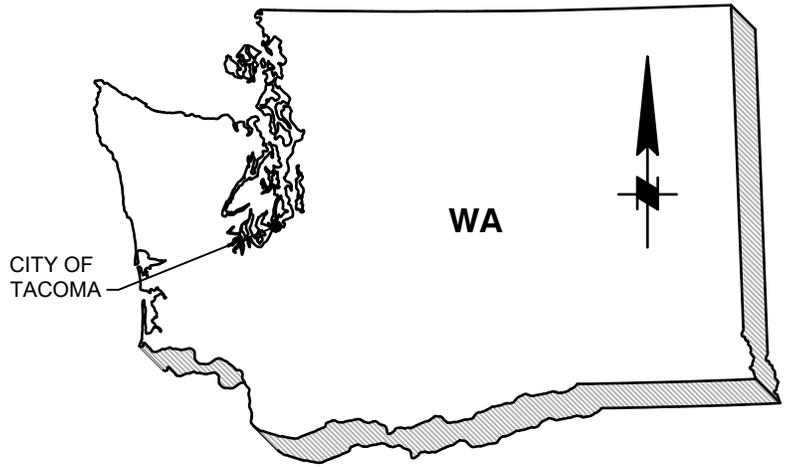
If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

HORIZONTAL DATUM:
 WASHINGTON STATE PLANE COORDINATE
 SYSTEM, SOUTH ZONE, NAD 83/2011 (PER PORT
 OF TACOMA SURVEY CONTROL MAP - 2016)

VERTICAL DATUM:
 MLLW (PER PORT OF TACOMA 2016 SURVEY
 CONTROL MAP)
 TIDE 22 1935 BENCHMARK: LOCATED AT NE
 CORNER OF 11TH STREET BRIDGE AT THE
 INTERSECTION OF 11TH STREET AND
 MILWAUKEE WAY
 ELEVATION = +19.18
 (BASED ON 1983-2001 TIDAL EPOCH)

SITE TEMPORARY BENCHMARK:
 PORT OF TACOMA MONUMENT #104 AT
 INTERSECTION OF PORT OF TACOMA ROAD
 AND MAXWELL WAY
 ELEVATION = +17.59

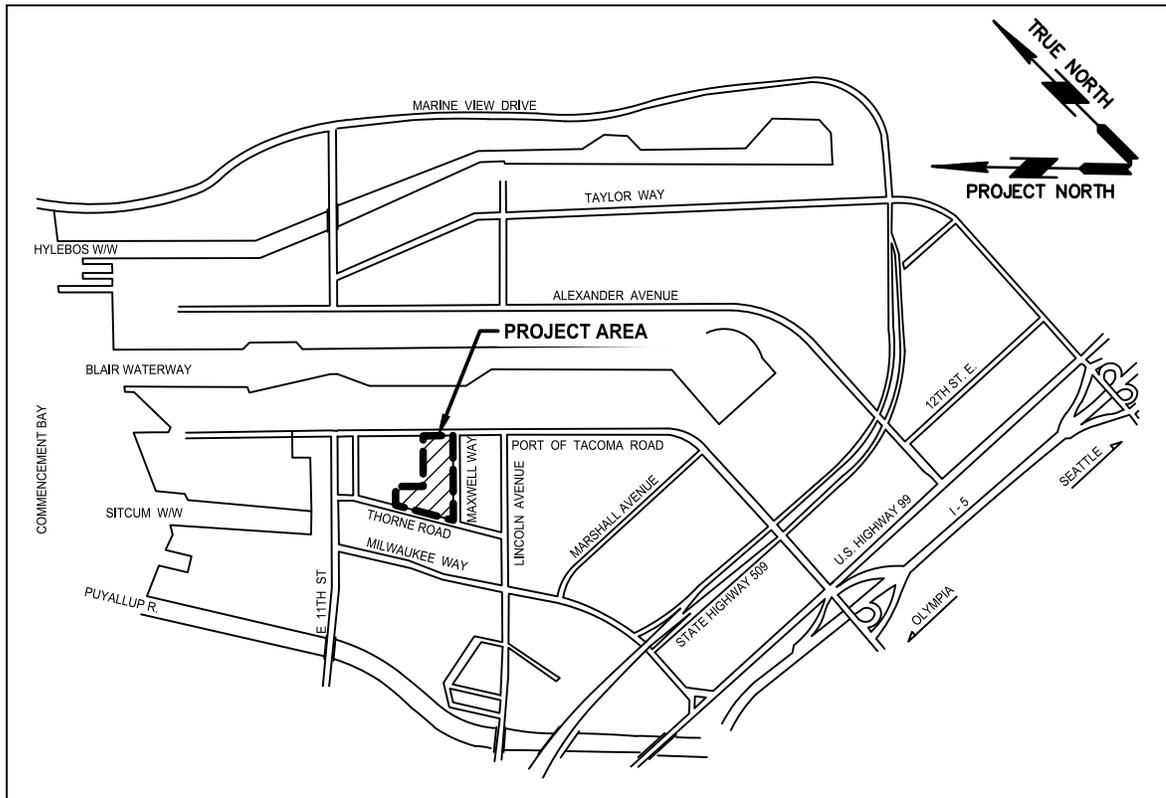
0.00 FT MLLW + 2.67 FT = 0.00 NAVD88



DIRECTIONS TO SITE FROM SEATTLE:

- | | | |
|----|---------------------------------|--------------|
| 1. | I-5 S TO EXIT #136 | <u>MILES</u> |
| 2. | TURN RIGHT ON PORT OF TACOMA RD | ~30 |
| 3. | ARRIVE AT PROJECT SITE | ~0.5 |
| | | ~1.8 |

VICINITY MAP
 SCALE: NTS



LOCATION MAP
 SCALE: NTS

USACE REFERENCE:

APPLICANT: PORT OF TACOMA

ADJACENT PROPERTY OWNERS:

SEE THE JOINT AQUATIC RESOURCES
 PERMIT APPLICATION (JARPA)

LOCATION: 1451 & 1721 THORNE ROAD AND
 1702 PORT OF TACOMA ROAD
 TACOMA, WA

LAT/LONG: 47.264 N
 -122.401 W

DATUM: MLLW=19.39' TIDE 22 1935 BENCHMARK
SHEET: 1 OF 7 **DATE:** SEPTEMBER 24, 2021

PROPOSED PROJECT: OFF-DOCK CONTAINER
 SUPPORT FACILITY

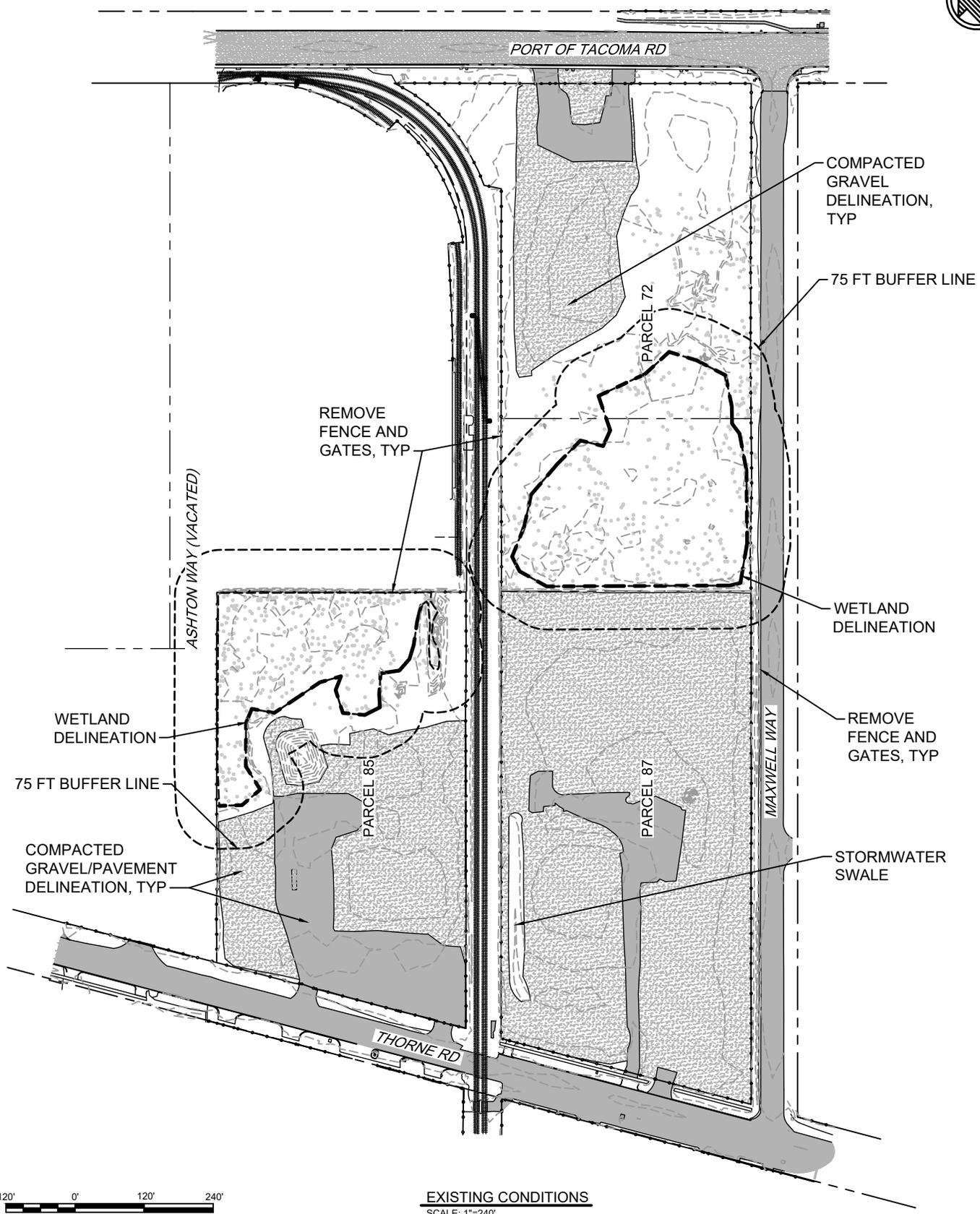
IN: NOT LOCATED IN A WATERBODY

NEAR/AT: CITY OF TACOMA

COUNTY: PIERCE

STATE: WA

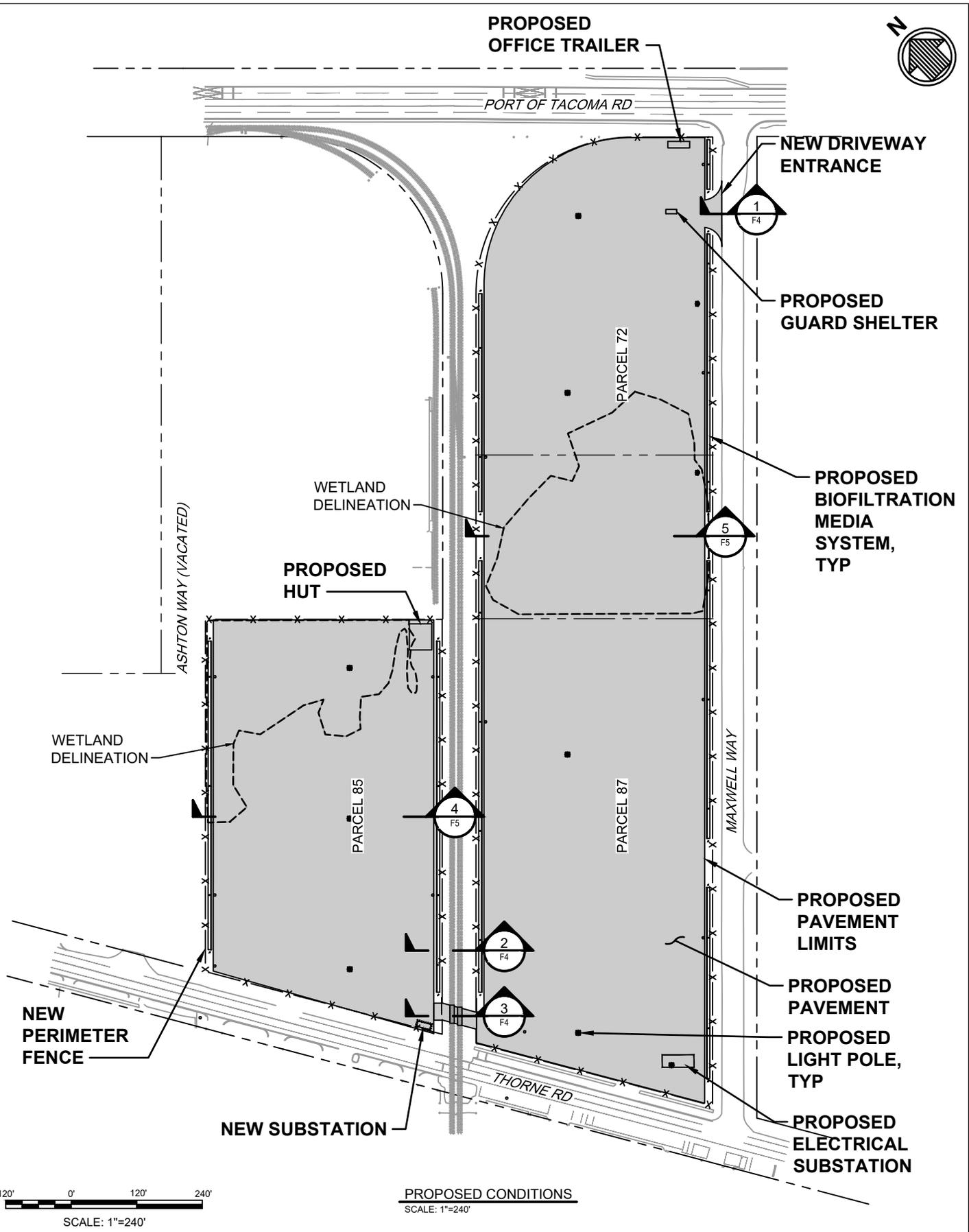
SEC: 34 **T:** 21 N **R:** 3 E



EXISTING CONDITIONS
SCALE: 1"=240'

File: Q:\SEA\10284-02\CADD\Active\JARPA\1028402_F2-F3

<p>USACE REFERENCE:</p> <p>APPLICANT: PORT OF TACOMA</p> <p>ADJACENT PROPERTY OWNERS: SEE THE JOINT AQUATIC RESOURCES PERMIT APPLICATION (JARPA)</p>	<p>LOCATION: 1451 & 1721 THORNE ROAD AND 1702 PORT OF TACOMA ROAD TACOMA, WA</p> <p>LAT/LONG: 47.264 N -122.401 W</p> <p>DATUM: MLLW=19.39' TIDE 22 1935 BENCHMARK</p> <p>SHEET: 2 OF 7 DATE: SEPTEMBER 24, 2021</p>	<p>PROPOSED PROJECT: OFF-DOCK CONTAINER SUPPORT FACILITY</p> <p>IN: NOT LOCATED IN A WATERBODY NEAR/AT: CITY OF TACOMA COUNTY: PIERCE STATE: WA SEC: 34 T: 21 N R: 3 E</p>
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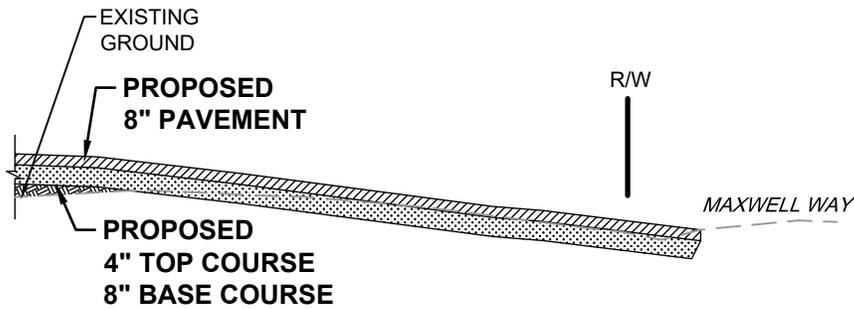


120' 0' 120' 240'
SCALE: 1"=240'

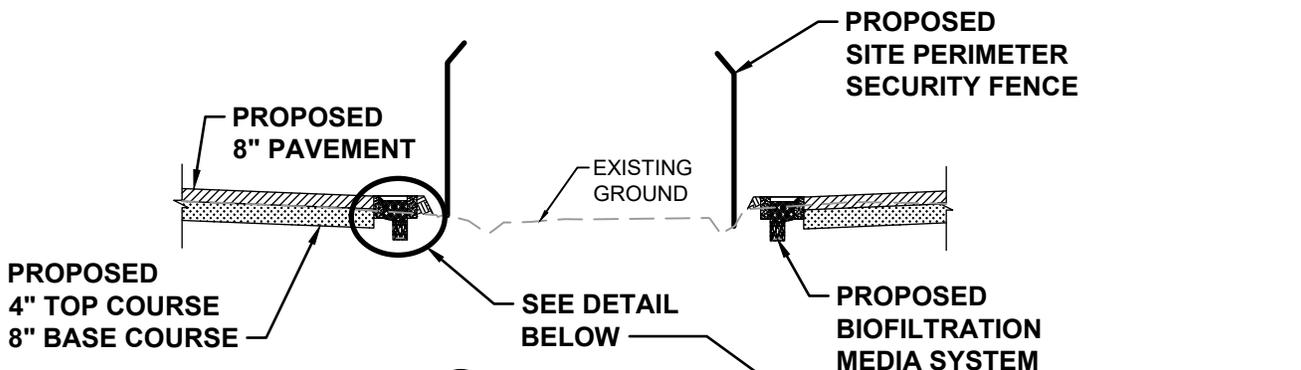
PROPOSED CONDITIONS
SCALE: 1"=240'

<p>USACE REFERENCE:</p> <p>APPLICANT: PORT OF TACOMA</p> <p>ADJACENT PROPERTY OWNERS: SEE THE JOINT AQUATIC RESOURCES PERMIT APPLICATION (JARPA)</p>	<p>LOCATION: 1451 & 1721 THORNE ROAD AND 1702 PORT OF TACOMA ROAD TACOMA, WA</p> <p>LAT/LONG: 47.264 N -122.401 W</p> <p>DATUM: MLLW=19.39' TIDE 22 1935 BENCHMARK</p> <p>SHEET: 3 OF 7 DATE: SEPTEMBER 24, 2021</p>	<p>PROPOSED PROJECT: OFF-DOCK CONTAINER SUPPORT FACILITY</p> <p>IN: NOT LOCATED IN A WATERBODY</p> <p>NEAR/AT: CITY OF TACOMA</p> <p>COUNTY: PIERCE STATE: WA</p> <p>SEC: 34 T: 21 N R: 3 E</p>
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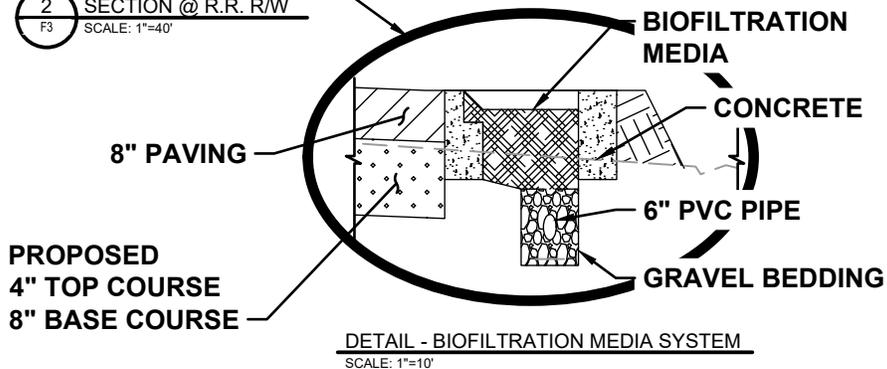
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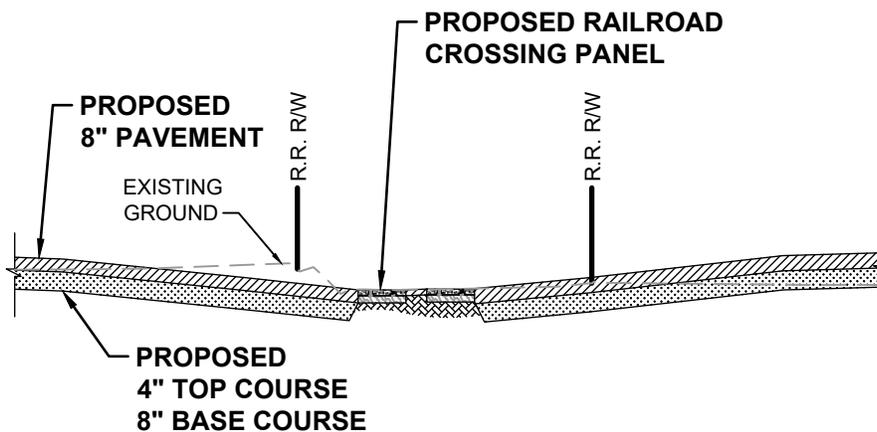
1 SECTION @ MAXWELL WAY ENTRANCE
 F3 SCALE: 1"=40'



2 SECTION @ R.R. R/W
 F3 SCALE: 1"=40'



DETAIL - BIOFILTRATION MEDIA SYSTEM
 SCALE: 1"=10'



3 SECTION @ R.R. CROSSING PANELS
 F3 SCALE: 1"=40'



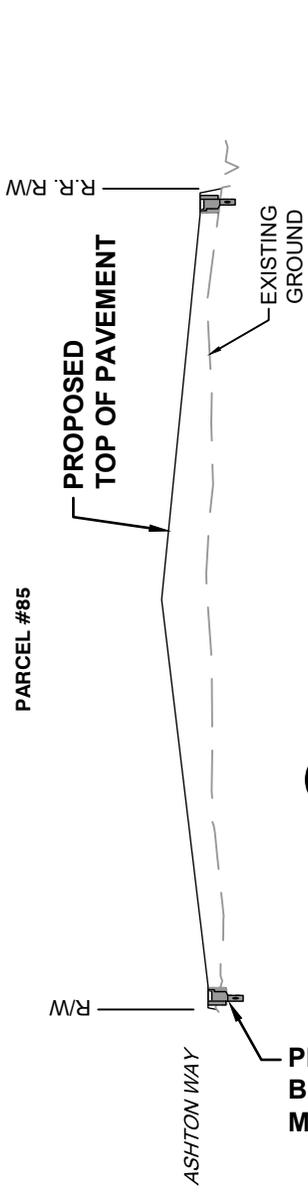
USACE REFERENCE:

APPLICANT: PORT OF TACOMA

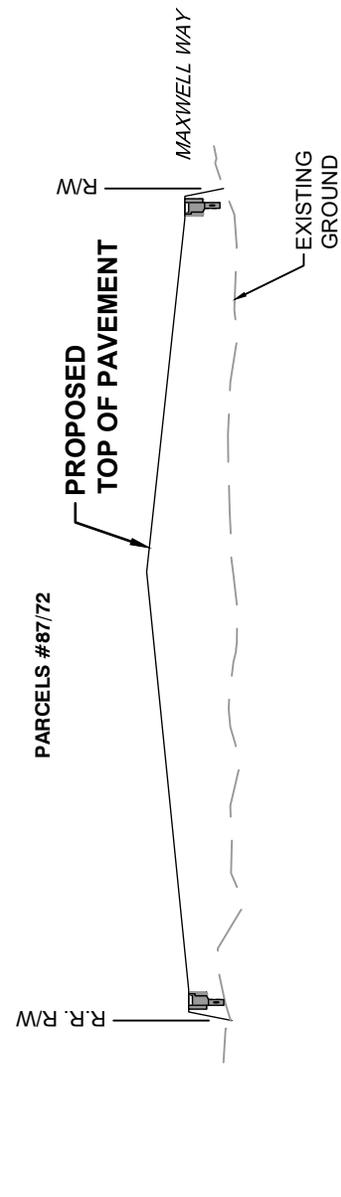
ADJACENT PROPERTY OWNERS:
 SEE THE JOINT AQUATIC RESOURCES
 PERMIT APPLICATION (JARPA)

LOCATION: 1451 & 1721 THORNE ROAD AND
 1702 PORT OF TACOMA ROAD
 TACOMA, WA
LAT/LONG: 47.264 N
 -122.401 W
DATUM: MLLW=19.39' TIDE 22 1935 BENCHMARK
SHEET: 4 OF 7 **DATE:** SEPTEMBER 24, 2021

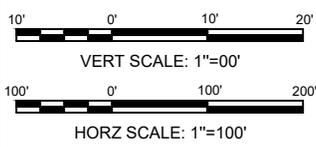
PROPOSED PROJECT: OFF-DOCK CONTAINER
 SUPPORT FACILITY
IN: NOT LOCATED IN A WATERBODY
NEAR/AT: CITY OF TACOMA
COUNTY: PIERCE **STATE:** WA
SEC: 34 **T:** 21 N **R:** 3 E



4 SECTION @ NORTH PARCEL #85
 F3
 HORZ SCALE: 1"=100' VERT SCALE: 1"=10'



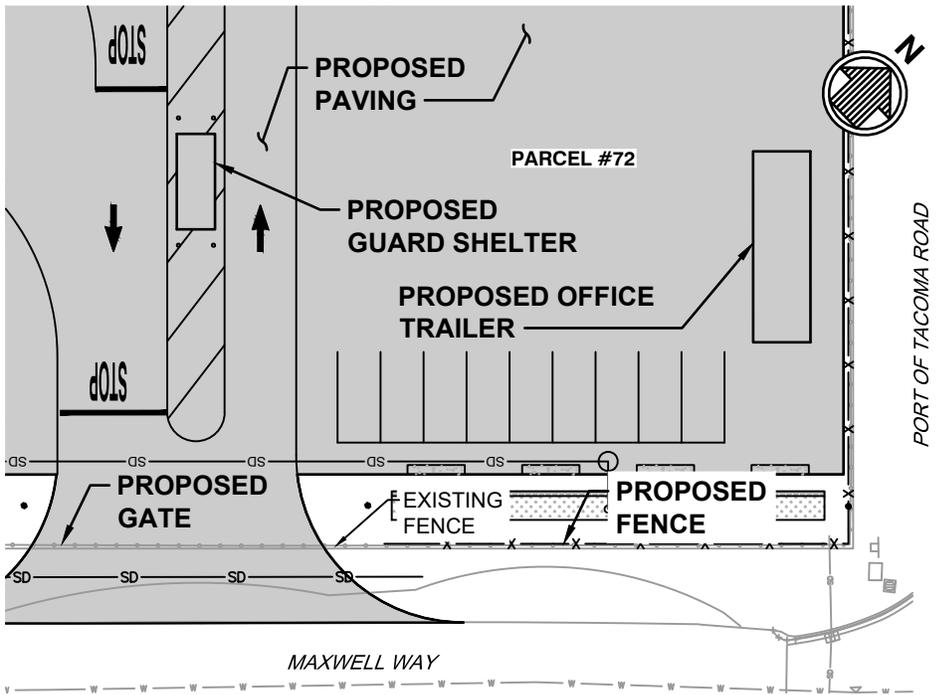
5 SECTION @ SOUTH PARCEL #87/72
 F3
 HORZ SCALE: 1"=100' VERT SCALE: 1"=10'



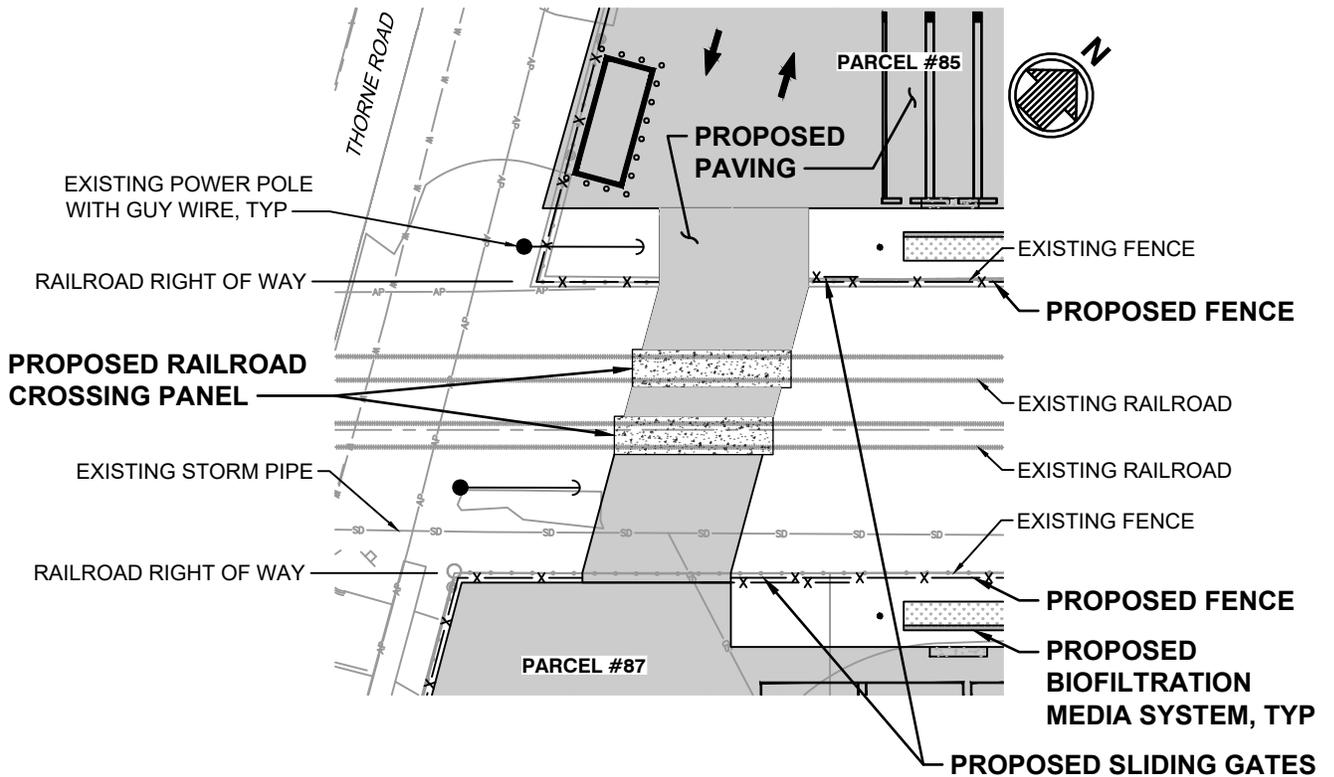
USACE REFERENCE:
APPLICANT: PORT OF TACOMA
ADJACENT PROPERTY OWNERS:
 SEE THE JOINT AQUATIC RESOURCES
 PERMIT APPLICATION (JARPA)

LOCATION: 1451 & 1721 THORNE ROAD AND
 1702 PORT OF TACOMA ROAD
 TACOMA, WA
LAT/LONG: 47.264 N
 -122.401 W
DATUM: MLLW=19.39' TIDE 22 1935 BENCHMARK
SHEET: 5 OF 7 DATE: SEPTEMBER 24, 2021

PROPOSED PROJECT: OFF-DOCK CONTAINER
 SUPPORT FACILITY
IN: NOT LOCATED IN A WATERBODY
NEAR/AT: CITY OF TACOMA
COUNTY: PIERCE STATE: WA
SEC: 34 T: 21 N R: 3 E



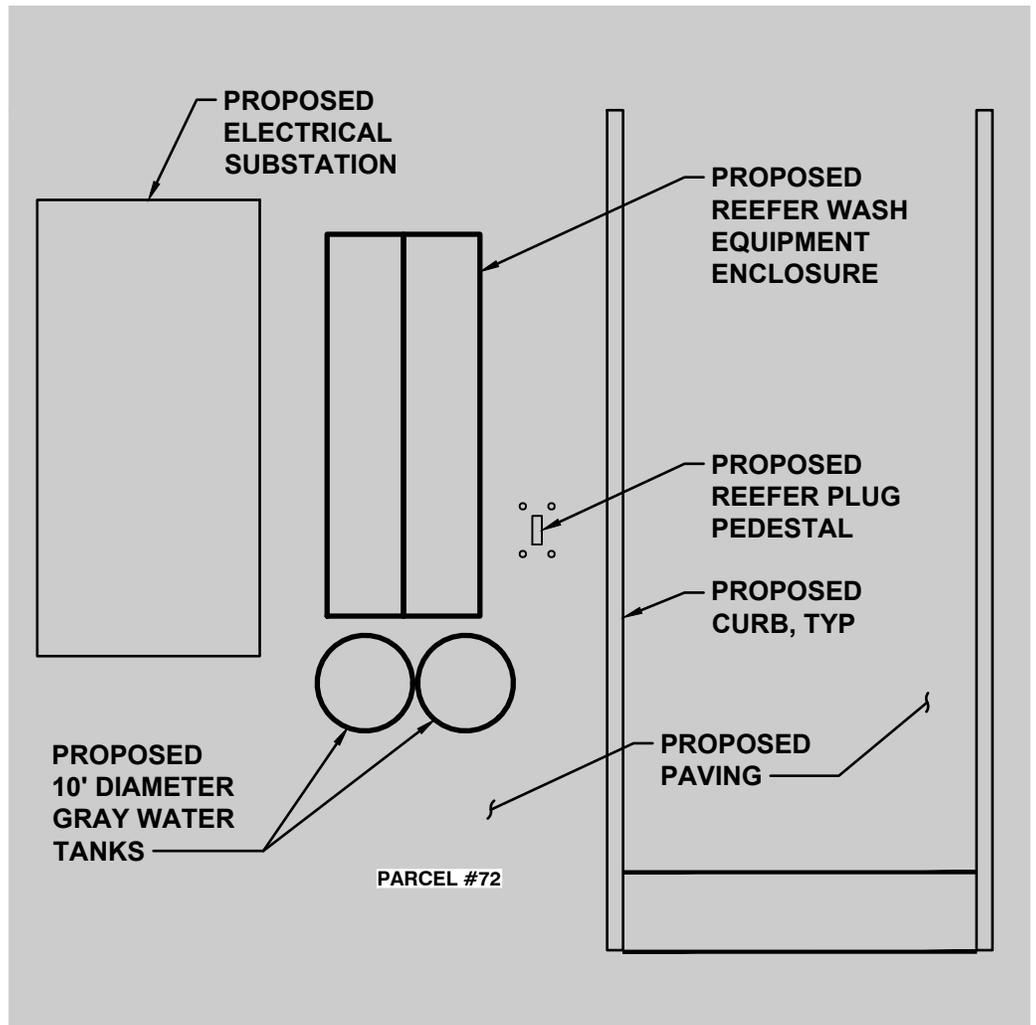
1 PLAN @ MAXWELL WAY ENTRANCE
 F3 SCALE: 1" = 40'-0"



40' 0' 40' 80'
 SCALE: 1"=40'

2 PLAN @ RAILROAD CROSSING
 F3 SCALE: 1" = 40'-0"

<p>USACE REFERENCE:</p> <p>APPLICANT: PORT OF TACOMA</p> <p>ADJACENT PROPERTY OWNERS: SEE THE JOINT AQUATIC RESOURCES PERMIT APPLICATION (JARPA)</p>	<p>LOCATION: 1451 & 1721 THORNE ROAD AND 1702 PORT OF TACOMA ROAD TACOMA, WA</p> <p>LAT/LONG: 47.264 N -122.401 W</p> <p>DATUM: MLLW=19.39' TIDE 22 1935 BENCHMARK</p> <p>SHEET: 6 OF 7 DATE: SEPTEMBER 24, 2021</p>	<p>PROPOSED PROJECT: OFF-DOCK CONTAINER SUPPORT FACILITY</p> <p>IN: NOT LOCATED IN A WATERBODY</p> <p>NEAR/AT: CITY OF TACOMA</p> <p>COUNTY: PIERCE STATE: WA</p> <p>SEC: 34 T: 21 N R: 3 E</p>
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1 PLAN AT ELECTRICAL SUBSTATION AREA
 F3 SCALE: 1"=20'



<p>USACE REFERENCE:</p> <p>APPLICANT: PORT OF TACOMA</p> <p>ADJACENT PROPERTY OWNERS: SEE THE JOINT AQUATIC RESOURCES PERMIT APPLICATION (JARPA)</p>	<p>LOCATION: 1451 & 1721 THORNE ROAD AND 1702 PORT OF TACOMA ROAD TACOMA, WA</p> <p>LAT/LONG: 47.264 N -122.401 W</p> <p>DATUM: MLLW=19.39' TIDE 22 1935 BENCHMARK</p> <p>SHEET: 7 OF 7 DATE: SEPTEMBER 24, 2021</p>	<p>PROPOSED PROJECT: OFF-DOCK CONTAINER SUPPORT FACILITY</p> <p>IN: NOT LOCATED IN A WATERBODY NEAR/AT: CITY OF TACOMA COUNTY: PIERCE STATE: WA SEC: 34 T: 21 N R: 3 E</p>
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