STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: July 17, 2025

Lead Agency: Department of Ecology, Toxics Cleanup Program, Southwest Region

Agency Contact: Sandy Smith
Cleanup Project Manager
sandy.smith@ecy.wa.gov
(360) 999-9588

Permit Number: Work is to be performed under the authority of Model Toxics Control Act Agreed Order No. DE 9553.

Description of proposal: The proposed project is the LNAPL Source and UST Removals Interim Action. The purpose of the interim action (IA) is to remove petroleum source area contamination and four underground storage tanks (USTs) from a portion of the Tacoma Port Earley Business Center (EBC). An IA is distinguished from a cleanup action in that an interim action only partially addresses the cleanup of a site.

The upland portion of the Earley Business Center property was created in the 1910s by filling the former tide flats. During World War I and World War II, the EBC property was used as a Naval shipyard, where ships were constructed on intertidal shipways and upland areas were used for supporting activities. Around 1960, the Port of Tacoma purchased the property. Since then, the EBC property has been occupied by a variety of tenants and used for industrial purposes. Contamination found on EBC likely resulted from shipyard operations and later industrial operations on and near the EBC property.

The IA will consist of (1) removing source area soil contaminated by light non-aqueous phase liquids (LNAPL) and (2) removing four underground storage tanks (USTs). LNAPL, a viscous petroleum hydrocarbon-based oil pooled on the water table, is present in the western portion of the former central heating plant area of EBC where six former USTs and associated features were located. The four in-place USTs to be removed are the only known remaining USTs on the EBC property. The LNAPL source area was identified by the presence of measurable LNAPL in one monitoring well, and petroleum hydrocarbons detected in nearby soil at concentrations greater than soil screening levels.

Following in-place UST removals, soil samples will be collected to confirm interim action objectives are met.

Location of proposal: The project is located at 401 East Alexander Avenue, Tacoma, Washington 98421, Pierce County Parcel 5000350013, Latitude 47.28134, Longitude -122.41012. EBC is located at the end of the Blair-Hylebos peninsula at the Port of Tacoma.

Applicant/Proponent: Port of Tacoma

Applicant Contact:
Melisa Bod
Environmental Project Manager
Port of Tacoma
PO Box 1837
Tacoma, WA 98401
(253) 592-6789
mbod@portoftacoma.com

Determination:
The Department of Ecology (Ecology) has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist and Interim Action Work Plan (Pioneer 2025).

These documents are available at:

Tacoma Public Library, Main Branch

1102 Tacoma Avenue South

Tacoma, WA 98402

and

Ecology Lacey Office (by appointment) 300 Desmond Drive SE
Lacey, WA 98503

and

Online: **https://apps.ecology.wa.gov/cleanupsearch/site/2395.**

This determination is based on the following findings and conclusions:

- The purpose of the LNAPL Source and UST Removals Interim Action is to protect human health and the environment by removing sources of contamination from the site. The interim action includes removing four petroleum USTs, UST contents, and petroleum hydrocarbon LNAPL contaminated soil from a portion of the site. As such, the project is intended to improve, rather than adversely impact, environmental conditions.
- Engineering design documents will be reviewed and approved by Ecology to ensure all onsite work will be performed in accordance with applicable standards and use of best management construction practices.
- Work will be performed in accordance with the substantive requirements of Ecology and Tacoma Pierce County Health Department (TPCHD) exempt permits.
- Best management practices will be used to reduce or mitigate impacts associated with construction, such as equipment noise and lights, construction traffic, inadvertent petroleum leaks and spills, diesel equipment emissions, etc.
- The project work plan includes using engineering controls and construction practices such as stormwater, spill prevention, dust, and noise controls; directly loading contaminated soils for offsite disposal; covering stockpiles; and working during the dry season to contain contaminated materials during construction.
- Contaminated soil will be transported off site to a disposal facility permitted to accept the material. Any soil contamination remaining in the interim action area following the work that is considered impracticable to remove during the interim action will be addressed during the site-wide remedial investigation and feasibility study, and subsequent site cleanup.
- An inadvertent discovery plan will be in place to identify and protect potential archaeological resources.
- If stormwater in contact with the work area will be discharged to the storm sewer system, then the work will be conducted under the requirements of a construction stormwater National Pollutant Discharge Elimination System (NPDES) permit, which requires adherence with a stormwater pollution prevention plan.

Comment Period:

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340. The comment period for this DNS corresponds with the comment period on the Environmental Checklist and the Interim Action Plan. All comments received between July 17, 2025, 12:00 a.m. to August 18, 2025, 11:59 p.m. will be considered.

Please send written comments to:

Online (preferred) https://go.ecology.wa.gov/comment2395

Or by mail or email:

Sandy Smith
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Responsible Official:

Marian L Abbett, PE
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Signature Marian L. Abbett _____ Date 7/14/2025 _____

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

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

   Earley Business Center (EBC) Light Non-Aqueous Phase Liquid (LNAPL) Source and Underground Storage Tank (UST) Removals Interim Action (IA)

2. **Name of applicant:**

   Melisa Bod, Port of Tacoma Environmental Project Manager

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

   Port of Tacoma
   PO Box 1837
   Tacoma, WA 98401
   O: 253.592.6789 | C: 253.219.2679

4. **Date checklist prepared:**

   July 17, 2025

5. **Agency requesting checklist:**

   Department of Ecology (Ecology)

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

7. Interim action construction is anticipated to begin in June 2026, contingent upon (1) Ecology's final approval of the Interim Action Work Plan (IAWP) following opportunity for public review and comment, (2) Ecology's approval of interim action engineering plans and specifications, (3) obtaining permits/approvals, (4) Port contracting, and (5) planning for construction during the dry season. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Additional investigation and remedial actions will be conducted at this Model Toxics Control Act (MTCA) site in the future pursuant to Agreed Order DE 9553 between Ecology and the Port of Tacoma (Port).

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

   - PIONEER Technologies Corporation (PIONEER). 2025. Interim Action Work Plan, LNAPL Source and UST Removals. Earley Business Center (Parcel 1B). June.

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.**

   None known.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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

The IA will be conducted with oversight from Ecology and Tacoma Pierce County Health Department (TPCHD). The following permits/approvals may be required for this IA:

- Washington State Department of Ecology approval of the IAWP per Agreed Order No. DE 9553
- TPCHD Waste Disposal Authorization approval
- City of Tacoma Site Development Permit for excavation and grading activities
- Tacoma Fire Department Permit #2000.3 (Underground Tank – Removal or Decommissioning – Commercial)
- TPCHD Site Cleanup/UST Removal Permit
- Ecology 30-Day Notice for UST Systems

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 proposed project is an interim action (IA) at the Earley Business Center (EBC) Site. The IA will consist of removing source area soil containing light non-aqueous phase liquid (LNAPL) and (2) removing four underground storage tanks (USTs).

The operational features of interest for the proposed work are four in-place USTs (i.e., the N-6 UST, the N-23,24 USTs, and the Rectangular UST) and components of the former central heating plant fuel system. The N-6 UST, the N-23,24 USTs, and the Rectangular UST are the only known remaining USTs on the Site, and are proposed for removal as part of the IA. The key operational features for the former central heating plant fuel system are six former 25,000-gallon USTs (i.e., USTs N-1,2,3,4,25,26) that have been removed. A LNAPL source area is present in the western portion of this former N-1,2,3,4,25,26 UST basin. The LNAPL source area is currently characterized by the presence of LNAPL in MW-114 and total petroleum hydrocarbons (TPH) in the diesel range (TPH-D) plus TPH in the heavy oil range (TPH-HO) soil concentrations greater than soil screening levels. Five additional features of interest associated with historical operations (i.e., the former central heating plant fuel system) include:

Fuel oil pipeline;

Fuel oil transfer pump house;

Truck fill pit;

Piping associated with the truck fill pit; and

Fuel oil service pit.

These features were identified on historical drawings developed by the United States Navy (presented in Appendix B of the IAWP). Post excavation confirmation soil samples will be collected after UST removals to confirm interim action objectives are met.

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 EBC Site is located at 401 East Alexander Avenue in Tacoma, Washington at the northern end of the Blair-Hylebos Peninsula. The area of interest for the proposed work is the south-central portion of the Site, which is located near the southern entrance to the property and is north of the northwestern portion of the neighboring Occidental Chemical Corporation (OCC) property. A vicinity map and a site map identify the area where the IA will take place are included as Figure 1 and Figure 2, respectively, in the IAWP.

B. Environmental Elements

1. Earth

Find help answering earth questions[3]

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

    Circle or highlight one: Generally Flat

    The site is relatively flat and almost all the working surface is paved, with widely spaced buildings.

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

    The IA area is nearly flat. The upland working surface range from approximately +17 to +19 mean lower low water, and the elevations for the IA excavation areas are approximately +18 to +19 mean lower low water. The key areas of the Site that are not covered with pavement or a building are (1) the storage yard in the southwestern portion of the Site, (2) the Blair Waterway shoreline, and (3) the northern shoreline and small abutting upland areas. The Site shoreline has variable construction, with the northern shoreward edge consisting of a bulkhead, historical shipways, and riprap that abut the intertidal area of Commencement Bay. The eastern and western shorelines are slopes covered in riprap with an operating wharf on the Hylebos Waterway; however, these areas are not within the proposed work area.

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.**

    The Site is located within the tideflats of the Puyallup River delta and these pre-development tideflats generally consisted of alternating layers of sandy and lower

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

permeability silt/clay deposits. The sandy fill at the Site extends to approximately 20 feet below ground surface (bgs) and varies from loose to very dense. The shallowest lithologic units in the IA excavation areas consist of (1) fill sands ranging from silty fine sands to gravelly sands (relevant boring logs are provided in Appendix A of the IAWP) and (2) similar underlying native sands. Sand is the overwhelming component of the fill sands and within a given boring, the fill sands are often logged as a relatively homogenous unit within the total drilling depth. Anthropogenic debris, including brick, concrete, and pipes, have been encountered in borings and test pits proximate to the LNAPL source excavation footprint.

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

None.

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.

The purpose of this IA to remove the LNAPL source and four remaining in-place USTs. Four excavations will be conducted. The largest excavation is expected to be on the order of 4,500 square feet and 14 feet deep; however, the final excavation dimensions have not been finalized and are subject to change based on the results of the remedial design investigation and Ecology approval. The other three excavations are expected to be substantially smaller and shallower. Removed soils will be adequately characterized and disposed of at an off-site facility permitted to accept the waste. All excavations will be backfilled with clean soil imported from an upland query that meet the requirements outlined in the Plans and Specifications. The source of clean backfill is to be determined by the Remediation Contractor and approved by the Port. The clean soils will be suitable structural fill and compacted to support current industrial uses at the Site and any relevant future Port redevelopment plans. Excavated areas will be restored to their pre-IA condition and repaved. (e.g., repaved to match surrounding asphalt surface).

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

Erosion is very unlikely as a result of this IA. Temporary erosion and sediment controls will be used during IA construction activities. Temporary erosion controls will be documented in the final IA Plans and Specifications.

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

There will be no change in the percentage of imperious surfaces as a result of this remedial action. The remediation area will remain nearly 100% impervious.

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

Best management practices (BMPs) will be used throughout the duration of construction to reduce or control erosion or other interim action construction impacts.

2. Air

Find help answering air questions[4]

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.

Temporary air emissions (e.g., engine exhaust) will occur as a result of typical operating equipment used during construction activities. No additional emissions other than those that currently exist on the site would result following completion of construction. Currently existing emissions are associated with exhaust created by vehicles and boats at the Earley Business Center.

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

None.

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

Contractors will follow the Port's anti-idling policy during IA implementation.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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 Hylebos Waterway is along the northeast boundary of the EBC Site, Commencement Bay is on the northwest boundary of the EBC Site, and the Blair Waterway is along the southwest boundary of the EBC Site.

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.

No.

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.

No fill or dredge material will be placed within a wetland or surface water.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

   No surface water withdrawals or diversions are proposed.

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

   No.

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.**

   No.

b. Ground:

Find help answering ground water questions[7]

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.**

   No.

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.**

   None.

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.**

   The project is not expected to affect runoff or stormwater. Post-IA stormwater conditions will be the same as current conditions. Stormwater is collected and will continue to be collected in existing catch basins managed by the City of Tacoma.

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

   No.

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

   No.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

Groundwater within the LNAPL source excavation will be temporarily dewatered and the generated water will be disposed of at an off-site facility permitted to accept the waste.

Controls and BMPs will be utilized to prevent excavated soil from interacting with stormwater.

4. Plants

Find help answering plants questions

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?

None.

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

None.

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

None.

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

None.

5. Animals

Find help answering animal questions[8]

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.

- **Birds:** hawk, heron, eagle, songbirds, falcon, osprey, resident and migratory waterfowl
- **Fish:** salmon

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

Threatened and endangered species are known to occur on or near the Port properties. The following threatened or endangered species are known to be within the waterways near the site.

- Puget Sound Chinook salmon (Oncorhynchus tshawytscha – threatened)
- Coastal-Puget Sound bull trout (Salvelinus confluentus – threatened)
- Puget Sound steelhead trout (Oncorhynchus mykiss – threatened)
- Bocaccio (Sebastes paucispinis – endangered)
- Yelloweye Rockfish (S. ruberrimus – threatened)
- Southern Resident Killer Whale (Orcinus orca – endangered)
- Humpback Whale (Megaptera novaeangliae – endangered/threatened)
- Marbled Murrelet (Brachyramphus marmoratus – threatened)

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

The Tacoma Tideflats are part of the Pacific Flyway.

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

No adverse impacts to wildlife are anticipated and thus no enhancement measures are proposed.

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

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.

The completed project will not require any additional or different energy sources to operate.

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

No.

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.

None.

7. Environmental health

Health Find help with answering environmental health questions[10]

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.

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

There is total petroleum hydrocarbon (TPH) contamination in soil associated with the LNAPL source area, proximate to former USTs N-1,2,3,4,25,26. There are VOCs in groundwater associated with the neighboring OCC Site. This IA is being completed to remove the LNAPL source and the four remaining USTs at the Site, which could serve as historical sources of contamination.

A substantial amount of investigation activities has been completed for (or proximate to) the LNAPL source excavation, the N-6 UST, the N-23,24 USTs, and the Rectangular UST. Investigation activities for releases from these six former USTs and four existing USTs include performing ground penetrating radar surveys, conducting air-knife explorations, advancing soil borings, excavating test pits, installing monitoring wells, collecting soil samples, and collecting groundwater samples. Laboratory analyses for these soil and groundwater samples included NWTPH-Dx, NWTPH-Gx, volatile organic compounds (VOCs), benzene, toluene, ethylbenzene, and xylenes (BTEX), polycyclic aromatic hydrocarbons, semi-volatile organic compounds, and metals.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

Key findings from the investigation results include (additional details are provided in the IAWP):

- Elevated TPH-D+TPH-HO soil concentrations have been reported within the LNAPL source excavation footprint.
- LNAPL was encountered in MW-114 (within the LNAPL source excavation footprint) at thicknesses between 0.21 feet and 2.35 feet.
- TPH-D+TPH-HO soil and groundwater concentrations surrounding the LNAPL source excavation footprint are relatively low.
- The highest TPH-D+TPH-HO soil concentrations and the encountered LNAPL are present within the northwest corner of the former N-1,2,3,4,25,26 UST basin, which is also where anthropogenic debris (e.g., bricks, concrete, pipes) was used as fill. It is hypothesized that the anthropogenic debris created a preferential pathway for LNAPL from one or more of these former USTs to accumulate in this area.
- There were no TPH-D+TPH-HO soil or groundwater exceedances and no TPH-G soil exceedances proximate to the N-6 UST. There were four TPH-G groundwater exceedances proximate to the N-6 UST; however, further investigation into these results indicated the results are likely impacted by VOC concentrations from the OCC Site (see next bullet).
- Elevated VOCs concentrations from the OCC Site are expected to be present near the bottom of the N-6 UST and elevated VOC vapor concentrations are expected to be present within the N-6 excavation based on investigation results.
- There were no TPH-D+TPH-HO soil or groundwater exceedances and no TPH-G soil or groundwater exceedances proximate to USTs N-23,24.
- There were no TPH-D+TPH-HO soil or groundwater exceedances and no TPH-G exceedances immediately adjacent to the Rectangular UST.

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.**

   According to the National Pipeline Mapping System (NPMS) pipeline public viewer, no underground hazardous liquid or gas transmission pipelines are located within or near the project area.

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.**

   Contaminated soil that will be excavated will be disposed of at an off-site facility permitted to accept the waste.

   The only products stored during construction will be fuels, lubricants, or other typical construction-related materials used for operating equipment and vehicles.

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

   No special emergency services are expected to be required.

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

   The remedial construction will be conducted by a contractor trained and certified for conducting such work. Work will be completed in accordance with the IAWP and the final Engineering Plans and Specifications.

b. Noise

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

   The Port has industrial operations with a range of sources of noise. Traffic, trucks, trains, cargo handling, and vessels. These noise sources will not affect this 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)?**

   Noise will be generated by construction equipment during the remediation process. Construction noise will be generated by construction equipment including sheet pile installation, earthmoving equipment, and by trucks transporting materials to and from the construction location.

   Active construction and support operations such as maintaining equipment will be limited to normal daytime work hours and weekdays in accordance with City of Tacoma's noise ordinance.

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

   All construction will be completed consistent with state and local regulations. The contractor will adhere to the City of Tacoma's noise ordinance.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.

Earley Business Center is within the Port Maritime and Industrial District. The site and surrounding areas are used for the Port of Tacoma's industrial and shipping activities. The proposal will not affect land uses on nearby or adjacent properties.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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?

No. The site is not used as farmland or working 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?**

   No.

c. Describe any structures on the site.

The US Army Reserves Center, Safe Boat Tacoma, Motive Power Marine, Silverback Marine and Marine Terminal buildings are widely spaced around the site.

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

No.

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

Port Maritime and Industrial

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

Heavy Industrial

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

S10. Port Industrial Area, High Intensity

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

No.

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

There is no housing on site nor will there be a change in the number of jobs because of the completed project.

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

None.

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

None proposed.

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

No measures to ensure the proposal is compatible with existing and projected land uses are proposed. Site activities will not change as part of the IA.

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

None proposed.

9. Housing

Find help answering housing questions[12]

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

None

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

None.

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

None.

10. Aesthetics

Find help answering aesthetics questions[13]

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

No proposed structures.

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

No views will be altered or obstructed.

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

No measures to reduce or control aesthetic impacts are proposed.

11. Light and glare

Find help answering light and glare questions[14]

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

There may be some light generated from construction equipment, but it will be temporary and minor if any. Active construction and support operations such as maintaining equipment will be limited to normal daytime work hours and weekdays.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

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

No.

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

None.

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

None.

12. Recreation

Find help answering recreation questions

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

There are none in the immediate vicinity. Chinook Landing Marina is located immediately across the Hylebos Waterway and the Port of Tacoma Observation Tower is across the Blair Waterway.

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

No displacement of existing recreational uses is anticipated as a result of this remedial action.

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

No measures are expected to be necessary.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.

Yes, the site vicinity contains potentially six buildings that are potentially older than 45 years old. However, the proposed project will not impact or modify any buildings.

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.

There are no known cultural resources on this site per:

- Cultural Resources Overview for the Blair-Hylebos Terminal Redevelopment Project prepared by Cultural Resource Consultants, Inc. (2008),

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

- Port of Tacoma Cultural Resource Programmatic Management Plan (CRPMP) prepared by Aqua Terra Cultural Resource Consultants (November 4, 2024), and
- Port of Tacoma Parcel 1B and 124 Cultural Resources Assessment (CRA) prepared by ESA (2025).

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.

The Port utilized the geological logs, Cultural Resources Programmatic Management Plan (CRPMP), the Cultural Resource Assessment (CRA) (ESA, 2025), quarterly Port & Puyallup Tribe Historic Department/THPO staff coordination meetings, and the Ecology/Department of Archaeology and Historic Preservation (DAHP) Governor's Executive Order 21-02 process (GEO 21-02 Project Form dated 10/25/24, Ecology Cultural Resources Review Form dated 12/03/24, and Ecology Cultural Resources Review Memo dated 1/3/25) to assess potential impacts. The site contains previous ground disturbances and fill which extends approximately 12 feet below ground surface. The CRA (2025) concluded that the site has a low risk for encountering archaeological resources.

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.

The Inadvertent Discovery Plan in the IAWP will be onsite during construction activities and will be implemented if an inadvertent discovery is encountered during the IA.

14. Transportation

Find help with answering transportation questions[16]

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 Earley Business Center is served by East Alexander Avenue, Taylor Way, and SR 509. The site will be accessed by this street network during interim action construction.

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?

This site is not served by public transit. The closest area for transit is Highway 99.

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).

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

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

No.

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?

Construction impacts will be temporary. The completed project is expected to result in no net change in the number of vehicular trips or traffic patterns.

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.

No.

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

None proposed.

15. Public services

Find help answering public service questions[17]

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.

No.

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

No measures are necessary.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, stormwater utilities, commercial and solid waste collection are present at the property.

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 utilities are proposed as part of this project.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C. Signature

Find help about who should sign[19]

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 

Type name of signee: Melisa Bod

Position and agency/organization: Port of Tacoma, Environmental Project Manager, Remediation

Date submitted: July 11, 2025

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
   - **Proposed measures to avoid or reduce such increases are:**
2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
3. **How would the proposal be likely to deplete energy or natural resources?**
   - **Proposed measures to protect or conserve energy and natural resources are:**
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
   - **Proposed measures to reduce or respond to such demand(s) are:**
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions