



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: March 23, 2026

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

Agency Contact: Steve Teel
Cleanup Project Manager
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(360)-890-0059

Description of proposal: The project consists of the following work on two Port of Tacoma parcels (Hylebos Marsh Interim Action):

- Capping and containing contaminated soil containing auto fluff and hazardous substances on a portion of the Taylor Way and Alexander Avenue Fill Area (TWAAFA) cleanup site (Ecology cleanup site ID 4692). This work is termed an “interim action” by Ecology as this project site is part of a larger site that requires cleanup. This interim action is being performed under the requirements of Model Toxics Control Act Enforcement Order DE 19410. The interim action will result in a protective remedy to block industrial workers coming into contact with contaminated soil containing auto fluff at the site. Auto fluff and soil containing hazardous substances above industrial cleanup levels will be capped with clean soil, gravel, and asphalt cap and will be stabilized on the sides with a retaining wall. The cap will also reduce potential infiltration that could result in leaching to groundwater. Following completion of the filling, grading, containment wall construction, and capping, the Port will install groundwater monitoring wells to be sampled and/or used for future investigation and final cleanup planning for the larger TWAAFA site.
- Eliminate viable habitat for the Mediterranean vineyard snail (*Cernuella virgata*), an invasive species located on the property, through habitat removal. Existing wetlands will be filled in, as allowed by permits, and the Property will be graded. Compensatory mitigation of the wetlands will be completed while the property is redeveloped.

Approximately 6,650 cubic yards of fill material will be used to grade and cap the auto fluff and hazardous substances in soil in the interim action area. Some minor excavation is anticipated for installation of the base of the containment wall. The excavated soil will be consolidated within the capped area.

West of the containment wall and outside of the interim action area, the Hylebos Marsh property will be graded to promote drainage away from the capped auto fluff material and is

anticipated to target a 1 percent east-to-west slope. An estimated 10,025 cubic yards of gravel is anticipated to be imported to the site and placed to form an approximately 6-inch thick layer of consolidated material over the snail eradication areas. Following authorization, the Port will grade the Property outside of the proposed containment area and will fill the wetlands to eradicate the invasive snails. In total, 15.97 acres are estimated to be graded and filled as part of the larger project.

Location of proposal: 1205 Alexander Avenue East and 1300 Taylor Way, Tacoma, WA 98409, Pierce County. Pierce County Assessor Parcels (APNs) 0321263045 and 0321352064.

Applicant/Proponent: Port of Tacoma

Project Representative: Scott Hooton
Project Manager, Environmental Programs
Port of Tacoma
PO Box 1837
Tacoma, WA 98401-1837
(253) 383-9428
shooton@portoftacoma.com

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, as well as the Public Review Draft Interim Action Plan.

The SEPA Environmental Checklist and Draft Interim Action Plan are available online at Ecology's TWAFA webpage. In-person review these documents are also available at two repository locations during their associated public comment period (April 15-May 15, 2026). These locations include:

Tacoma Public Library
Main Branch
1102 Tacoma Avenue
Tacoma, WA 98402

Ecology Lacey Office (by appointment)
300 Desmond Drive SE
Lacey, WA 98503
PublicDisclosureSWRO@ecy.wa.gov
360-407-6365

After May 15, 2026, please use the Ecology Lacey Office as the in-person repository location.

This determination is based on the following findings and conclusions:

- The site and adjacent properties are zoned Port Maritime Industrial. The site is undeveloped and covered with low-lying vegetation. Adjacent properties are used for transportation, truck and trailer storage, manufacturing, and a hazardous waste recycling facility.
- The cleanup action will prevent ecological and human direct contact exposure to auto fluff that contains hazardous chemicals by containing and capping these materials.
- The nonnative Mediterranean vineyard snail is extremely destructive to crops, especially grains, and its presence at the Port of Tacoma poses a significant threat to Washington's and the nation's agriculture and natural resources. Eradication efforts from 2007 to present have shrunk the range of these invasive snails from 300-acres to just a 5-acre area within the Taylor Way and Alexander Avenue Fill Area Site. However, the remaining population has been difficult to eradicate; having survived past eradication efforts.
- To verify the snails are eradicated at the Property, Washington State Department of Agriculture will conduct 3-years of monitoring after the cap is installed. Dogs trained to detect the presence of snails will verify the effectiveness of the eradication effort.
- The wetlands at the site are category III wetlands. Category III wetlands have moderate levels of functions, are disturbed in some ways, and are often less diverse or more isolated from other natural resources in the landscape. To make up for the impacts on wetlands that the cleanup and snail mitigation will cause, the Port is required to perform mitigation. The Port is proposing a combination of mitigation approaches. Due to the lack of onsite and in-kind mitigation opportunities and the existing onsite wetlands providing minimal functions, these mitigation approaches will take place at off-property locations. The benefits to the surrounding environments from the proposed mitigation will match the damage caused by filling and grading the wetlands at the site. Since we considered this balance of benefits, we conclude that the interim action cleanup will not cause significant harm.
- Filling of wetlands will be done as permitted by City of Tacoma and according to Department of Ecology administrative order. Other permits that are required include Construction Stormwater General National Pollutant Discharge Elimination System (NPDES), local grading and right-of-way permits.
- Prior to ground disturbing activities, a cultural review process shall be completed. This process initiates consultation with Ecology, Tribes, and the Department of Archaeology and Historic Preservation (DAHP).

- Construction specifications documents will be reviewed and approved by Ecology to ensure all on-site work will be performed in accordance with applicable standards and use of best management construction and erosion control practices.
- The Ecology cleanup project manager will provide oversight during project construction.

The comment period for this DNS corresponds with the comment period for the Public Comment Review Draft Hylebos Marsh Interim Action Plan. The comment period begins on April 15, 2026, and ends on May 15, 2026.

Responsible Official: Marian L. Abbett, PE
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Toxics Cleanup Program
Southwest Regional Office
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Signature: 

Date: March 23, 2026

SEPA¹ 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 questions²

1. Name of proposed project, if applicable:

*Hylebos Marsh Interim Action
1205 Alexander Avenue East and 1300 Taylor Way
Tacoma, Washington*

2. Name of applicant:

Port of Tacoma (the Port)

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

*Scott Hooton
Project Manager, Environmental Programs
Port of Tacoma
PO Box 1837
Tacoma, Washington 98401
253-383-9428*

4. Date checklist prepared:

January 21, 2026

5. Agency requesting checklist:

*Washington State Department of Ecology (Ecology)
Southwest Regional Office
Toxics Cleanup Program
Contact: Steve Teel (Site Manager)
Phone: 360-407-6247*

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

All permits for the Hylebos Marsh Interim Action Plan (IAP) implementation are anticipated to be acquired in the first quarter of 2026. Once the project receives all permits and approvals, the Port of Tacoma will procure a qualified licensed contractor to complete the work. Construction work is anticipated to begin Summer 2026.

7. 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 pursuant to an Ecology agreed order for the Model Toxics Control Act (MTCA) Taylor Way and Alexander Avenue Fill Area (TWAAFA) Site (Agreed Order No. DE 14260) and Ecology Enforcement Order DE 19410. The Port is also planning to develop the project site to support future port operations following the IAP implementation and invasive snail eradication. Redevelopment plans currently include grading, filling, and capping the full property for future development.

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

Planning, permitting, and development of the Hylebos Marsh is undergoing a separate permitting process.

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

- *Draft TWAAFA Remedial Investigation and Feasibility Study Report, prepared by Dalton, Olmsted, & Fuglevand, March 2025.*
- *Draft Hylebos Marsh Interim Action Plan prepared by Maul Foster & Alongi, February 2, 2026.*
- *Critical Areas Study Report prepared by Confluence Environmental Company, May 2024.*

Additional information regarding historical environmental investigations for the site is available on Ecology's cleanup website:

<https://apps.ecology.wa.gov/cleanupsearch/site/4692>.

The IA is part of the larger TWAAFA cleanup site (Ecology cleanup site ID 4692). This work is termed an "interim action" by Ecology as this project site is part of a larger site that requires cleanup. The IAP details environmental protocols to use during construction of the IA on the Hylebos Marsh property.

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.

Approval of the IAP is pending approval by Ecology.

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

The following permits/approvals may be required for this IA:

- *City of Tacoma Site Development Permit (Required for any earthwork over one-acre)*
- *City of Tacoma Right-of-Way Work Order Permit (Required to enable trucks and other vehicles to transit into the Property)*
- *City of Tacoma Critical Areas Development Permit (Required to fill wetlands)*
- *Construction Stormwater General Permit from Ecology (Required to appropriately manage stormwater during construction)*
- *Washington State Department of Ecology Administrative Order (Required to fill wetlands)*
- *Cultural review consultation (Required for actions with Ecology oversight. The Port also is in regular communications with the Puyallup Tribe regarding work on the Property)*

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 IA is required to eradicate an invasive snail species through habitat removal, as well as comply with MTCA cleanup standards. The Mediterranean vineyard snail was detected on the Hylebos Marsh property in 2005. For nearly 20 years, the Port has been working with Washington State Department of Agriculture (WSDA) and the U.S. Department of Agriculture (USDA) to eradicate the snail. This non-native snail is extremely destructive to crops, especially grains, and its presence at the Port poses a significant threat to Washington's and the nation's agriculture and natural resources.

*The purpose of the IA is to eliminate viable habitat for the Mediterranean vineyard snail (*Ceruella virgata*), an invasive species located at the site, while simultaneously reducing human health and environmental exposure to hazardous substances in fill material that is present in a portion of the Hylebos Marsh Property. Fill material containing auto fluff — pulverized or fragmented auto debris, including wire, glass shards, upholstery, tire shards, paint chips, metal, string, plastic, and rubber — intermixed with sand, gravel, and silt, and lime wastes are present on a portion of the Hylebos Marsh Property. The fill material is collocated with a portion of the invasive snail habitat and exhibits concentrations of hazardous substances that are a risk to human health and the environment.*

The IA will result in a protective remedy to block industrial workers coming into contact with contaminated soil containing auto fluff at the site. Auto fluff and soil containing hazardous substances above industrial cleanup levels will be capped with clean soil, gravel, and asphalt cap and will be stabilized on the sides with a retaining wall. The cap will also reduce potential infiltration that could result in leaching to groundwater. Following completion of the filling, grading, containment wall construction, and capping, the Port will install groundwater monitoring wells to be sampled and/or used for future investigation and final cleanup planning for the larger TWAFA site.

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

The project site is located at 1205 Alexander Avenue and 1300 Taylor Way in Tacoma, Washington, in township 21 north, range 3 east, sections 26 and 35 of the Willamette Meridian. The project is located on the Hylebos Marsh Property (Pierce County tax parcels 0321263045 and 0321352064) and within the Tacoma Tideflats, as shown on Figure 1 with topographic basemap. The IA area is located on eastern portion of the marsh property (See Figure 2).

B.Environmental Elements

1. Earth

Find help answering earth questions³

a. General description of the site:

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

The project site is relatively flat with a topographically distinct sloped area on the eastern portion of the project site, corresponding to the area subject to the IA.

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

Currently, the steepest slope is approximately 33.5%, located on the topographically distinct sloped area. The remainder of the project site is relatively flat and ranges between 10 and 12 feet North American Vertical Datum of 1988.

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. The pre-development tideflats generally consisted of alternating layers of lower permeability silt/clay and sandy deposits. Sediment dredged from Commencement Bay and its tributaries, as well as other fill material, were used to raise the land elevation during the industrial development of the tideflats.

The soils encountered at the project site consist of the following lithological units in order of increasing depth up to the maximum explored depth of 60 feet below the ground surface (bgs):

Fill material has been encountered in soils at the project site ranging from 5 to 19.4 feet thick. The upper fill unit is composed of heterogenous, anthropogenic fill materials and can include gravel road base, unconsolidated fill sediments, lime waste, auto fluff, wood waste, and demolition waste, depending on the location.

A silt unit underlies the fill unit, which consists of brown to gray, soft, and locally contains varying amounts of silt, sand, and organic matter. The silt unit appears to be laterally continuous across the TWAAFA site acts as a confining layer. The silt unit ranges in thickness from 7 to 12 feet and has been encountered between approximately 5 to 25 feet bgs on the flat portion of the project site.

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

Fine- to medium-grained sand deposits with trace amounts of silt underly the silt unit. The sand unit appears to be continuous across the TWAAFA site with thickness ranging from 11 to 14 ft.

A deeper interbedded sand and silt unit underlies the sand unit. The sand is typically fine- to medium-grained and the interbeds vary from thin lamina, less than one inch thick, to beds several feet thick. Material appears to be continuous across TWAAFA site and is organic-rich with peat noted in some historical borings. This sand unit has been encountered between approximately 20 feet and the maximum explored depth of 60 feet bgs at the project site.

The project site does not include any agricultural land.

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

No, the surrounding area is flat and there is no history of unstable soils in the area.

- 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 the filling and grading is to contain, bury, and kill invasive Mediterranean vineyard snail (*Ceratomyxa virgata*), present within the wetlands and topographic slope of the Hylebos Marsh property while simultaneously capping contaminated soil to eliminate exposure pathways. The Property will be graded, the wetlands filled, and compensatory mitigation of the wetlands will be completed while the property is redeveloped.*

For the IA area, and during filling/grading activities described above, a containment wall will be installed north, south, and west of the central portion of the sloped area, where auto fluff and soil hazardous substances above cleanup levels are present (see Figure 2).

Demarcation fabric, soil, gravel fill, and an asphalt cap will be placed within the containment area. The auto fluff will be consolidated and graded so that fill can be placed on top, compacted, and then graded. The surface of the containment area will be finished with asphalt paving as a cap to reduce infiltration of precipitation to minimize potential soil leaching to groundwater. The final grade will match the top of the slope along the eastern property line and slope to the west to promote drainage (see Figure 3).

Approximately 6,650 cubic yards of fill material will be used to grade and cap the auto fluff and hazardous substances in soil in the IA area. Some minor excavation is anticipated for installation of the base of the containment wall. The excavated soil will be consolidated within the capped area.

West of the containment wall and outside of the IA area, the Hylebos Marsh property will be graded to promote drainage away from the capped auto fluff material and is anticipated to target a 1 percent east-to-west slope. An estimated 10,025 cubic yards of gravel is anticipated to be imported to the site and placed to form an approximately 6-inch thick layer of consolidated material over the snail eradication areas. Following authorization, the Port will grade the Property outside of the proposed containment area

and will fill the wetlands and to eradicate the invasive snails. In total, 15.97 acres are estimated to be graded and filled as part of the larger project.

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

Erosion is unlikely as a result of the IA. Temporary erosion and sediment controls will be used during IA construction activities and will be included in the final IA Plans and Specifications. After IA construction, the IA areas will be covered by the containment walls and the asphalt cap, which will prevent erosion.

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

Approximately 2.3 percent of the site will be covered with an impervious asphalt surface after IA construction is complete.

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

Prior to the start of construction, a site-specific erosion and sediment control plan will be prepared, detailing the appropriate best management practices to be implemented during construction. The erosion and sediment controls will be designed to prevent the offsite migration of sediment and to prevent the sediment from leaving the construction area and flowing to the onsite wetlands.

Anticipated best management practices include silt fencing, a wheel wash, and the covering of soil stockpiles when not in use, during rain or wind events, and overnight. All erosion-control measures will be installed before excavation activities begin and will be maintained throughout the construction effort.

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.

During implementation of the IA, temporary emissions (e.g., engine exhaust and dust) from construction equipment would be present until the project is completed and equipment demobilization occurs. No permanent emissions are anticipated to occur following completion of IA construction.

Preliminary redevelopment plans for the IA involve importing fill to raise site grades and construction of a warehouse(s) and parking areas, which will alter site conditions and create low-permeability surfaces for potential methane generation. Vegetation and woody debris outside of the interim action area may be moved and sequestered to a separate area pending

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

snail eradication and may be removed before redevelopment occurs. Therefore, an assessment of methane risk consistent with ASTM Standard E2993-23, Standard Guide for Evaluating Potential Hazard in Buildings will be included part of development design once the final layout and design of the redevelopment are determined, a lease is in place, and filling activities are complete.

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

Emissions from vehicular traffic on roadways and emissions associated with nearby industrial facilities would be present, but is not anticipated to affect the project.

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

Construction equipment will meet all state and local emission standards, including Puget Sound Clean Air Agency regulations, as well as comply with the Port's anti-idling policy. Dust control measures include the use of water trucks to control airborne particles during construction.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 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.**

There are three wetlands located on the project site, based on a critical areas study completed in 2024. The wetlands are referred to as Wetlands 1, 2, and 3 (see Figure 4).

Wetland 1 is an emergent wetland located in the northwest portion of the site and is 10,214 square feet. Vegetation at Wetland 1 is dominated by mowed grass. Wetland 2 is an emergent wetland located within the eastern half of the site and is 225,995 square feet (5.188 acres). Vegetation at Wetland 2 is dominated by mowed grass, Himalayan blackberry, and some areas of reed canary grass. Wetland 3 is an emergent wetland located in the central portion of the site and is 1,032 square feet. Vegetation at Wetland 3 is dominated by mowed grass. No other wetlands are immediately adjacent to the project site.

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>

A manmade stormwater pond is adjacent to the west of the site and several stormwater drainage ditches are present on the site; however, these are not regulated as critical areas since they are constructed features.

- 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.**

Yes. A portion of the IA will occur within Wetland 2. All three wetlands at the project site are to be filled to eradicate the invasive snail species.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

The estimated quantity of fill material required as part of the containment, grading, and capping on the eastern portion of the site within the IA area is approximately 6,650 cubic yards. An estimated 17,000 cubic yards of gravel is anticipated to be imported and used to fill the snail-infested wetlands on the Property. In total, 15.97 acres are estimated to be graded and filled as part of the larger project.

- 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.**

The majority of the site is not located within a 100-year floodplain. A very small area on the west portion of the site overlaps with an isolated floodplain zone (See Figure 4).

- 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 waste materials will be discharged to surface waters.

b. Ground:

Find help answering ground water questions⁷

- 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 groundwater will be withdrawn. There are no drinking water wells on the site or in the immediate vicinity. Prior to site grading and capping activities, existing monitoring wells on the site will be decommissioned (see figure 2) and will be

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>

replaced following construction for use in future sampling and or cleanup planning for the TWAAFA site.

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

No waste materials will be discharged to the ground.

c. Water Runoff (including stormwater):

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

Stormwater runoff would result from precipitation on the capped asphalt areas of the site. The capped area will be sloped slightly to the west to promote surface water drainage towards the center of the site. A stormwater drainage system will be constructed on the property as part of redevelopment activities, separate from this IA and will be used to manage stormwater at the project site. Future stormwater drainage at this property is expected to be managed under the Port's existing MS4 permit.

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

Waste materials will not enter the ground or surface water.

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

Currently, all stormwater infiltrates to site soil. The IA area will be regraded and capped to reduce infiltration to contaminated soil and redirect stormwater toward elsewhere on the property. Stormwater from the IA is expected to drain to a future stormwater drainage system on the property that will be managed under the Port's NPDES MS4 permit.

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

Engineering controls and BMPs will be implemented to control surface, ground, and runoff water impacts during IA construction. The capped area will be sloped slightly to the west to promote surface water drainage and reduce infiltration in the contaminated soil area to minimize potential soil leaching to groundwater.

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: reed canary grass, Himalayan blackberry.

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

The work will require the removal of vegetation consisting of grass, invasive blackberries, and shrubs. Several small trees (less than 6 inches in diameter) will be removed to facilitate grading, filling, and capping.

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.

No landscaping is proposed.

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

*Himalayan Blackberry (*Rubus armeniacus*) and Spotted knapweed*

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.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, **other:** Herons and geese may utilize the wetlands and songbirds adapted to urban areas (house sparrows, starlings) may occur in the grass
- **Mammals:** deer, bear, elk, beaver, **other:** Small mammals such as mice, squirrels, and/or raccoons may utilize the grassy portions of the Site.
- **Fish:** bass, salmon, trout, herring, shellfish, **other:**

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>

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

None are known to be on 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 site is part of the Pacific Flyway for Migratory Birds.

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

No enhancement measures are proposed. No adverse impacts to wildlife are anticipated for threatened and endangered species.

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

The Mediterranean vineyard snail (Cernuella virgata), an invasive species, was detected on the property in 2005. For nearly 20 years, the Port has been working with WSDA and the USDA to eradicate the snail. This non-native snail is extremely destructive to crops, especially grains, and its presence at the Port poses a significant threat to Washington's and the nation's agriculture and natural resources. The implementation of this IA will remove viable habitat and help eradicate the snail from the Hylebos Marsh property.

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.

Not Applicable.

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

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>

It is not anticipated that the IA would affect the use of solar energy by a neighboring property.

- 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 proposed.

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. *The purpose of this project is to cap soils currently contaminated with metals, petroleum hydrocarbons, volatile organic compounds (VOCs), semivolatle organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) from auto fluff waste and solvents (PCE/TCE) from lime solvent sludge. Exposure to these chemicals could occur during the IA. A site-specific health and safety plan has been prepared for the IA consistent with the requirements of Occupational Safety and Health Administration's (OSHA's) Hazardous Waste Operations and Emergency Response (HAZWOPER) CFR 1910.120 to identify, manage, and control risks associated with environmental, chemical, and physical hazards of the project. Completion of the IA decreases risks to human health and the environment associated with this contamination.*

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

From 1946 until at least 1991, the TWAAFA site received fill material including lime waste, auto fluff, and other waste materials. Auto fluff placed on the neighboring Stericycle property extends onto the eastern portion of the Property corresponding with a topographically distinctive steeply sloped area. Auto fluff is pulverized or fragmented auto debris, including wire, glass shards, upholstery, tire shards, paint chips, metal, string, plastic, and rubber, intermixed with sand, gravel, and silt. Lime waste, some of which exhibits concentrations of PCE and TCE, has also been observed and is intermixed with the auto fluff fill.

Impacts to soil and potentially groundwater are present at the Hylebos Marsh property due to the historical fill placement and include the following chemicals: petroleum hydrocarbons; metals; VOCs; SVOCs; and PCBs. The IA area will be cleaned up as part of the project development by containment and capping of the auto fluff soil in accordance with the IAP, pending Ecology approval.

- 3. 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.**

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>

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

4. 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.

The waste streams for this IA are currently expected to be:

- *Vegetation generated during clearing and grubbing that is designated as a waste (i.e., vegetation that cannot be composted for some reason);*
- *Generated soil that is designated as a waste (i.e., soil that is not reused on-site);*
- *Investigation-derived waste (e.g., soil and water generated during installation and development of monitoring wells);*
- *Water generated from equipment and personnel decontamination;*
- *Personal protective equipment; and*
- *Miscellaneous construction debris (e.g., disposable equipment/materials, general trash)*

Any vegetation or soil generated during grading activities will be consolidated in an area of the Property for a minimum of three years and it is determined that the eradication of the vineyard snail is complete by the Port in coordination with USDA and/or WSDA. Other generated waste will undergo snail decontamination procedures, including hot-water pressure wash and/or salt spray and visual inspection prior to being 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.

5. Describe special emergency services that might be required.

Other than fire, police, and medical services already available in the area, no other special emergency services are anticipated.

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

During construction, the contractor will implement standard accident response measures and pollution and spill prevention policies.

The Property contains the invasive Mediterranean vineyard snail. According to WSDA and USDA, the invasive snail threatens Washington State's and national grain industries. An eradication effort is planned concurrently with the IA. The planned eradication effort involves grading the site and filling the wetlands, while placing approximately two feet of consolidated fill material over areas with known vineyard snail populations. No vegetation will be removed from the Property during the eradication effort. Any clearing and grubbing of vegetation during grading activities will be consolidated in an area of the Property until eradication is complete. Vineyard

snail eradication best managements practices (BMPs) will be implemented during the grading and filling on the Property until eradication is complete as described in a forthcoming Soil Management Plan. BMPs include, controlled equipment areas with hot-water pressure wash and/or salt spray, visual inspections of equipment prior to removal from Property, application of snail bait on gravel pad and salt applications of pad at exits of the Property, and no movement of soil or vegetation permitted off the Property for a minimum of three years without prior written approval from the Port in coordination with WSDA and/or USDA to confirm eradication is complete.

No other specific measures are proposed.

b. Noise

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

The Site is located within an industrial area with a range of sources of noise (e.g., 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)?**

Temporary noise during IA construction will be generated by construction equipment, including earthmoving equipment and trucks transporting materials to and from the construction area.

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

No additional long-term noise is expected to be created by the project.

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

Construction equipment will comply with jurisdiction 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.**

The site and adjacent properties are zoned Port Maritime Industrial. The site is undeveloped and covered with low-lying vegetation. Adjacent properties are used for transportation, truck and trailer storage, manufacturing, and a hazardous waste recycling facility.

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?**

The site has not been used for farming or forest lands.

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

There are no working farms or forest lands on the site or in the immediate vicinity of the site.

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

There are no building structures on the site.

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

Not Applicable.

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

The current zoning classification of the site is Port Maritime Industrial – PMI.

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

The current comprehensive plan designation of the site is Seaport Core Primary District – SPC.

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

The current shoreline master program (SMP) designation is S-10 Port Industrial; however, the site is not subject to the SMP due to the proximity of the site to Commencement Bay shorelines. The site is outside of the 200-foot of the ordinary high-water mark of Commencement Bay.

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

There are three wetlands on the project site. Description of the wetlands are provided in Section 3. Further details are provided in a Critical Areas Study report for the site prepared by Confluence Environmental Company in May 2024.

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

None.

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

No people will be displaced.

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

No specific measures are proposed.

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

The IA will be integrated with future property plans (e.g., the preliminary development plan for the Property – Figure 2-2 of the IAP). In addition, the IA will be constructed so that it does not preclude reasonable alternatives for a final cleanup action for the TWAAFA Site.

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

This project proposes to eliminate the highly invasive Mediterranean vineyard snail which will protect agricultural lands and the economy.

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.**

Not Applicable.

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

Not Applicable.

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

Not Applicable.

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 buildings will be constructed as a result of the IAP implementation. The containment wall for containing the capped auto fluff soil will be a maximum of four feet above the new grade.

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

No.

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

No measures to reduce or control aesthetic impacts are proposed.

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>

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?**

No.

- 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?**

No off-site light sources or glare are expected to affect the project.

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

No measures to reduce or control light are proposed.

12. Recreation

[Find help answering recreation questions](#)

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

No recreational opportunities are in the immediate vicinity of the site.

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

No.

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

No specific measures are proposed.

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.**

In 2025, the Port in coordination with the Puyallup Tribe of Indians, conducted a cultural resource assessment for the Property. Field investigations are complete. No eligible cultural resources were identified within the Project's area of potential effect on the Neptune Site. One previously recorded historic property occurs near the Property, Fire Station No. 15, located at 3510 East 11th Street (northeast of the site, across Taylor

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>

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>

Way) and is listed on the National Register of Historic Places (NRHP) and the Tacoma Landmark Register.

- 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.**

None are known to be on or near the project site. A cultural resource study prepared by Cultural Resource Consultants, LLC for Grette & Associates was previously completed for the Blair-Hylebos redevelopment project in 2008, which included the site. The study concluded that the likelihood of encountering cultural resources at the site is very low and is only a risk if excavation occurs in native sediments below the hydraulic fill at the site. It is not anticipated that excavation would disturb the ground to this depth.

- 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.**

A cultural resource study was previously completed for the site. Additionally, The Port utilizes geological logs, quarterly coordination meetings with the Puyallup Tribe of Indians Historic Department/THPO staff, and the Ecology/DAHP Governor's Executive Order 21-02 process to assess potential impacts.

A cultural resources assessment was conducted (DAHP Project number 2025-12-08018) with a recommended finding of No Historic Properties Affected and agreement from the Puyallup Tribe of Indians on 11/24/2025.

An additional cultural review consultation will be held prior to ground disturbing activities associated with the IA. This process initiates consultation with Ecology, Tribes, and DAHP.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

An Inadvertent Discovery Plan (IDP), appendix C if the IAP, will be kept on the site and implemented should cultural resources be uncovered on the site during construction.

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 primary roadways serving the site include Taylor Way and Alexander Avenue. The site would be accessed via existing entrances from these roadways during implementation of the IAP.

- 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?**

Bus service in the area is provided by Pierce Transit; however, there are no transit routes within the Port of Tacoma in the immediate vicinity of the project.

- 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.

- 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?**

The project will not generate any vehicular trips after completion. During IAP implementation, vehicle and truck trips may occur during the day for project construction. It is expected that up to 240 truck trips (assuming 25 cubic yards per trip) to import fill material will occur during construction.

- 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:**

No specific measures are proposed.

15. Public services

[Find help answering public service questions](#)¹⁷

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>

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>

- 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 specific measures are proposed.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

No utilities are present on the site.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

No new utilities are proposed.

C. Signature

[Find help about who should sign¹⁹](#)

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: *S. T. Hooton*

Position and agency/organization: *Project Manager II, Port of Tacoma*

Date submitted: *3/4/26*

D. Supplemental sheet for nonproject Actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

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>

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

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-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?

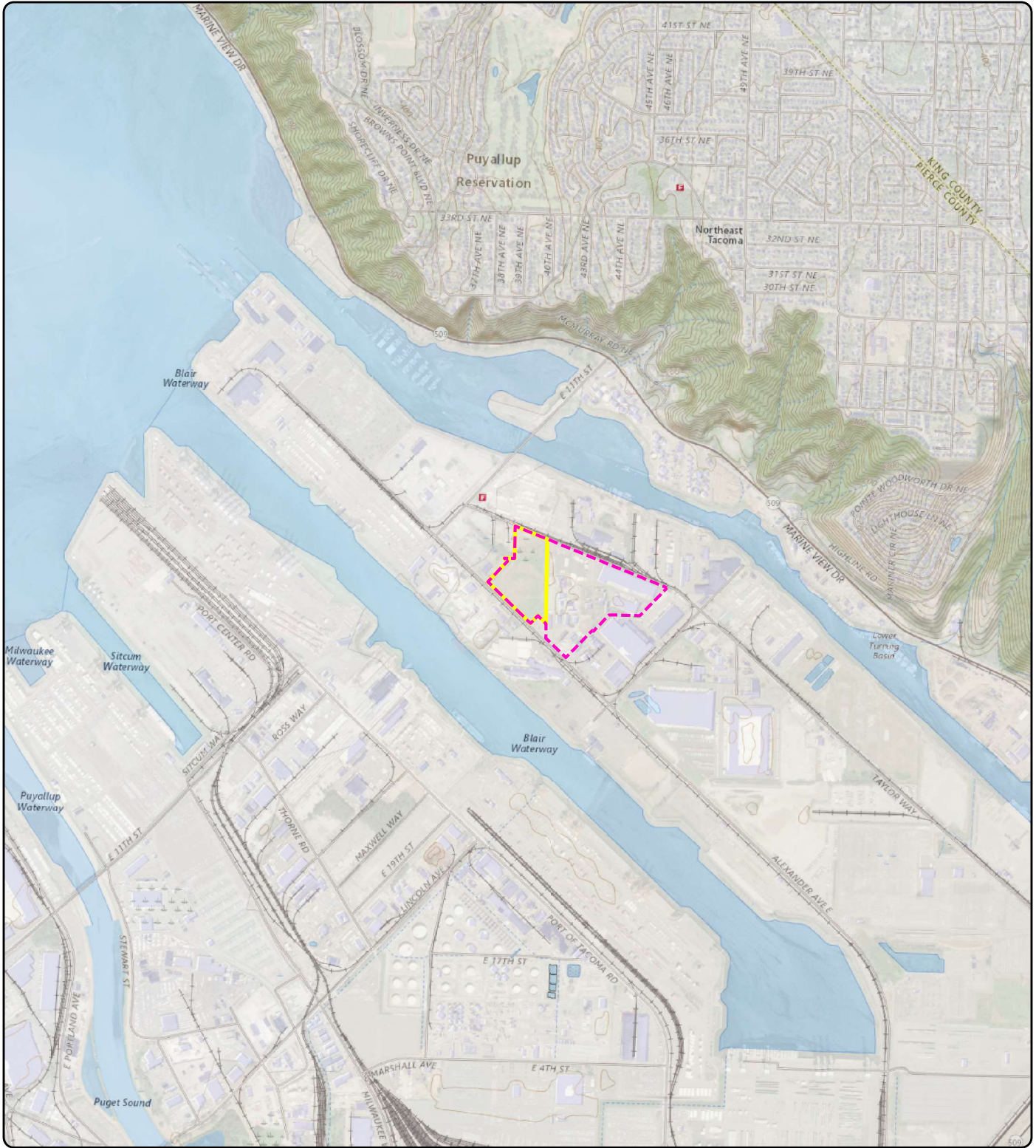
- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

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.

Figures





Notes
 U.S. Geological Survey (2021) 7.5-minute topographic quadrangle: Tacoma.
 Township 21 North, Range 3 East, Section 35.
 TWAIFA = Taylor Way and Alexander Avenue Fill Area.

Data Source
 Tax parcel obtained from Pierce County; TWAIFA site boundary obtained from Exhibit A of Agreed Order No. DE 14260.



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Legend

-  TWAIFA Boundary
-  Hylebos Marsh Property

**Figure 1
 Property Location**

Hylebos Marsh Property
 1205 Alexander Avenue and
 1300 Taylor Way
 Tacoma, WA

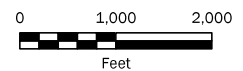




Figure 2 Proposed Interim Action Components

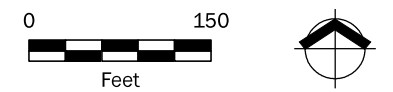
Hylebos Marsh Property
1212 Taylor Way
Tacoma, WA

Legend

- Monitoring Well for Decommissioning
- Ecology Block Wall, or Equivalent
- Sheet Pile Wall
- Temporary Access Ramp (approximate)
- Proposed Staging and Work Area
- Capping Area and Approximate Extent of Autofluff on Property
- Extent of Sloped Topography
- TWAAFA Site Boundary
- Property Area To Be Graded and Filled
- Hylebos Marsh Property
- Parcel

Notes

Sloped area outside of the autofluff fill extents to be excavated and regraded across the property to eradicate snails.
Prior to site grading and capping activities, all monitoring wells on the Property will be decommissioned in accordance with WAC 173-160-151.
TWAAFA = Taylor Way and Alexander Avenue Fill Area.
WAC = Washington Administrative Code.



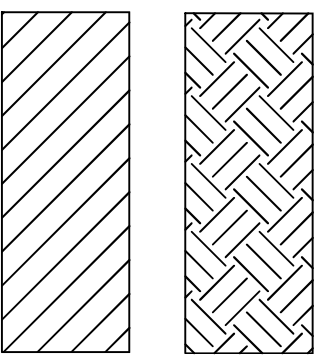
Data Sources

Parcels obtained from Pierce County; TWAAFA site boundary obtained from Exhibit A of Agreed Order No. DE 14260; topographical survey obtained from from Sitts & Hill Survey (November 2024).



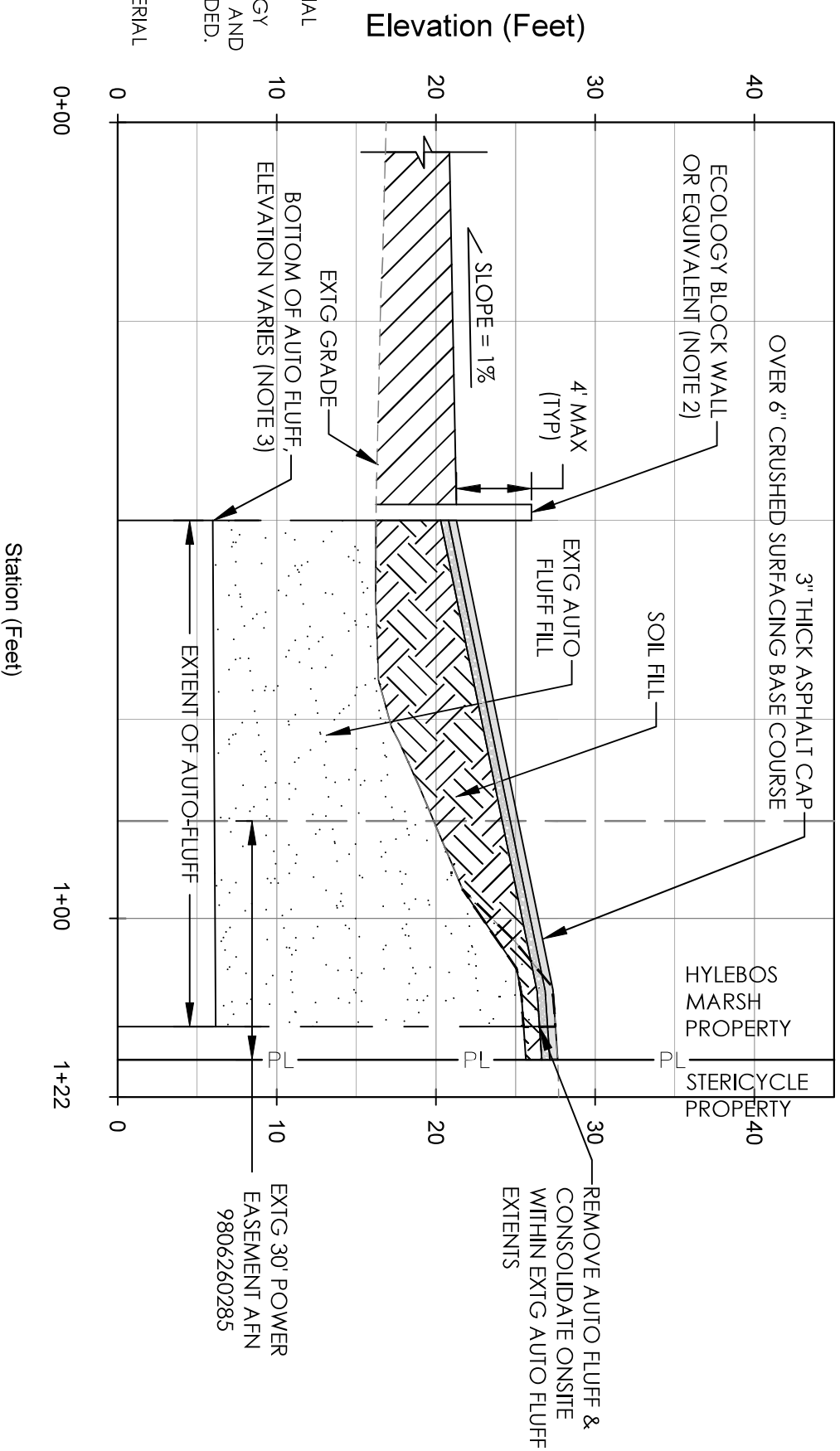
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- NOTES:
1. VERTICAL DATUM IS MEAN LOWER LOW WATER, 1983-2001 EPOCH.
 2. THE ECOLOGY BLOCK WALL (OR EQUIVALENT LOW PERMEABILITY WALL) SPECIFICATIONS ARE CONCEPTUAL AT THIS STAGE AND WILL BE FINALIZED DURING FUTURE DESIGN.
 3. THE VERTICAL EXTENT OF AUTO FLUFF IS APPROXIMATE AS SHOWN AND VARIES BETWEEN 4.8 FEET AND 19.8 FEET BASED ON 2024 SUBSURFACE INVESTIGATION DATA.
 4. THE CAP WILL BE DESIGNED TO ENSURE THAT PONDING OR ACCUMULATION OF WATER DOES NOT OCCUR ON TOP OR DOWNSLOPE OF THE CAPPED MATERIAL. THE CAP AND WALL WILL BE DESIGNED TO PREVENT PONDING AND QUICKLY CHANNEL WATER OFF OF THE CAP AND INTO AN APPROPRIATE STORMWATER SYSTEM.
 5. SOIL FILL WITHIN THE CONTAINMENT AREA IS ANTICIPATED TO INCLUDE EXCAVATED MATERIAL REMOVED TO FACILITATE THE CONTAINMENT WALL (ECOLOGY BLOCK WALL OR EQUIVALENT) AND IMPORTED CLEAN FILL, AS NEEDED.



INCLUDES EXCAVATED MATERIAL REMOVED TO FACILITATE THE CONTAINMENT WALL (ECOLOGY BLOCK WALL OR EQUIVALENT) AND IMPORTED CLEAN FILL, AS NEEDED.

INCLUDES IMPORTED FILL MATERIAL TO RAISE GRADE.



PROFILE VIEW OF AUTO FLUFF INTERIM ACTION
 HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 10'
 VERTICAL EXAGGERATION: 2

1 **CROSS SECTION DETAIL**
 Scale: As Noted

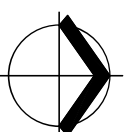


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SCALE AS NOTED

NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING, IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.



Hylebos Marsh Interim Action Plan - Taylor Way and Alexander Avenue Fill Area
 Washington

Figure 3

Project: M0615-20-015 Produced By: jroberts Reviewed By: jhansen Print Date: 3/23/2026 Path: X:\0615-20-015\Pro\M0615-20-016-Hylebos_Development.dwg Fig. 4 SEPA Property Features



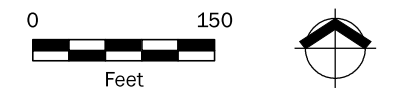
Figure 4 Property Features

Hylebos Marsh Property
1212 Taylor Way
Tacoma, WA

Legend

- Monitoring Well
- Approximate Extent of Autofluff
- Extent of Sloped Topography
- Delineated Wetland Boundary
- FEMA Special Flood Hazard Area
- City of Tacoma Easement (in process of being removed)
- TWAFA Site Boundary
- Hylebos Marsh Property
- Parcel

Notes
DOF = Dalton, Olmsted & Fuglevand.
TWAFA = Taylor Way and Alexander Avenue Fill Area.



Data Sources
Parcels obtained from Pierce County; TWAFA site boundary obtained from Exhibit A of Agreed Order No. DE 14260; existing monitoring well locations obtained from Table 3 of DOF's Revised Groundwater Monitoring Plan (April 2022); delineated wetland boundaries obtained from Port of Tacoma Parcel 117 Critical Areas Study (Confluence 2024); Special Flood Hazard Area (accessed 2026) from the Federal Emergency Management Agency National Flood Hazard Layer; topographical survey obtained from from Sitts & Hill Survey (November 2024).



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