

Staff SEPA Determination Findings Report

Project Title: Port of Tacoma Parcel 94 Interim Soil Cleanup Project

Date: March 4, 2024

Environmental Project Manager: Rob Healy

Proponent: Port of Tacoma

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

Proposal:

The Port is proposing a remedial action to address contaminated soils at their 20-acre property known as Parcel 94, located along the Thea Foss Waterway at 1203 East D Street in Tacoma. The cleanup is being proposed as a MTCA interim action and includes mechanical removal of potentially contaminated soils on the Site associated with historic industrial activities.

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

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

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

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

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

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

Government Approvals Permits required:

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

SEPA Findings:

- **Air:**
 - There will be temporary minor air emissions associated with construction equipment.
 - BMPs such as water will be used to ensure dust does not leave the site during excavation and soil handling.
- **Water:**
 - No in water work is proposed.
 - Robust BMPs are proposed to control stormwater.
- **Plants:**
 - There is very little vegetation on site. Most of what is on site is invasive.
- **Animals:**
 - Animals make very little use of the work area.
- **Environmental Health:**
 - Contaminated soils exceeding applicable cleanup standards will be excavated and managed at permitted off-site treatment and disposal facilities. Soils will be directly loaded into trucks or containers for transport to the treatment and disposal facilities. The trucks will utilize designated haul routes and avoid transporting the soils through commercial or residential neighborhoods to the extent practicable. Soils designated for off-site reuse will be stockpiled and covered and in the on-site staging area pending off- site transport to the reuse location. The total quantity of soil excavation and grading is expected to be less than 35,000 cubic yards, with fill placement volume of less than 35,000 cubic yards.
- **Noise:**
 - There will be some construction related noise associated with this project. Those noise levels will generally be consistent with the surrounding industrial activities.
 - Construction activities will generally conform to the City of Tacoma's noise ordinance work hours. Although nighttime or weekend work is not currently anticipated, appropriate coordination with the City of Tacoma would occur prior to these activities.

- **Land (and Shoreline) Use:**

- Approximately 15,000 cubic yards of cut and fill are anticipated within the Shoreline jurisdiction.
- This work will remove contamination in the Shoreline zone and backfill with clean material.

- **Historical and Cultural Preservation**

- All activities within the project area are of interest to the Puyallup Tribe and the Port is committed to maintaining consultation and coordination as project planning progresses. Discussions with the Puyallup Tribe regarding the site's future indicated that an intensive archaeological survey would be needed. The investigations documented by Adams and Fitzpow (2023) and Adams and Fitzpow (2024) are a result of the input provided. The results of these investigations are under review by DAHP.
- The project is within an area of very high cultural significance to the Puyallup Tribe of Indians (Puyallup Tribe). The Wheeler-Osgood Waterway is an important landmark; prior to railroad development, the Puyallup River discharged into Commencement Bay through a south fork that is within this waterway. As documented by Adams and Fitzpow (2023), the project is within an area with ubiquitous villages and homes, subsistence activities, mortuary and ceremonial activities, and transportation.
- No apparent pre-contact cultural or archaeological resources were identified during on- site cultural resource investigations (Adams and Fitzpow 2023). However, the Puyallup Tribe expressed concern that resources could be present in deeper subsurface soils, particularly within the southeastern portion of Parcel 94. This area is not part of the current soil cleanup work, in part to allow for further cultural resource investigation and coordination and consultation with the Puyallup Tribe.
- The proposed soils cleanup taking place under this Project will not include any ground disturbing work in the southeastern corner of Parcel 94, the area of ongoing concern identified by the Puyallup tribe. Nor will the proposed cleanup work involve disturbance of deeper subsurface soils (i.e., subsurface soils at and near the pre-contact tideflat elevations beneath the recent fill materials) throughout the Interim Action work area.

Conclusion:

Staff conclude that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under Revised Code of Washington (RCW) 43.21C.030(2)(c).

Tony Warfield

Mar 12, 2024

Senior Environmental Project Manager

Date