

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-

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

projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

Port of Tacoma Comprehensive Scheme of Harbor Improvements, 2024 Update

2. Name of applicant:

Port of Tacoma

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

Port of Tacoma, Attn: Ryan Medlen
P.O. Box 1837
Tacoma, WA 98401
Phone: 253-592-6721

4. Date checklist prepared:

October 9, 2024

5. Agency requesting checklist:

Port of Tacoma

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

Adoption in Q4 2024

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

RCW 53.20.010 requires the Comprehensive Scheme of Harbor Improvements to include information on current and planned property ownership and planned improvements. Future amendments to the Comprehensive Scheme of Harbor Improvements is expected as property acquisitions or development activity is authorized by the Port of Tacoma Commission.

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

The current update to the Comprehensive Scheme of Harbor Improvements relates to existing property ownership and improvements. Improvements and other development activity were subject to environmental review at the original time of their permitting.

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.

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

Yes – various properties are in various project lifecycle stages to implement or maintain their planned improvements. These projects are or have been subject to project-specific environmental review with regards to potential environmental impacts and mitigation.

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

The Port of Tacoma Commission must adopt the update to the Comprehensive Scheme of Harbor Improvements by resolution.

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 2024 Comprehensive Scheme of Harbor Improvements includes changes to the Port of Tacoma logo and language within the document to make the text more current and purposeful. Additionally, a new property list in table format is attached noting all properties owned by the Port of Tacoma and their currently planned or existing uses.

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 document, 2024 Port of Tacoma Comprehensive Scheme of Harbor Improvements, applies to the boundaries of Pierce County, WA, the identified planning area of the Port of Tacoma. However, the properties referenced in the document are those owned by the Port of Tacoma, which are concentrated in the Port of Tacoma Manufacturing and Industrial Center.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

a. General description of the site:

Property owned by the Port of Tacoma is generally flat tidelands with industrial improvements, waterways to accommodate container ship berthing, environmental mitigation sites, commercial properties, and supporting transportation infrastructure. The planning area for the Port of Tacoma is all of Pierce County, WA which includes a wide range of land including tidelands, forests, cities, farmland, mountains, foothills, rivers, creeks, estuaries, and others.

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

The core of the planning area is the Tacoma Tideflats.

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

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

The planning area for the Port of Tacoma is all of Pierce County, WA, which includes slopes of all grades. Slopes in the Tacoma Tideflats where most of the property owned by the Port rests ranges from 0% to over 25%

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 planning area for the Port of Tacoma is all of Pierce County, WA which consists of soil types typical of the Pacific Northwest. Changes to use or other development activity will be subject to project-specific environmental review including site-specific soil types.

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

The planning area for the Port of Tacoma is all of Pierce County, WA which includes numerous areas of unstable soils. Changes to use or other development activity will be subject to project-specific environmental review including site-specific soil types.

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.

N/A – this nonproject action does not propose any grading activities.

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

N/A – this nonproject action does not propose any grading activities.

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

N/A – this nonproject action does not propose any new impervious surfaces.

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

This is a nonproject action and does not include plans for any development activity. Future plans for acquisition of property and implementation or maintenance of the uses identified in the Comprehensive Scheme of Harbor Improvements will include erosion control measures suitable to the site and soils of the activity.

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.**

This nonproject action is an update to the Port of Tacoma Comprehensive Scheme of Harbor Improvements and is an organizational update to directly list property owned by the Port of Tacoma and the lands intended use.

The Port of Tacoma is a public port district under Title 53 RCW and is charged with operating a seaport to benefit the residents of the Port of Tacoma and supporting industrial activity within Pierce County. Seaports and industrial activity, including activity on land identified within the Comprehensive Scheme of Harbor Improvements, produces various air emissions, including CO₂ and other greenhouse gases.

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

Most of the land owned by the Port of Tacoma is on land zoned for industrial use. Other properties around Port of Tacoma owned land are used for industrial purposes and produce emissions.

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

The Port of Tacoma maintains a robust environmental and air quality program to implement projects to reduce emissions produced by operations on Port of Tacoma property. In partnership with the Northwest Seaport Alliance, the Port of Tacoma spends substantial funds, augmented through State and Federal grants, implementing these mitigation measures and monitoring emissions to verify emissions reductions.

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**

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>

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The planning area for the Port of Tacoma is all of Pierce County, WA which includes all types of surface water bodies. The principal area where land is owned the Port of Tacoma is in the Tacoma Tideflats on Commencement Bay. Significant water bodies in the Tideflats include the Puyallup River, Wapato Creek, and Hylebos Creek.

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

The Port of Tacoma owns cargo terminals that unload and load maritime cargo onto domestic and international container vessels. The construction and maintenance of these terminals was subject to project-specific environmental review at the time of their construction and future maintenance actions will be subject to future project-specific environmental review.

There is no planned property acquisition or change in use to projects within 200 feet of surface waters authorized under this nonproject action.

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.

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

The planning area for the Port of Tacoma is all of Pierce County, WA which includes land in the 100-year floodplain.

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.

N/A – this nonproject action does not include any development activities or changes in use.

b. Ground:

[Find help answering ground water questions](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)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

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>

quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

N/A – this nonproject action does not include any development activities.

- 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.**

N/A – this nonproject action does not include any development activities.

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.**

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities. The Port of Tacoma maintains an extensive stormwater management system in compliance with its permit issued by the Department of Ecology.

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?

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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:**
- **Mammals: deer, bear, elk, beaver, other: river otters, racoons, rodents**
- **Fish: bass, salmon, trout, herring, shellfish, other: Puget Sound lowlands species**

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

Common Name	Scientific Name	ESU or DPS ¹	ESA Status	Critical Habitat
Boccaccio	<i>Sebastes paucispinis</i>	Puget Sound/ Georgia Basin DPS	Endangered	Designated
Bull Trout	<i>Salvelinus confluentus</i>	Puget Sound DPS	Threatened	Designated
Chinook Salmon	<i>Oncorhynchus tshawytscha</i>	Puget Sound ESU	Threatened	Designated
Humpback Whale	<i>Megaptera novaeangliae</i>	Central America/ Mexico DPS	Endangered	N/A
Marbled Murrelet	<i>Brachyramphus marmoratus</i>	N/A	Threatened	Designated
Killer Whale (Orca)	<i>Orcinus orca</i>	Southern Resident DPS	Endangered	Designated
Steelhead	<i>Oncorhynchus mykiss</i>	Puget Sound DPS	Threatened	Designated
Yelloweye Rockfish	<i>Sebastes ruberrimus</i>	Puget Sound/ Georgia Basin DPS	Threatened	Designated

¹ESU: Evolutionarily Significant Unit; DPS: Distinct Population Segment

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>

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

The Tacoma Tideflats, where the property owned by the Port of Tacoma is predominately located, are a part of the Pacific flyway for migrating birds. Adult salmon migrate from Commencement Bay into the Puyallup River, Hylebos Creek or Wapato Creek systems, and juveniles migrate downstream into Commencement Bay as smolts.

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

The Port of Tacoma owns and maintains numerous environmental mitigation sites designed to support wildlife.

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

Mediterranean Vineyard snail, bull frog, nutria, boring beetles

6. Energy and natural resources

[Find help answering energy and natural resource questions⁹](#)

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.

Port of Tacoma operations and tenants use electricity, natural gas, and oil for energy, including the operation of international cargo ships.

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

N/A – this nonproject action does not include any development activities.

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.

N/A – this nonproject action does not include any development activities.

7. Environmental health

[Health Find help with answering environmental health questions¹⁰](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

The Port of Tacoma owns and develops maritime cargo facilities and industrial lands that do use chemicals with a risk of fire, explosion, or other environmental hazards. Ongoing coordination with regulating agencies including the EPA, US Coast Guard, Tacoma Fire Department, and others is conducted to ensure safety standards are being met.

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>

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

Due to the industrial nature of land acquired by the Port of Tacoma over the past 100 years, contamination is found on most of the properties owned by the Port of Tacoma except where it has been previously removed. The specific contamination varies and is evaluated along with the appropriate mitigation measures on a project-specific basis.

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.

N/A – this nonproject action does not include any development activities.

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.

N/A – this nonproject action does not include any development activities. No change to toxic or hazardous chemical storage, usage, or production is proposed.

4. Describe special emergency services that might be required.

None.

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

N/A – this nonproject action does not include any development activities.

b. Noise

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

N/A – this nonproject action does not include any development activities. Noise generation is not expected to change with adoption of the update to the Comprehensive Scheme of Harbor Improvements.

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)?

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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 current uses of the properties owned by the Port of Tacoma are described in Attachment A in the update to the Comprehensive Scheme of Harbor Improvements.

- 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 proposal will not affect working farmlands 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?**

Port of Tacoma properties support the export of fruits and vegetables and business activities of working farmlands and forest lands across the county, State of Washington, as well as the western United States.

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

Improvements are generally described in Attachment A of the Comprehensive Scheme of Harbor Improvements.

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

N/A – this nonproject action does not include any development activities.

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

Most of the properties owned by the Port of Tacoma are located in the Port of Tacoma Manufacturing Industrial Center and zoned for industrial use. Remainder properties are used for various port-supportive uses such as transportation and a maritime history museum.

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

Most of the properties owned by the Port of Tacoma are located in the Port of Tacoma Manufacturing Industrial Center and designated for industrial use. Remainder properties are also designated for industrial use.

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

The following City of Tacoma shoreline districts are found within the Port of Tacoma Manufacturing Industrial Center.

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>

The S-8, Foss Waterway, Shoreline District boundary extends from Thea's Park on the northwest side of the waterway, wrapping around the waterway and ending at, and including, the E 11th Street right-of-way. On the west side of the waterway, the district extends from ordinary high water mark upland to the centerline of Dock Street or a line measured 200' from the ordinary high water mark, whichever is greater. On the east side of the waterway, the district extends from ordinary high water mark upland 200' or, in those areas south of East 15th Street, the upland boundary is either 200' from OWHM or the easternmost edge of the East D Street right of way, whichever is greater.

The S-9, Puyallup River, Shoreline District boundary extends from the centerline of the East 11th Street Bridge to the southern City limits, including the open water portion of the River, those areas upland within 200' of the OWHM on both west and east banks, as well as the Gog-le-hi-te wetland and that portion of Clear Creek that is tidally influenced, and any associated wetlands.

The S-10, Port Industrial Area, Shoreline District extends from the E 11th Street right-of-way on the Thea Foss Waterway, to the Hylebos Waterway, including only those areas upland 200' of the OWHM and except that portion of the Puyallup River southeast of East 11th Street and including that portion of Hylebos Waterway and Hylebos Creek waterward of SR 509.

The S-11, Marine View Drive, Shoreline District boundaries include that area upland within 200' of the OWHM and from centerline of the 11th Street Bridge north to the City Limit at Eastside Dr. NE.

The S-12, Hylebos Creek, Shoreline District boundary includes both the in-water portion of the stream and the areas upland within 200' of the OWHM from SR 509 landward to the City limit.

The S-13, Marine Waters of the State, Shoreline District boundary includes all marine waters waterward from the ordinary high-water mark to the seaward City limit common to the City of Tacoma and Pierce County, except that area lying within the Town limits of the Town of Ruston. S-13 also includes the portion of the Puyallup River waterward of the OWHM and downstream of 11th Street.

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

Yes – Port of Tacoma properties have been designated by city and county government as critical areas including shoreline, wetland, stream, erosion hazard areas, lahar hazard areas, tsunami hazard areas, and various habitat designations.

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

The City of Tacoma is planning for an additional 6,000 people working in the Port of Tacoma Manufacturing Industrial Center. Today, there are approximately 10,000. New residential uses are not allowed in the Core Industrial area. The City of Tacoma estimates approximately 400 people live within the Port of Tacoma Manufacturing Industrial Area, of the 921,000 people who reside in Pierce County.

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

There are no displacements through this nonproject action.

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

When the Port of Tacoma Commission authorizes acquisition of new properties or redevelopment actions that displace existing business on Port of Tacoma property, a project-specific environmental review will be done in conjunction with said authorization and future update to the Comprehensive Scheme of Harbor Improvements.

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

The Port of Tacoma obtains all necessary construction and land use permits through the City of Tacoma. Consistency with land use and mitigating development regulations are a part of this review.

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

N/A – this nonproject action does not include any development activities.

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.

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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?

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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>

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

N/A – this nonproject action does not include any development activities.

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?**

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

12. Recreation

[Find help answering recreation questions](#)

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

The Port of Tacoma maintains areas for public shoreline access that include passive recreational opportunities including walking and sightseeing observation decks.

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

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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.**

There are no buildings, structures, or sites owned by the Port of Tacoma that are known to be eligible for listing on historic preservation registers.

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>

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

The Port of Tacoma is located on and owns land located on land occupied since time immemorial by the Puyallup Tribe of Indians, including land set aside for the benefit of the Puyallup Tribe of Indians by the Treaty of Medicine Creek. The studies and inventory these meetings rely on are maintained by the Puyallup Tribe of Indians and confidential. The Port of Tacoma also maintains a record of cultural resource studies prepared on a project specific basis and will prepare additional studies going forward on an as needed basis.

- 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 of Tacoma holds regular public meetings to discuss upcoming work on any Port of Tacoma property and coordinates closely with the Puyallup Tribe of Indians to avoid impacts and mitigate unforeseen impacts to cultural 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.**

N/A – this nonproject action does not include any development activities.

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.**

Numerous public streets and highways serve the Port of Tacoma Manufacturing Industrial Center and thus Port of Tacoma owned properties. These are in addition to numerous other State and local roads which connect the Port of Tacoma to supporting businesses. As this is a nonproject action, there is not site plan. Future project actions consider specific impacts.

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

The Port of Tacoma properties are served by the Pierce Transit Tideflats Runner, an on-demand transit service.

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>

- 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).**

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

- 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?**

N/A – this nonproject action does not include any development activities.

- 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.**

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

N/A – this nonproject action does not include any development activities.

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

N/A – this nonproject action does not include any development activities.

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:**

N/A – this nonproject action does not include any development activities.

- 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.**

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>

N/A – this nonproject action does not include any development activities.

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.



Recoverable Signature

X Ryan Medlen

Signed by: 3e32cd5f-ecdf-4b09-8568-beb9d9dc7027

Type name of signee: Ryan Medlen

Position and agency/organization: Senior Planner, Port of Tacoma

Date submitted: 10/21/2024

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?

Unlikely. The update to comprehensive scheme of harbor improvements is administrative in nature. The scope of the update to the Comprehensive Scheme of Improvements is update the language and graphics to represent existing conditions and incorporate a list of properties into the Comprehensive Scheme of Improvements directly in addition to the supporting and implementing plans adopted therein. The Comprehensive Scheme of Improvements purpose is to identify property the Port of Tacoma owns or intends to own and identify generally the planned use of the property.

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>

These updates do not authorize changes to the Port of Tacoma ownership or planned uses of the properties.

- **Proposed measures to avoid or reduce such increases are:**

Future Port of Tacoma Commission approvals at regularly scheduled public meetings are required to authorize new property acquisition or sales or development activities. Project-specific environmental review will be completed when environmental impacts can reasonably be identified.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is unlikely to have any direct effect as the comprehensive scheme of harbor improvements does not authorize new property acquisitions or changes to planned uses of Port of Tacoma property.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The proposed updates increase clarity about what properties are dedicated for environmental preservation, mitigation, or protection purposes.

3. How would the proposal be likely to deplete energy or natural resources?

There is likely to be no change compared to existing conditions as the update to comprehensive scheme of harbor improvements is administrative in nature.

- **Proposed measures to protect or conserve energy and natural resources are:**

None.

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?

The proposed updates increase clarity about what properties are dedicated for environmental preservation, mitigation, or protection purposes.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

None.

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?

There is likely to be no effect on land or shoreline use compared to existing conditions as the update to comprehensive scheme of harbor improvements is administrative in nature.

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

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

There is likely to be no effect on impacts to transportation or utilities or other public services compared to existing conditions as the update to comprehensive scheme of harbor improvements is administrative in nature.

- **Proposed measures to reduce or respond to such demand(s) are:**

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Port of Tacoma intends to continue complying with local, state, and federal requirements for the protection of the environment. The scope of the update to the Comprehensive Scheme of Harbor Improvements is to update the language and graphics to represent existing conditions and incorporate a list of properties into the Comprehensive Scheme of Harbor Improvements directly in addition to the supporting and implementing plans adopted therein.