A. Background

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

   Demo Bldg & Rail At 4012 SR 509

2. **Name of applicant:**

   Port of Tacoma, Contact Kyle Smith, PE

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

   Port of Tacoma, Attn. Kyle Smith, PE
   P.O. Box 1837
   Tacoma, WA 98401
   Phone: (O) 253-888-4755; (C) 253-209-2022

4. **Date checklist prepared:**

   October 8, 2024

5. **Agency requesting checklist:**

   Port of Tacoma (SEPA Lead)

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

   Demolition is anticipated to occur in fall 2024.

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

   Not at this time.

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

   Hazardous Building Materials Survey, PRS Locomotive Facility, 4012 State Route 509 S. Frontage Road, Tacoma, Pierce County, Washington prepared by Panhandle Geotechnical & Environmental, Inc., September 28, 2021

   Wetland and Aquatic Resources Delineation Report, Port of Tacoma Parcel 34. Prepared by Atlas Technical Consultants, LLC., October 4, 2024.

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.**

   There are no known applications pending for approval or other proposals directly affecting the properties covered by this proposal.

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

    SEPA Determination (Port of Tacoma), Demolition Permit, Asbestos/Demolition Notification (Puget Sound Clean Air Agency), and Waste Disposal Authorization (Pierce County), if appropriate.

A wetland exemption may be required by the City of Tacoma as work will occur near, but not in, wetlands located on site.

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 Port of Tacoma (Port) proposes to demolish seven (7) existing structures at 4012 SR 509. The structures to be demolished include a single story industrial building with a square footage of 26,750 square feet, three storage sheds/outbuildings with square footages of 270 square feet, 1,500 square feet and 330 square feet, a metal storage structure with a square footage of 3,250 square feet, a steel locomotive maintenance structure with a square footage of 4,000 square feet, and a single story office building with a square footage of 1,430 square feet. All structures listed above will be demolished above finish grade, with any existing concrete foundations and floor slabs to remain.

The structures listed above will be demolished and the construction debris will be disposed of off-site, by truck, at an appropriate upland facility. Ferrous and non-ferrous metals will be separated for recycling, as will other building materials for which a recycling market exists. Materials not suitable for recycling or for which no market exists will be disposed as described. Hazardous building materials will be managed in accordance with recommendations made during pre-demolition building investigation by Panhandle Geotechnical & Environmental (September 2021). If necessary, and after demolition, any soils exposed during demolition activities will be covered with a course of crushed stone to level and stabilize the site for erosion control. No re-development is proposed at this time. Any future re-development will undergo environmental review, as necessary.

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.

4012 SR 509 S Frontage Road, Tacoma, WA.

Pierce County Tax Parcel 0320024099

Tax Description: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF STATE ROUTE 509, WESTERLY OF PORT OF TACOMA ROAD, AND NORTHERLY OF THE PLAT OF PUYALLUP WATERWAY FACTORY SITES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 117, IN PIERCE COUNTY, WASHINGTON; TOGETHER WITH: THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SECTION 2 TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF STATE ROUTE 509 AND EASTERLY OF THE EASTERLY LINE OF THE WEST 5 ACRES OF THE EAST 16 ACRES OF THE WEST 32 ACRES OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 181.47 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JET AUTO WRECKING, INC., BY DEED RECORDED JANUARY 11, 1966 UNDER RECORDING NUMBER 2164778; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE EAST ON THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING

Pierce County Tax Parcel 0320013142

Tax Description: Section 01 Township 20 Range 03 Quarter 32 : THAT POR OF FOLL DESC PROP LY WITHIN LIMITS OF CY OF TAC AS ESTAB 300 FT S OF N R/W EAST-WEST RD ORD 25050 THAT POR NW OF SW LY SLY OF SLY LI EAST-WEST RD & WLY OF ALEXANDER AVE EXC POR CYD TO STATE OF WA FOR SR 509 PER ETN 0934258 OUT OF 3-131 SEG C1660PL 4/22/92BO DC 10/21/99 MA

Pierce County Tax Parcel 0320013143

Tax Description: Section 01 Township 20 Range 03 Quarter 32 : THAT POR OF FOLL DESC PROP LY OUTSIDE LIMITS OF CY OF TAC PER ORD #25664 AS EST 300 FT S OF N R/W LI EAST-WEST RD ORD 25050 THAT POR NW OF SW LY SLY OF SLY LI EAST-WEST RD & WLY OF ALEXANDER AVE EXC POR CYD TO STATE OF WA FOR SR 509 PER ETN 0934258 OUT OF 3-131 SEG C1660PL 4/22/92BO DC07-12-95CL DC 10/21/99 MA

Pierce County Tax Parcel 0320017021.

Tax Description: Section 01 Township 20 Range 03 Quarter 33 : L 2 OF S P 2001-08-01-5002 TOG/W EASE & RESTRICTIONS OF REC OUT OF 3-152 SEG N-0145 AS 08-23-01AS

B. Environmental Elements

1. Earth

a. General description of the site:

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

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

The project site is essentially flat. Onsite ditches have side slopes of approximately 50%.

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 United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey indicates fill areas over a majority of the property with a smaller section of sultan silt loam in the south end (USDA-NRCS, 2012a). There are no agricultural soils or agricultural lands of long-term significance.

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

There are no surface indications of unstable soils in the vicinity.

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 structures noted will be demolished down to foundation and floors. Foundation and floors will generally be left in place with the potential for limited above grade foundation removal to surrounding grade. Ground disturbance will include only what is necessary to decommission/cap underground utilities.

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

The property is relatively flat. There is potential for minor erosion of loose surface materials during active construction, which will be managed through standard construction BMPs.

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

The amount of impervious surfaces will generally remain the same after demolishing the structures noted. Approximately 70% of the site was impervious before demolition. After the proposed project, the site will remain 70% impervious.

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

The Port will implement a Temporary Erosion and Sediment Control (TESC) plan and standard Best Management Practices (BMPs) during demolition including catch basin inserts and silt fencing where appropriate. After demolition, any soils exposed during demolition activities will be covered with a course of gravel to level and stabilize the site for erosion control.

2. Air

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.

Minor, short-term air emissions would occur as a result of heavy equipment and vehicles used during demolition. There would not be additional long-term air emissions.

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

No.

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

Standard BMPs will be implemented to avoid or minimize adverse impacts to air quality during demolition. Measures include conducting regular inspections of equipment to ensure that uncontrolled emissions do not occur, enforcement of the Port's anti-idling policy, and dust control.

3. Water

a. Surface:

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.

According to the report titled "Wetland and Aquatic Resources Delineation Report, Port of Tacoma Parcel 34" by Atlas Technical Consultants LLC dated October 4, 2024, there is a stream located along the western limit of the subject property, four category 3 depressional wetlands and one category 4 depressional wetland within the site, and an unnamed ditch. This stream appears to be part of the Erdahl Ditch, a manmade conveyance ditch.

Wapato Creek, including a segment of a manmade conveyance ditch and a segment of improved creek bed habitat is located east of the site, across Alexander Ave.

Both the Erdahl Ditch and Wapato Creek discharge to Commencement Bay (Blair Waterway).

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

No work is proposed within 200 feet of the described stream, however, there will be work within 200 feet of the wetlands and unnamed ditch. No work will occur in the wetlands, but demolition work appears to occur within the buffer of one of the category 3 depressional wetlands if the City of Tacoma does not consider the parking/driving surface a buffer interruption. The construction access point for the site is within 200 feet of Wapato Creek.

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

   No material will be placed in or removed from surface waters or wetlands.

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

   No.

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

   No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

b. Ground:

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. No water will be discharged to groundwater.

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 material will be discharged into the ground from septic or other sources.

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 from the project site is collected by existing stormwater facilities, including open conveyance ditches and conveyance piping. Stormwater discharges as described in Section 3.A.1 above.

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

During demolition, standard BMPs will minimize potential for sediment-laden runoff to enter the existing stormwater system.

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

   No. Water from the project site will continue to be collected by existing stormwater facilities

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

During demolition, standard BMPs will minimize potential for sediment-laden runoff to enter the existing stormwater system (see response B.1.h).

After demolition, any soils exposed during demolition activities will be covered with a course of gravel to level and stabilize the site for erosion control. In the long term, drainage patterns will not be altered and no additional measures are proposed.

4. Plants

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?

Existing vegetation will be protected to the extent possible during demolition. A small amount of vegetation around the structures noted may be removed during demolition.

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

No threatened or endangered plant species are known to be on or near the site.

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

No measures are proposed.

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

Himalayan blackberry and Japanese knotweed are present at the property.

5. Animals

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:** gulls
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

See Table 1 below:

Table 1. Species Listed under the Endangered Species Act (ESA) Known to be Near the Site.

Species Name			ESA Listing Status	Critical Habitat
Common Name	**Scientific Name**	**ESU or DPS[1]**		
Chinook Salmon	*(Oncorhynchus tshawytscha)*	Puget Sound ESU	Threatened	Designated
Steelhead	*(Oncorhynchus mykiss)*	Puget Sound DPS	Threatened	Designated
Bull Trout	*(Salvelinus confluentus)*	Puget Sound DPS	Threatened	Designated
Southern Resident Orca	*(Orcinus Orca)*	Southern Resident DPS	Endangered	Designated
Humpback Whale	*(Megaptera novaeangliae)*	N/A	Endangered	Not Designated or Proposed
Marbled Murrelet	*(Brachyramphus marmoratus)*	N/A	Threatened	Designated
Boccaccio	*(Sebastes paucispinis)*	Puget Sound/ Georgia Basin DPS	Endangered	Designated
Yelloweye Rockfish	*(Sebastes ruberrimus)*	Puget Sound/ Georgia Basin DPS	Threatened	Designated
Canary Rockfish	*(Sebastes pinniger)*	Puget Sound/ Georgia Basin DPS	Threatened	Designated
Pacific Eulachon	*(Thaleichthys pacificus)*	Southern DPS	Threatened	Designated

[1] ESU: Evolutionary Significant Unit, DPS: Distinct Population Segment

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

The Tacoma tideflats 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.

No measures are proposed.

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

There are no invasive animal species known to be on or near the site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project does not propose any new facilities or infrastructure requiring energy. Existing buildings on the site are currently served by electricity and natural gas and will continue to be served by these utilities after project completion.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

There are no energy conservation features or proposed measures to reduce or control energy impacts.

7. Environmental health

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

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

A Hazardous Building Materials Survey completed by Panhandle Geotechnical and Environmental describes the following onsite conditions:

Asbestos Containing Materials

ACM was detected in two rooms in the Machine Shop. It is therefore recommended that demolition work in this building be considered and managed as an "Asbestos Project" (Machine Shop only) as defined in the Puget Sound Clean Air Agency Regulation 3, or WAC 296-62-07701.

Lead Based Paint

Lead was detected in some of the building materials sampled. Therefore, we recommend implementation of engineering and work practice

controls to reduce and maintain exposure to lead to during the demolition activities in accordance with WAC 296-155-17611. At a minimum, the items identified to be

surfaced with lead based paint should be removed separately and the demolition contractor shall address the remaining items in a demolition plan prior to commencing work.

A representative sample of the material(s) identified for disposal, including lead-based paint containing material, will be collected for waste designation and subsequent Toxicity Characteristic Leachate Procedure {TCLP} analysis prior to demolition and used in the planning process. The representative TCLP sample will determine designation and disposal as non-hazardous or hazardous solid waste.

Polychlorinated Biphenyls

A total of 226 samples of suspected PCB containing materials were collected and analyzed for PCBs by EPA Method 8082. All of the samples were below the regulatory limit of 50 mg/kg for PCBs. The materials identified in the demolition area are not regulated by the USEPA or the Washington State Department of Ecology and do not require any special handling.

A general inventory of the fluorescent light ballasts indicates non-PCBs as the ballast were visually inspected and indicated "No PCBs".

Other Hazardous Building Materials

All existing fire extinguishers, smoke alarms, thermostats, HVAC systems shall be removed and either recycled or disposed of as universal waste. Fluorescent lamps and high intensity discharge lamps should be removed from service at this location prior to the demolition of buildings and either reused or managed as universal waste.

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.**

   There are no known hazardous conditions onsite.

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.**

   Demolition activities will not result in storage, use, or production of toxic or hazardous chemicals.

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

   No special emergency services are expected to be required.

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

   The demolition work shall be completed per the recommendations of the hazardous materials assessment described above, and in accordance with all applicable local, state, and federal laws.

b. Noise

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

Noise sources in this area include truck, car, and rail traffic associated with a maritime port as well as industrial activities present in the general vicinity. None of these would affect demolition.

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)?**

   Sources of project noise would include vehicles, heavy equipment, tools, and activity associated with building demolition. This would be consistent with typical noise levels in the Port heavy industrial environment. Hours of construction operations will be consistent with the City of Tacoma Noise Ordinance.

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

   Project noise is expected to be of the types and levels typical of the busy port heavy industrial environment. No impacts are expected, and no special measures are proposed.

8. Land and shoreline use

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 project site is currently unoccupied and was previously used as a locomotive maintenance facility. Properties adjacent to the project site include residential, industrial and commercial businesses. The proposal will not impact current land uses on adjacent properties.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   No, the project site has not been used for working farmlands or working forest lands.

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

      No.

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

   Structures on the site include the seven structures scheduled for demolition described above, as well as a ~3,000 square foot single story industrial building and a ~26,000 square foot single story industrial building, which will remain.

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

   The seven structures described above will be demolished.

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

The property is zoned M1 Light Industrial.

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

Container Port Industrial/commercial buffer

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

Not applicable.

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

Wetlands have been delineated on the southwest portion of the site.

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

No people would reside or work at the site after demolition.

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

All structures to be demolished are industrial in nature and currently not in use. No people would be displaced by demolition.

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

No impacts are anticipated and no measures are proposed.

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

The project site is already zoned and designated in ways which are consistent with existing and projected land uses and plans.

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

There are no nearby agricultural or forest lands of long-term significance.

9. Housing

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

None. Questions related to housing are not applicable to this proposal – there is currently no housing at or near these sites and none is proposed.

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

None. Questions related to housing are not applicable to this proposal.

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

None. Questions related to housing are not applicable to this proposal.

10. Aesthetics

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

   There are no new structures proposed as part of the demolition proposal.

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

   The removal of the structures will alter sightlines in their immediate vicinity by removing the structures; however, the views in and around the area will remain typical of the port heavy industrial environment.

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

   No impacts are anticipated and no measures are proposed.

11. Light and glare

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

   During the demolition, supplemental lighting could be required during low-light periods. Timing would be consistent with allowable timing for construction work in the port heavy industrial environment.

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

   No new sources of light or glare are proposed as part of the project. Light from the existing structures to remain will be unchanged.

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

   There are no anticipated impacts from off-site sources of light.

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

   No impacts are anticipated, and no measures are proposed.

12. Recreation

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

There are no designated recreational opportunities within the immediate vicinity of the project site. The Port heavy industrial environment is not conducive to informal recreation such as running, biking, and walking, and is not part of an established network or a connection between networks for these activities.

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

No, the project would not displace existing recreational uses. There are no existing recreational uses to be displaced.

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

No impacts are anticipated and no measures are proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[1]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Yes, per Pierce County assessment records it appears that the large building was originally built in 1960.

It is believed that the building will not be eligible for registration; however, should the historical survey and/or consultation conclude otherwise, the Port will work with DAHP and the City of Tacoma to develop and implement appropriate mitigation measures.

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

There are no known landmarks, features, or other evidence of Indian or historic use or occupation on the site.

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.

There is low potential to impact cultural resources because the project will not disrupt native soils. The project only includes demolishing existing structures, with foundations and floor slabs to remain in place.

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.

There is low potential to impact cultural resources because the project will not disrupt native soils. The project only includes demolishing existing structures, with foundations and floor slabs to remain in place.

[1] 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

14. Transportation

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 project site is located southwest of the intersection of SR 509 S Frontage Road and Alexander Ave. The site is currently accessed from Alexander Ave, and this will not change after project completion.

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 project site is on the southern edge of the port heavy industrial area and is not generally served by public transit. The closest bus stop is approximately 0.2 miles south, at Alexander Ave and Pacific Highway E.

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, the project will not use water, rail, or air transportation. The project will occur in the vicinity of rail transportation as it is located within the port maritime industrial area.

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

The completed demolition would not directly generate vehicular trips to and from the project site.

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 impacts are anticipated and no measures are proposed.

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.**

Emergency response may be necessary during the demolition activities. The completed project would not increase needs for public services.

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

No impacts are anticipated and no measures are proposed.

16. Utilities

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

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.**

The Port will ensure that all demolition site utilities have been appropriately turned off and/or decommissioned prior to demolition. The sewer line and waterline serving each structure will be decommissioned by cutting and capping the lines near each building, as required and per approved demolition plans.

C.Signature

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: Kyle Smith, PE

Position and agency/organization: , Port of Tacoma

Date submitted:

D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[2]

Do not use this section for project actions.

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

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

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

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

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

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

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

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

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

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

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

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

- **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.**