



City of Tacoma
Planning and Development Services

March 9, 2021

To: Troy Goodman, Seaport Sound Terminal
Fr: Shirley Schultz, Principal Planner
cc: Peter Huffman, Director, Planning and Development Services
Steve Victor, Deputy City Attorney
re: LU20-0107: EIS Contents and Final Scoping Document

via electronic mail

The City of Tacoma has reviewed the scoping comments received on the Determination of Significance for the Seaport Sound Terminal Modernization Project (“project”), file number LU20-0107. After review of the comments received, as well as consultation among staff, we are providing for you a detailed scope of work for the required Environmental Impact Statement (EIS). The outline below contains the expected contents of the EIS, along with specific information to be provided and questions to be answered. This information is in addition to a thorough discussion of the environmental elements set forth in WAC 197-11.

Please let me know if you have clarification questions or if you would like to have a follow-up meeting related to the EIS. To the extent that information you need might be available from the City, please let me know and I will assist in obtaining the information.

Thank you.

EIS Contents

A. Fact sheet.

- File Number
- Project Name
- Project Proponent
- Project Location
- Summary of Proposed Action
- Summary of Proposed Alternatives
- Requesting SEPA Lead Agency
- SEPA Official
- EIS Contact Person
- Further Actions
- Phasing, if any
- Required Approvals/Permits and all agencies
- Authors/Principal Contributors
- Location of background data/source material
- DEIS Comment Period
- DEIS Issue Date

- Availability Statement

B. Table of contents (may include the list of elements of the environment).

C. Summary.

D. Alternatives, including the proposed action.

1. Purpose and need
2. Thorough description of existing facility and capacity
 - a. Tanks
 - b. Product type
 - c. Throughput capacity per prior permits, for each type of product and each type of transport
 - d. Throughput actuals from 5-year period, for each type of product and each type of transport
 - e. Prior cleanup actions at the site, disclosure of any potential contaminants on the site (some of this may be duplicated in the affected environment – earth section)
 - f. Existing operational permits and monitoring (e.g., PSCAA permitting, NPDES compliance)
3. Proposed action, including the following
 - a. Complete scope of work
 - b. Demolition activities/decommissioning activities
 - c. Site Work, infrastructure
 - d. Construction
 - e. Filling and operation of the new tanks
 - f. Decommissioning of tanks
4. Secondary effects of proposal
 - a. With additional diesel and fuel oil storage, does that free up capacity for other products in existing tanks?
 - b. How much are throughput *actuals* (versus permitted throughput) going to change due to the increased storage?
5. No action alternative

E. Affected environment, significant impacts, and mitigation measures (other than those included in the proposed action).

1. List all elements of the environment as set forth in WAC 197-11-444
 - a. Include a summary statement of which elements are not addressed and why
 - b. Specify which “affected environment” elements are local, regional, global
 - c. See following page for elements that must be addressed
2. For each element of the environment identify significant impacts.
 - a. Impacts are also direct, indirect, and cumulative.
 - b. Impacts are from demolition, construction, and decommissioning of on-site facilities.
 - c. Indirect impacts include off-site impacts.
 - d. The cumulative impacts analysis needs to compile permitting and SEPA review since 2006 (or earlier) and address the impacts of the projects combined (including the mitigation measures for those projects and status of compliance).
3. For each impact identified, state potential or planned mitigation, extent of mitigation.
4. If the increased storage capacity will increase throughput of anything other than diesel, biodiesel, and fuel oils, those materials will have to be analyzed, too. This scope is based on the

understanding that the project will only change the amount of diesel, biodiesel, and fuel oils on and through the site.

Specific topics to include/highlight:

- What are plans for contaminated soils handling and materials disposal? Who regulates this and monitors it? (We will consult with EPA; ECY has asked for more information.)
- Transportation impacts of increased product storage, including vessel impacts and all risks associated with vessel traffic.
- Life-cycle greenhouse gas analysis of the additional products stored on site – extraction, transportation, and consumption.
- Change in risk for spills, collisions, other hazards – both to human health and environmental health and critical habitat.
- Impacts on Puyallup Tribal resources; we will be consulting with the Tribe.
- Environmental justice: an assessment of any impact on marginalized communities.
- A review and statement of HUD criteria related to proximity to a hazardous site (can impact availability of federal funding for housing)

F. Distribution list (may be included in appendix).

G. Appendices, if any (including, for FEIS, comment letters and any separate responses)

Elements of the Environment:

(1) Natural environment

(a) Earth

- (i) Geology
- (ii) Soils
- (iii) Topography
- (iv) Unique physical features
- (v) Erosion/enlargement of land area (accretion)

(b) Air

- (i) Air quality
- (ii) Odor
- (iii) Climate

(c) Water

- (i) Surface water movement/quantity/quality
- (ii) Runoff/absorption
- (iii) Floods
- (iv) Groundwater movement/quantity/quality
- (v) Public water supplies

(d) Plants and animals

- (i) Habitat for and numbers or diversity of species of plants, fish, or other wildlife
- (ii) Unique species
- (iii) Fish or wildlife migration routes

(e) Energy and natural resources

- (i) Amount required/rate of use/efficiency

- (ii) Source/availability
- (iii) Nonrenewable resources
- (iv) Conservation and renewable resources
- (v) Scenic resources
- (2) Built environment
 - (a) Environmental health
 - (i) Noise
 - (ii) Risk of explosion
 - (iii) Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials
 - (b) Land and shoreline use
 - (i) Relationship to existing land use plans and to estimated population
 - ~~(ii) Housing~~
 - (iii) Light and glare
 - (iv) Aesthetics
 - ~~(v) Recreation~~
 - (vi) Historic and cultural preservation
 - ~~(vii) Agricultural crops~~
 - (c) Transportation
 - (i) Transportation systems
 - (ii) Vehicular traffic
 - (iii) Waterborne, rail, and air traffic
 - ~~(iv) Parking~~
 - (v) Movement/circulation of people or goods
 - (vi) Traffic hazards
 - (d) Public services and utilities
 - (i) Fire
 - (ii) Police
 - ~~(iii) Schools~~
 - ~~(iv) Parks or other recreational facilities~~
 - ~~(v) Maintenance~~
 - ~~(vi) Communications~~
 - (vii) Water/stormwater
 - (viii) Sewer/solid waste
 - (ix) Other governmental services or utilities
- (3) To simplify the EIS format, reduce paperwork and duplication, improve readability, and focus on the significant issues, some or all of the elements of the environment in WAC 197-11-444 may be combined.