



SeaPort Sound Terminal, LLC
4130 East 11th Street
Tacoma WA 98421

October 11, 2019

UPS Tracking #: 1Z 1V0 21V 01 9579 9043

Puget Sound Clean Air Agency
1904 Third Avenue, Suite 105
Seattle, WA 98101
Attn: NOC Application Submittal



**RE: Notice of Construction in Support of
Permitting Exemption under Regulation I, Section 6.03(b)(10)**

To whom it may concern,

SeaPort Sound Terminal LLC (SeaPort) is providing the enclosed Notice of Construction Application for a proposed project that falls under the permitting exemption found in Regulation I, Section 6.03(b)(10). SeaPort is proposing to blend butane into gasoline.

The proposed project consists of construction of new piping and some modification to existing piping. There will be no physical modification to any organic liquid storage tanks. SeaPort will not increase the permitted gasoline throughput or store gasoline with a Reid Vapor Pressure (RVP) greater than what is currently authorized. Additionally, there will be no new petroleum products stored on site. As such, any impact on air quality will be de minimis and the project will not pose a threat to human health or the environment.

A check for \$1,150 has been included for the application fee.

Should there be any questions related to this exemption, please contact the undersigned at (303) 626-8209.

SEAPORT SOUND TERMINAL LLC

A handwritten signature in blue ink, appearing to read 'Paul Siler'.

Paul Siler
Air Quality Compliance Manager

enclosures

cc: Troy Goodman, SeaPort
Karl Bernard, SeaPort



| | | | | |
|-----------------|-------------|-------------|-----------------------|----------------|
| AGENCY USE ONLY | NOC#: 11917 | REG#: 13828 | Date Fee Pd: 10/15/19 | Eng. Assigned: |
|-----------------|-------------|-------------|-----------------------|----------------|

Puget Sound Clean Air Agency

1904 Third Avenue, Suite 105 | Seattle, WA 98101-3317

Phone 206-343-8800 | 206-343-7522 Fax

Need assistance? Free translation services available at 206-343-8800

Español 中文 Tiếng Việt 한국어 Tagalog русский



NOTICE OF CONSTRUCTION APPLICATION FOR ORDER OF APPROVAL

The following information must be submitted as part of this application packet before an Agency engineer is assigned to review your project.

SECTION 1. FACILITY INFORMATION

| | | | |
|---|--|------------------------------------|--------------|
| Business Name SeaPort Sound Terminal LLC | | | |
| Equipment Installation Address 2628 Marine View Dr. | City Tacoma | State WA | Zip 98422 |
| Is the business registered with the Agency at this equipment installation address? <input checked="" type="checkbox"/> Yes. Current Registration or AOP No. 13828 <input type="checkbox"/> No, not registered <input type="checkbox"/> Unknown | | | |
| Business Owner Name SeaPort Sound Terminal LLC | | | |
| Business Mailing Address 4130 E. 11th St. | City Tacoma | State WA | Zip 98421 |
| Type of Business For Hire Petroleum Terminal | | | |
| NAICS Code 493190 | NAICS Description Other Warehousing and Storage | | |
| Contact Name (for this application) Paul Siler | Phone (303) 626-8209 | Email psiler@transmontaigne.com | |
| Provide a 1-2 sentence simple description of this project: Receipt of butane by truck with direct injection into gasoline storage tanks. | | | |

SECTION 2: REQUIRED APPLICATION PACKET ATTACHMENTS

| | |
|--|-----------------|
| 1) \$1,150 filing fee (nonrefundable) <input checked="" type="checkbox"/> PAY BY CHECK – Attached and made payable to Puget Sound Clean Air Agency <input type="checkbox"/> PAY BY CREDIT – Accounting technician will contact person identified below for payment information | |
| Contact Name: | Contact Number: |
| 2) Detailed Project Description The project description must include a detailed description of the project, a list of process and control equipment to be installed or modified, a description of how the proposed project will impact your existing operations (if applicable), and measures that will be taken to minimize air emissions. Detailed description of the proposed project included in packet? <input checked="" type="checkbox"/> YES, attached. <input type="checkbox"/> NO, not attached. This application is incomplete. | |

PAID 10-15-19

AMOUNT 1,150.00
CK. NO. 0000931
RCPT. NO. 110164

NOTICE OF CONSTRUCTION APPLICATION FOR ORDER OF APPROVAL

SECTION 2: REQUIRED APPLICATION PACKET ATTACHMENTS (CONT)

- 3) **Process flow diagram**
☒ YES, attached. ☐ NO, not attached. This application is incomplete
- 4) **Emission estimate.** Emission rate increases for all pollutants.
☒ YES, attached. ☐ NO, not attached. This application is incomplete.
- 5) **Environmental Checklist** (or a determination made by another Agency under the State Environmental Policy Act)
www.pscleanair.org/DocumentCenter/View/170
☒ YES, attached. ☐ NO, not attached. This application is incomplete..
- 6) Attach **equipment form(s)** applicable to your operation. Forms are available online at
www.pscleanair.org/178/Apply-for-Notice-of-Construction-Permit
☒ YES, attached. ☐ NO, not attached. This application is incomplete.

SECTION 3: PROCESS AND CONTROL EQUIPMENT (attach additional pages if necessary)

| Process Equipment | | Does this equipment have air pollution control equipment? | Air Pollution Control Equipment | |
|-------------------|----------------------------------|---|---------------------------------|----------------|
| # of Units | Equipment Type & Design Capacity | | # of Units | Equipment Type |
| | | <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | | <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | | <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

SECTION 4: CERTIFICATION STATEMENT

I, the undersigned, certify that the information contained in this application and the accompanying forms, plans, specifications, and supplemental data described herein is, to the best of my knowledge, accurate and complete.

Signature

Date

Printed Name

Title

SECTION 5: APPLICATION SUBMITTAL

- ☐ **EMAIL application and attachments to:**
NOC@pscleanair.org
- OR-
- ☐ **MAIL application, payment, and attachments to:**
 Puget Sound Clean Air Agency
 ATTN: NOC Application Submittal
 1904 3rd Ave, Suite 105 - Seattle, WA 98101

THIS SECTION FOR AGENCY USE ONLY

| Eng. Assigned (Compliance Mgr) | Eng. Rec'd (Eng) | Web description (Eng) | Completeness review (Eng) | Routed for OA Prep (Eng) | OA signed (Compliance Mgr) | OA mailed (Admin) |
|--------------------------------|------------------|-----------------------|---------------------------|--------------------------|----------------------------|-------------------|
| Date: | Date: | Date: | Date: | Date: | Date: | Date: |

SeaPort Sound Terminal LLC
Tacoma Terminal
Proposed Butane Blending Project

Tacoma Butane Blending Project Description

SeaPort Sound Terminal LLC (SeaPort) is requesting an exemption under Regulation 1, Section 6.03(b)(10) from Notice of Construction Permit requirements to blend butane into gasoline. SeaPort will not store, offer for sale or supply butane blended gasoline with an RVP that exceeds applicable standards during summer ozone season.

Butane blending will be accomplished as follows: butane will be delivered to the terminal via truck. This butane will be injected directly from the butane truck into a fuel line that feeds the existing gasoline storage tanks. Butane is blended completely into gasoline due to the chemical affinity between molecules.

SeaPort will not be increasing our permitted gasoline throughput because of this project. As this proposed process will not increase emissions above currently permitted levels, will not add new emissions units and complies with all state, federal or local rules, we believe this project is exempt from Notice of Construction permitting requirements.

Emissions Estimate

The butane project will add fugitive emissions from the addition of piping to connect the butane unloading area into existing gasoline piping. Emissions were calculated using the document Protocol for Equipment Leak Emission Estimates (EPA-453/R-95-017) Table 2-3 and Table 2-2 for open-ended lines. The emission factors provided in Table 2-3 include non-VOC's such as methane and ethane which will overestimate the VOC emissions. Emissions from gasoline storage tanks will not change from the permitted Potential to Emit (PTE) as we will be maintaining the same roof type, seal type, type and number of roof penetrations, local meteorology and the product being stored. The gasoline product will not exceed the maximum allowed Reid Vapor Pressure (RVP) which is already accounted for in the existing PTE calculations.

Emissions are calculated as:

| Equipment Type | Emission Factor (kg/hr/source) | Emission Factor (lb/hr/source) | Number of Sources | Emissions (lbs/year) |
|------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| Fittings | 0.000042 | 0.000093 | 155 | 126.28 |
| Open-Ended Lines | 0.0023 | 0.00507 | 2 | 88.83 |
| Total | | | | 215.10 |

Emissions from the proposed project are 215.10 lbs/year of VOC (0.11 tons/year). Note that these emissions include non-VOC's such as methane and ethane and overestimate VOC emissions.

Environmental Checklist

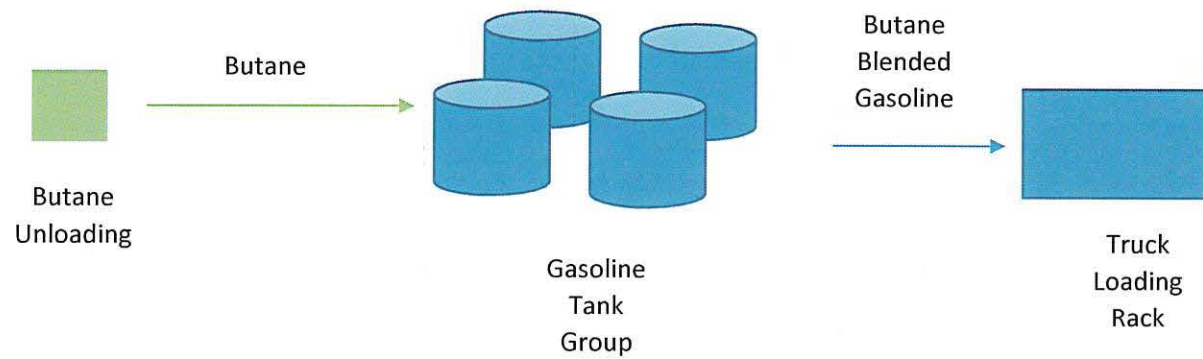
This project is being constructed in a small portion of the property which has already been reviewed for an expansion project under SEPA File Number: SEP2011-40000162964. A copy of the Mitigated Determination of Nonsignificance (MDNS) has been attached.

SeaPort Sound Terminal LLC
Tacoma Terminal
Proposed Butane Blending Project

Equipment Forms

This project will consist of a butane unloading area, which is composed of piping. There are no specific equipment forms related to this operation. The Organic Liquid Storage Tank data that was submitted previously in support of NOC 10325 has been attached for your reference.

SeaPort Sound Terminal LLC
Tacoma Terminal
Proposed Butane Blending Process Flow Diagram





Mitigated Determination of Nonsignificance (MDNS)

SEPA File Number: SEP2011-40000162964
Related File Numbers: SHR2011-40000162962
WET2011-40000162963

To: All Departments and Agencies with Jurisdiction

Subject: Mitigated Determination of Nonsignificance

In accordance with Washington Administrative Code (WAC) 197-11-350, a copy of the Mitigated Determination of Nonsignificance (MDNS) for the project described below is transmitted.

Applicant: Justin Ranes, Targa Sound Terminal, 2628 Marine View Drive, Tacoma, WA 98422

Proposal: Shoreline Substantial Development Permit and Critical Area Development Permit for an underground pipeline, renewable fuels project, and expansion of the existing tank farm on Marine View Drive. Work is proposed in and adjacent to critical areas. Compensatory mitigation will be required for unavoidable impact to critical areas. Mitigation under SEPA's substantive authority will be required for potential impacts to cultural and archaeological resources, as well as for potential encounters of contaminated soils.

Location: 2628 Marine View Drive, 535 E D St, 802 E F St, 4110 E 11th St and multiple sites along E 11th St and Alexander Ave within the Port of Tacoma area.

Lead Agency: City of Tacoma

City Contact: Shirley Schultz
Principal Planner
Community and Economic Development Department
747 Market Street, Room 345
Tacoma, WA 98402
253-591-5121, shirley.schultz@cityoftacoma.org

The Responsible Official for the City of Tacoma hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Tacoma, and the policies, plans, and regulations designated by the City of Tacoma as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to RCW 43.21C.

Findings of Fact:

General:

The applicant is requesting a Shoreline Substantial Development Permit and Critical Area Development Permit for installation of a new petroleum products pipeline and expanded tank farm. The pipeline, approximately three miles long, is proposed to connect the Targa Sound Terminal ("Targa") facility on Marine View Drive with the Olympic Pipeline at East F Street via a pipeline beneath the 11th Street right-of-way. Targa has been working with the City to secure a franchise agreement to locate the pipeline beneath the ROW. The pipeline would be installed using horizontal directional drilling (HDD) to bore the pipeline path at depths of 30 feet or greater beneath the bottom of the waterways to be crossed. In addition, eleven new fuel storage tanks would be installed near the intersection of 11th Street and Marine View Drive.

The scope of the environmental review includes the area surrounding the bore pits on either end of the pipeline, as well as the site preparation and construction of the eleven storage tanks. Studies and review address the effects of the development upon the Hylebos Waterway adjacent to the site, where the Port of Tacoma owns and is completing a restoration project, as well as the waterways beneath which the pipeline will pass.

An environmental review is required for the proposal in accordance with the SEPA, RCW 43.21C, Washington Administrative Code (WAC) 197-11, and Tacoma Municipal Code (TMC) 13.12 Environmental Code. Grading quantities in excess of 26,000 cubic yards exceeds the SEPA exemption threshold. In addition, Shoreline Permits are not exempted as "minor land use decisions" and the work is taking place on lands wholly or partly covered by water; thus, a SEPA determination is required.

The City of Tacoma, acting as lead agency, has determined that adopted City policies related to historical and cultural preservation and environmental health are not adequately addressed in existing codes and regulations, and that additional mitigating measures as set forth herein will be required.

Earth:

1. The project proposes to comply with all regulations including the International Building Code (IBC) Appendix J (Grading) as adopted and amended by the City of Tacoma, as well as TMC Chapter 13.06 Zoning and Chapter 13.11 Critical Areas Ordinance.
2. A geotechnical assessment, prepared by GeoEngineers and dated April, 2011 was submitted to and reviewed by Building and Land Use Services (BLUS) in association with the tank farm expansion near Marine View Drive. (Exhibit "A"¹) The results of the review confirmed the absence of any geologically hazardous areas on the project site as defined and regulated by TMC Chapter 13.11 Critical Areas Ordinance. However, due to the potential for liquefaction settlement, site preparation will need to include pre-loading or soil stabilization measures in compliance with the IBC and WAC 173-180. (See the attached comments from Department of Ecology, Attachment "A".)
3. A geotechnical assessment and soil analysis has not yet been prepared for the alignment of the pipeline. The alignment was determined based upon best available information from existing improvements along the route (e.g., bridges and other utilities); the route and design will be contingent upon a geotechnical analysis showing soils are appropriate for the HDD process. The applicant will be required to comply with all requirements of the Washington

¹ This exhibit, and all other exhibits referenced herein, are included in the project file SHR2011-40000162962 and are incorporated herein by reference.

Utilities and Trade Commission (WUTC) and the provisions of WAC 173-180 regarding petroleum product transfer facilities.

4. Soil contamination issues are addressed in the Environmental Health subsection of this document.

Air:

5. Watering of exposed soil during construction to suppress dust will ensure that no impacts to ambient air quality will result from the project.
6. Operation of a petroleum fuels facility may require permits from the Puget Sound Clean Air Agency. It is the responsibility of the applicant to secure all appropriate permits for operation of the facility.

Water:

7. The project will meet all requirements of the current and any future revisions to the Stormwater Management Manual, the Critical Areas Ordinance and other City regulatory requirements related to stormwater. See Attachment "B" for comments from Drew Randolph, City of Tacoma Environmental Services.
8. The project will meet all flood hazard and coastal high hazard area requirements of TMC 13.11.600, 13.11.610 and 13.11.620 and Sections 2.12.040 and 2.12.050. The containment wall will be designed to meet not only containment requirements as set forth in WAC 173-180 but also to protect from flooding. See Attachment "C" for comments from Scott Beard, City of Tacoma Engineer.
9. No regulated wetlands, streams, or associated buffers have been identified on the project site pursuant to TMC 13.11 Critical Areas Ordinance.
10. A Biological Evaluation has been prepared for the pipeline alignment by GeoEngineers, dated May, 2011, and reviewed by the City. The BE concludes that there are listed species in the vicinity of the project, but due to the fact that no in-water work is occurring, the proposal will have no effect on listed species. The completed pipeline will be located 30 to 70 feet below the bottoms of the waterways. Design of the pipeline in compliance with WAC 173-180, WAC 173-182, and 40 CFR, including safety planning, spill response planning, and spill prevention measures, will minimize potential hazards during operation.
11. A Critical Area Review prepared by Anchor QEA, dated March, 2011 was submitted to and reviewed by the City. (Exhibit "B") The review was for the tank farm expansion and development adjacent to the Hylebos Waterway. The report confirms the presence of the FWHCA and associated buffer, and identifies impacts to the buffer due to the construction of the tank farm. The proposal is therefore subject to TMC 13.11 Critical areas Ordinance. In accordance with TMC 13.11, a 50 foot width of undisturbed buffer is required adjacent to the FWHCA. The applicant proposes to reduce the buffer width and mitigate for those effects.
12. Pursuant to TMC 13.11, the applicant is required to obtain a FWHCA (Critical Area) Development Permit prior to any development occurring on the site. Fish and Wildlife Conservation Areas protect waters of the state and federally and state listed species and habitat. Compliance with the FWHCA Development Permit approval will adequately mitigate for any significant adverse environmental impacts to the FWHCA (marine waters) and marine buffer.

Plants:

13. The proposed project will meet TMC 13.06.502 Landscaping/Buffering Standards.

14. There are no listed plant species on the property. Pursuant to TMC 13.11, the applicant is required to obtain a FWHCA (Critical Area) Development Permit prior to any development occurring on the site. Compliance with the FWHCA Development Permit approval will adequately mitigate for any significant adverse environmental impacts to as a result of vegetation removal.

Aesthetics:

15. The proposed project will meet TMC 13.06.501 Building Design Standards, TMC 13.06.502 Landscaping/Buffering Standards, and TMC 13.06.503 Residential Compatibility Standards.

Animals:

16. The site is located adjacent to the Hylebos Waterway, and beneath the Blair Waterway, and Puyallup River. Puyallup River and Puget Sound provides habitat for Chinook salmon, Puget Sound Steelhead, and other federally listed threatened species under the Endangered Species Act. The project has undergone review and received approval through a Nationwide Permit from the U.S. Army Corps of Engineers (USACE). The USACE consults with the Services (NOAA and USWFS) on any work proposed that may affect a federally listed species including nationwide permits. A Hydraulic Project Approval (HPA) will be required from the Washington State Department of Fish and Wildlife prior to the start of HDD drilling for the pipeline. Potential significant adverse impacts to fisheries habitat will be adequately mitigated through compliance with this requirement.

Additional regulatory requirements may be imposed on the project as a result under the authority of the ESA. A future project may be required to comply with either or both agencies under the 4(d) rule.

17. Pursuant to TMC 13.11, the applicant is required to obtain a FWHCA (Critical Area) Development Permit prior to any development occurring on the site. Fish and Wildlife Conservation Areas protect waters of the state and federally and state listed species and habitat. Compliance with the FWHCA Development Permit approval will adequately mitigate for any significant adverse environmental impacts.

Energy and Natural Resources:

18. The proposed project will comply with the City's Energy Code.

Environmental Health:

19. The subject property is located within the "footprint" of the area known as the "Asarco Plume." Properties within the plume are known to contain contaminants associated with the operation of the former Asarco smelter located approximately 5 miles to the west of the subject site. In addition, the northerly portion of the tank farm site is listed on the Washington Department of Ecology's (Ecology) Hazardous Sites List due to contamination from prior uses at the site. The applicant will complete cleanup at the site in compliance with the Model Toxics Control Act (MTCA) and demonstrate completion of the cleanup to Ecology's satisfaction prior to final occupancy permits at the site.
20. Due to historic uses along the alignment of the pipeline and at the locations of the bore pits, there is potential to encounter contaminated soils and/or groundwater. All soils (and water) excavated must be characterized and disposed of properly. Prior to development permits being issued for the proposal, the applicant must demonstrate its soil and water testing plans and its worker safety measures.
21. All requirements of the Tacoma-Pierce County Health Department (TPCHD) and Ecology will be met.

22. The City's Comprehensive Plan provides the following policy guidance relative to environmental health:

- E-P-1 Environmental Protection. Acknowledge the dangers to health presented by all forms of environmental pollution and degradation by individuals as well as by industries, and support education and technical assistance, as well as rigorous enforcement of regulations when necessary, to alleviate these dangers.
- E-P-3 Prevention and Mitigation. Prioritize prevention and avoidance of pollution when possible. Use SEPA Substantive Authority, where warranted, in conjunction with adopted policies to provide mitigation for unavoidable impacts to environmental quality.
- E-ER-2 Contaminated Sites. Encourage the identification and characterization of all contaminated sites which adversely affect the City's shoreline areas and surface waters.
- E-ER-4 Public/Private Partnerships. Encourage public and public/private partnerships to ensure the most comprehensive, timely and cost-effective cleanup actions.
- E-ER-7 Intergovernmental Partnerships. Coordinate and cooperate with State and Federal programs (e.g., Department of Ecology, Environmental Protection Agency) in encouraging and monitoring the remediation of contaminated sites.

Noise:

23. All WAC noise levels shall be met.

24. Activities at the site shall comply with all applicable provisions of TMC 8.122 Noise Enforcement.

Land and Shoreline Use:

25. The project is a permitted use within the "S-10" Shoreline District – Port Industrial, and will require a Shoreline Substantial Development Permit.

26. The Comprehensive Plan designation for the site is "High Intensity" and the Shoreline Environment designation is "Urban".

27. Compatibility of land use, consistency with the Shoreline Management Act and City of Tacoma Shoreline Master Program and its policies and the City of Tacoma Shoreline Management Regulations, TMC 13.10, will be evaluated and addressed through the shoreline permit application process.

28. The Army Corps of Engineers and the Washington State Departments of Ecology, Fish and Wildlife Service, and Natural Resources have limited jurisdiction and require permits for some types of activities when occurring within the waters of the state. It is the sole responsibility of the applicant to secure all permits required for this project.

29. The Tacoma Master Program for Shoreline Development contains the following policy Guidelines for shoreline proposals:

- Natural Resources and Shoreline Goal – To ensure conservation, protection, enhancement and proper management of natural resources and shoreline, while providing for a balanced pattern of development and the needs of the citizens of the City of Tacoma.
- Encourage site planning and construction techniques that maintain natural landforms, retain native vegetation, and preserve open space.

- Development should be timed and properly located so as not to prematurely change the existing character nor impair the viability of an area.

Housing:

30. The project will provide no units of housing. No adverse impacts to housing will result from the proposal.

Recreation:

31. The project will not be developed on property designated as open space or public recreation area. No adverse impacts to recreation will result from the proposal.

Historical and cultural preservation:

32. The project is located in an area with a high probability for discovery of archaeological resources. A Cultural Resources Assessment report, prepared by Historical Research Associates and dated April, 2011 has been submitted to and reviewed by BLUS and commenting agencies.
33. Measures to reduce potential impact to significant cultural resources shall include the following:
- Surface pedestrian survey
 - Subsurface testing
 - On-site monitoring

To mitigate the potential impacts to unknown resources, all ground disturbing activities will be monitored by a professional archaeologist per the recommendation set forth in the Cultural Resources Inventory and analysis prepared for this project. Should there be unanticipated discovery of an archaeological find during construction the Unanticipated Discovery Plan shall be implemented immediately. Further, additional review of impacts to cultural resources may be required for projects under the jurisdiction of federal agencies under Section 106 of the National Historic Preservation Act (36 CFR 800).

34. The following are the City adopted policies under the *Comprehensive Plan* pertaining historical and archaeological resources:
- Protect, preserve, and enhance historic, cultural, and scenic resources throughout the City.
 - Encourage and support the identification and designation of historic districts, sites, and landmarks where significant cultural, architectural, and historical characteristics prevail.
 - Discourage the demolition of historic properties in Tacoma registered on, or eligible to be registered on, the local, state or national historic registers.
 - Encourage the preservation, continued use or adaptive reuse, and proper maintenance of historically significant publicly-owned facilities, properties and amenities, including schools, parks and other publicly-owned historic properties.
 - Identify development and planning strategies that are compatible with and capitalize upon the presence of historic buildings and places.
 - Recognize historic patterns of land use, infrastructure development and circulation patterns and utilize those patterns where appropriate for future planning and development.
 - Identify opportunities for potential public/private and community partnerships to encourage historic preservation.
 - Identify, preserve, and protect archaeological resources in the City, and properly document archaeological sites where impacts from development cannot be avoided.

- Encourage and promote a diverse set of historical perspectives, and acknowledge and embrace Tacoma's rich cultural history.

Transportation:

35. The project will comply with TMC 13.06.510 Off-street parking and storage areas.
36. The Public Works Engineering Division indicates that the traffic volumes generated by the proposal will not result in significant adverse impacts to the City's street system. However, the Engineering Division has provided advisory comments regarding conditions that will be placed upon the development at the time of permitting (Attachment "D") including load/traffic limits on the Hylebos Bridge, and paving of the proposed access road.

Public Services/Public Utilities:

37. Project concurrency certification or an appropriate mitigation will be completed at the building permit review stage.
38. The project will comply with emergency vehicle circulation requirements.
39. Fire protection must be provided in accordance with the requirements of TMC 3.02 Fire Code.

CONCLUSION OF THE RESPONSIBLE OFFICIAL:

Existing regulations contained within the TMC address many of the potential environmental impacts associated with this project. These are noted on the environmental checklist for the project and in the MDNS. Potential environmental impacts identified during the project review that are not fully addressed by these or other existing regulations may be subject to mitigation through the adoption of additional conditions based upon the project's consistency with applicable policy guidance set forth in the City's *Comprehensive Plan*. Based upon the policies set forth in the Findings of Fact Numbers 22 and 34 above, additional mitigating measures are necessary to address potential impacts associated with the proposal.

Mitigation Measures:

The following mitigation measures are required by the City and outside regulatory agencies to address and mitigate for the potential impact created by the proposed project:

1. Historical and cultural preservation:

- In order to reduce the potential for adverse effects to undiscovered archaeological materials, the project applicant shall hire an independent cultural resources professional to monitor excavation activities. Should the monitor observe or find cultural artifacts during the excavation process, the work shall be halted and the Historic Preservation Officer, Puyallup Tribe of Indians, and State Archaeologist shall be contacted prior to the removal of any material.
- The City has the authority without penalty to suspend work in the area of discovery, for up to 5 working days so the artifacts can be properly classified, documented, handled and removed.
- In the event that human remains are discovered, the applicant shall secure the site and contact the Pierce County Medical Examiner, the Puyallup Tribe of Indians, City Historic Preservation Officer, and the State Department of Archaeology and Historic Preservation prior to the removal of any materials. The Medical Examiner shall be requested to minimally disturb in situ remains, only as necessary to complete his preliminary analysis.

2. Environmental Health:

- According to the Ecology facility/Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. In addition, there is known contamination of a portion of the site due to former use of the site. Prior to issuance of a final certificate of occupancy, the applicant shall demonstrate to the City of Tacoma, Building and Land Use Services (hereinafter BLUS) Division that they have successfully addressed soil contamination at the site to the satisfaction of the Department of Ecology. This may include participation in the Voluntary Cleanup Program, cleanup of the site according to MTCA standards, or other methodology as determined by Ecology.
- Due to the possibility of encountering contaminated soils and/or groundwater during the bore pit excavation and pipeline installation, all soil and water removed from the bore pits shall be characterized as to contaminants and disposed of properly.
- The applicant shall comply with regulations regarding worker protection for contaminants. The applicant shall contact the Washington State Department of Labor and Industries for minimum standards and requirements.
- Prior to a development permit being issued by the City of Tacoma, the applicant shall attend a pre-construction meeting with representatives of the City. The pre-construction meeting shall also include, if necessary, a representative from Ecology's MTCA staff. The scope of the pre-construction meeting shall be to discuss the conditions of the permit being issued and integration of the development activities with Ecology's approved cleanup plan, as well as worker safety measures.

Issuance of MDNS:

This MDNS is issued under WAC 197-11-350 (2). The City of Tacoma will not act on this proposal for 15 days from the date of issue. Comments must be submitted by closing of the comment deadline. The Responsible Official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued.

Additionally, the City of Tacoma has determined that this project, as conditioned above, will not have a probable significant adverse impact on the environment. The proposal will have no significant adverse environmental impacts to fish and wildlife, water, noise, transportation, air quality, environmental health, public services and utilities, or land and shoreline use. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.


As noted previously, the applicants have also filed for Shoreline Substantial Development and Critical Areas Development Permits. In order to receive approval of these permits the applicant will be required to demonstrate that the project will meet the applicable requirements of the TMC. If approved, the City's decision regarding the requested permits will likely include conditions of approval that may address necessary utility upgrades, street and sidewalk improvements, street lighting, grading and erosion control measures, and stormwater controls.

You may appeal this final determination. Appeals may be filed at the SEPA Public Information Center, Tacoma Municipal Building, 3rd Floor, 747 Market Street, Tacoma, Washington 98402, by filing a notice of appeal; the contents of the appeal as outlined in Tacoma Municipal Code 13.12.820; and a \$303.61 filing fee, within 14 days after the issue date of this determination.

Responsible Official: Ryan Petty

Position/Title: Director, Community and Economic Development Department

Signature: 

SEPA Officer Signature: 

Issue Date: March 20, 2012

Last Day to Appeal: April 3, 2012

NOTE: The issuance of this SEPA Determination does not constitute final project approval. The applicant must comply with all other applicable requirements of the City of Tacoma Departments and other agencies with jurisdiction prior to receiving construction permits.

cc: Applicant

WDOE, via email only to sepaunit@ecy.wa.gov

Tacoma-Pierce County Health Department, SEPA, via email only to SEPA@tpchd.org

New Tacoma Neighborhood Council, Chairperson

Community Economic Development Department, via email to Reuben McKnight, Peter Huffman

Pierce County Assessor-Treasurer, Darci Brandvold, 2401 S 35th St #142, Tacoma WA 98409

Washington State Office of Archaeology & Historic Preservation, Stephenie Kramer, 1063 South Capital Way, Suite 106, Olympia, WA 98501

Puyallup Tribe of Indians, 3008 Portland Avenue, Tacoma, WA 98404, Bill Sullivan, Peter Mill, Jeffrey Thomas, Judy Wright, Lisa Brautigam

File: SAP File No. SEP2011-40000162964, Building and Land Use Services

General Information (Tank 201)

- | | |
|---------------------------------------|------|
| 1. Type of construction: | New |
| 2. Date of construction: | 2012 |
| 3. Hours of operation: | 24/7 |
| 4. Estimated installation start date: | |

Liquid Properties (Tank 201)

- | | |
|--|----------------------------------|
| 1. Products stored: | Gasoline Distillates Crude |
| 2. Maximum Storage Temp. | Ambient |
| 3. Vapor pressure at max storage temp | 5 – 15 RVP |
| 4. Estimated annual throughput(gal/yr) | 142,527,168 |

Design of Internal Floating Roof Tank (201)

- | | |
|--|--------------------------------------|
| 1. Working diameter | 95' |
| 2. Working capacity (gal) | 2,969,310 |
| 3. External shell color/shade | White |
| 4. External shell condition | Good |
| 5. Roof color/shade | White |
| 6. Roof paint condition | Good |
| 7. Number of columns supporting fixed roof | (1) Double channel support column |
| 8. Effective column diameter | 2.75" x 12" |
| 9. Type of primary seal | Mechanical shoe |
| 10. Type of secondary seal | Mechanical rim seal |
| 11. Type of deck | Steel, welded |
| 12. Number of each type of deck fitting | |
| a. 24" Manway | 1 |
| b. 19" float well | 1 |
| c. 10" vacuum breaker | 1 |
| d. 4" gauge/guide pole | 1 |
| e. 18" x 30" ladder well | 1 |
| f. 3" emergency roof drain | 1 |

Operation and Maintenance (Tank 201)

- | | |
|--------------------------------------|--|
| 1. Method used to fill tank | Truck, railcar, barge, pipeline |
| 2. Method used to drain tank | Truck, barge |
| 3. Describe preventative maintenance | Tank 201 will be inspected and maintained to API 653 standards |

General Information (Tank 202)

- | | |
|---------------------------------------|------|
| 5. Type of construction: | New |
| 6. Date of construction: | 2012 |
| 7. Hours of operation: | 24/7 |
| 8. Estimated installation start date: | |

Liquid Properties (Tank 202)

- | | |
|--|----------------------------------|
| 5. Products stored: | Gasoline Distillates Crude |
| 6. Maximum Storage Temp. | Ambient |
| 7. Vapor pressure at max storage temp | 5 – 15 RVP |
| 8. Estimated annual throughput(gal/yr) | 101,071,728 |

Design of Internal Floating Roof Tank (202)

- | | |
|---|--------------------------------------|
| 13. Working diameter | 80' |
| 14. Working capacity (gal) | 2,105,661 |
| 15. External shell color/shade | White |
| 16. External shell condition | Good |
| 17. Roof color/shade | White |
| 18. Roof paint condition | Good |
| 19. Number of columns supporting fixed roof | (1) Double channel support column |
| 20. Effective column diameter | 2.75" x 12" |
| 21. Type of primary seal | Mechanical shoe |
| 22. Type of secondary seal | Mechanical rim seal |
| 23. Type of deck | Steel, welded |
| 24. Number of each type of deck fitting | |
| a. 24" Manway | 1 |
| b. 19" float well | 1 |
| c. 10" vacuum breaker | 1 |
| d. 4" gauge/guide pole | 1 |
| e. 18" x 30" ladder well | 1 |
| f. 3" emergency roof drain | 1 |

Operation and Maintenance (Tank 202)

- | | |
|--------------------------------------|--|
| 4. Method used to fill tank | Truck, railcar, barge, pipeline |
| 5. Method used to drain tank | Truck, barge |
| 6. Describe preventative maintenance | Tank 202 will be inspected and maintained to API 653 standards |

General Information (Tank 203)

| | |
|--|------|
| 9. Type of construction: | New |
| 10. Date of construction: | 2012 |
| 11. Hours of operation: | 24/7 |
| 12. Estimated installation start date: | |

Liquid Properties (Tank 203)

| | |
|---|----------------------------------|
| 9. Products stored: | Gasoline Distillates Crude |
| 10. Maximum Storage Temp. | Ambient |
| 11. Vapor pressure at max storage temp | 5 – 15 RVP |
| 12. Estimated annual throughput(gal/yr) | 101,071,728 |

Design of Internal Floating Roof Tank (203)

| | |
|---|--------------------------------------|
| 25. Working diameter | 80' |
| 26. Working capacity (gal) | 2,105,661 |
| 27. External shell color/shade | White |
| 28. External shell condition | Good |
| 29. Roof color/shade | White |
| 30. Roof paint condition | Good |
| 31. Number of columns supporting fixed roof | (1) Double channel support column |
| 32. Effective column diameter | 2.75" x 12" |
| 33. Type of primary seal | Mechanical shoe |
| 34. Type of secondary seal | Mechanical rim seal |
| 35. Type of deck | Steel, welded |
| 36. Number of each type of deck fitting | |
| a. 24" Manway | 1 |
| b. 19" float well | 1 |
| c. 10" vacuum breaker | 1 |
| d. 4" gauge/guide pole | 1 |
| e. 18" x 30" ladder well | 1 |
| f. 3" emergency roof drain | 1 |

Operation and Maintenance (Tank 203)

| | |
|--------------------------------------|--|
| 7. Method used to fill tank | Truck, railcar, barge, pipeline |
| 8. Method used to drain tank | Truck, barge |
| 9. Describe preventative maintenance | Tank 203 will be inspected and maintained to API 653 standards |

General Information (Tank 204)

| | |
|--|------|
| 13. Type of construction: | New |
| 14. Date of construction: | 2012 |
| 15. Hours of operation: | 24/7 |
| 16. Estimated installation start date: | |

Liquid Properties (Tank 204)

| | |
|---|----------------------------------|
| 13. Products stored: | Gasoline Distillates Crude |
| 14. Maximum Storage Temp. | Ambient |
| 15. Vapor pressure at max storage temp | 5 – 15 RVP |
| 16. Estimated annual throughput(gal/yr) | 101,071,728 |

Design of Internal Floating Roof Tank (204)

| | |
|---|--------------------------------------|
| 37. Working diameter | 80' |
| 38. Working capacity (gal) | 2,105,661 |
| 39. External shell color/shade | White |
| 40. External shell condition | Good |
| 41. Roof color/shade | White |
| 42. Roof paint condition | Good |
| 43. Number of columns supporting fixed roof | (1) Double channel support column |
| 44. Effective column diameter | 2.75" x 12" |
| 45. Type of primary seal | Mechanical shoe |
| 46. Type of secondary seal | Mechanical rim seal |
| 47. Type of deck | Steel, welded |
| 48. Number of each type of deck fitting | |
| a. 24" Manway | 1 |
| b. 19" float well | 1 |
| c. 10" vacuum breaker | 1 |
| d. 4" gauge/guide pole | 1 |
| e. 18" x 30" ladder well | 1 |
| f. 3" emergency roof drain | 1 |

Operation and Maintenance (Tank 204)

| | |
|---------------------------------------|--|
| 10. Method used to fill tank | Truck, railcar, barge, pipeline |
| 11. Method used to drain tank | Truck, barge |
| 12. Describe preventative maintenance | Tank 204 will be inspected and maintained to API 653 standards |