

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

A. BACKGROUND

1. Name of proposed project, if applicable:
SSA/Reichhold Containers Facility Final Remedial Actions
2. Name of applicant:
SSA Containers, Inc.
3. Address and phone number of applicant and contact person:
*3320 Lincoln Ave
Tacoma, Washington, 98421
Al Jeroue, (253) 627-0408*
4. Date checklist prepared:
October 3, 2008
5. Agency requesting checklist:
Washington State Department of Ecology
6. Proposed timing or schedule (including phasing, if applicable):

- Summer 2009 – Conduct soil removal actions
- 2008 – 2017 – Install monitoring wells and conduct on-going compliance groundwater monitoring
- 2010 – 2011 – Discontinue soil treatment in treatment cells and decommission treatment cells

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

The Facility is located in an industrial area that is targeted for future use as a marine cargo facility in the Port of Tacoma’s Master Plan for the East Blair Terminal. SSA plans to redevelop the property into a paved industrial facility related to marine cargo handling consistent with neighboring uses and designated zoning. The property redevelopment action is anticipated to occur in 2010-2011 after receipt of applicable land use and development permits. The property development is a component of the Puyallup Tribal Terminal—a joint venture between SSA and the Puyallup Tribe of Indians. Following completion of cleanup and redevelopment actions, the property will be transferred to long-term ownership by the Puyallup Tribe of Indians.

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

Significant environmental information and remediation has been conducted at the site since 1986. The work to be conducted under this proposal is solely for environmental purposes and is based on the following documents which extensively detail the current environmental conditions on the property.

- Focused Remedial Investigation, CH2M Hill, July 2006
- Focused Feasibility Study, Floyd/Snider, July 2008
- Cleanup Action Plan, Washington State Department of Ecology (Ecology), July 2008
- Compliance Monitoring and Contingency Plan, Floyd/Snider, July 2008

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.

The appropriate permits for the future development of the site as described in Question 7 will be obtained.

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

- Appropriate permits for transport and disposal of contaminated soil disposal will have to be obtained from government agencies including Ecology , the Oregon Department of Environmental Quality (ODEQ), and local agencies, if necessary.

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.)

In-situ Soil – Four areas containing soil with concentrations of constituents of concern greater than the site-specific cleanup levels will be excavated and disposed of off-site or treated on-site to levels below the cleanup levels. The areas and their selected remedial action are as follows:

- SWMU 10—Hydrochloric Acid Pond
 - Excavation with ex-situ treatment through aeration in a temporary treatment area within the CAMU, followed by CAMU placement
 - Or
 - Excavation and off-site disposal as a contingency
- SWMU 24—Pentachlorophenol Plant Central Area
 - Excavation and off-site disposal
- SWMU 25—Butylphenol Process Area
 - Excavation and off-site disposal
- SDA-9 Area
 - Excavation and off-site disposal

Soil Treatment Cells – Soil previously excavated from the site is being biologically treated in the engineered on-site soil treatment cells. The soil is treated in two foot horizons and is placed within an approved area of the property once the soil reaches the approved treatment levels. The remedial action for the soil treatment cells consist of the following components:

- *Continued treatment with placement in an approved area within the Corrective Action Management Unit (CAMU)*
- *Off-site disposal of soil remaining in the treatment cells at time of property development*
- *Off-site disposal as a contingency for soil that is unable to be treated using the biological treatment technology*

Groundwater – Groundwater monitoring at the property over the last 4 years indicate that both the Shallow and Intermediate Aquifers are in compliance with updated, site-specific remediation levels, natural attenuation processes are occurring, and groundwater contaminants do not pose risks for receptors. Therefore, the remedial alternative for the groundwater consists of the following components:

- *Discontinuation of hydraulic control through shutdown of the Shallow Interceptor Drain (SID) and extraction well pumps*
- *Implementation of the proposed compliance monitoring program for both Shallow and Intermediate Aquifers*
- *Demonstration of natural attenuation through monitoring in the Shallow and Intermediate Aquifers*
- *Implementation of a contingency plan to address potential concerns if identified through compliance monitoring*

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.

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Township 21N, Range 3E, Section 35*

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Flat

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

There is less than five feet of relief on the property and is generally flat.

- 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 prime farmland.

The Facility is underlain by three near-surface aquifers and two near-surface aquitards, or confining layers. The three aquifers, which are brackish and non-potable, are referred to as the Shallow, Intermediate, and Deep Aquifers. The two aquitards are referred to as the upper and lower aquitards.

The Shallow Aquifer consists of fine to medium sand and silty sand that is primarily dredge spoils from the Hylebos and Blair Waterways deposited in the 1950s.

The upper aquitard is the uppermost native formation, considered to represent the former ground surface of the salt marsh that existed prior to filling. The unit ranges from 1 to 20 feet thick and consists primarily of silt, organic silt, and clayey silt, with zones of peat.

The Intermediate Aquifer consists primarily of fine to medium sand and silty sand, with zones of interbedded sand, silty sand, and silt. The Intermediate Aquifer ranges in thickness from 4 to approximately 31.5 feet.

The lower aquitard separates the Intermediate and Deep Aquifers at the Facility. This unit consists of silt, organic silt, and clayey silt, with occasional very fine sandy silt and peat interbeds and zones of organic material.

The Deep Aquifer consists primarily of alternating fine to medium sand and silty sand, with occasional silt interbeds.

Underlying the three uppermost aquifers is up to 400 feet of generally fine-grained marine sediments. These fine-grained sediments provide a low-permeability base that separates the three uppermost aquifers beneath the Facility from the underlying deep regional aquifer, a glacially derived unit of alternating layers of fine- and coarse-grained materials (Walters and Kimmel 1968).

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

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 4,000 cubic yards of clean fill will be imported and will be used to backfill the excavations and bring the site back to its initial grade. The source of the fill will be determined by the construction contractor and will be tested prior to import to the site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion from stockpiles may occur. Proper measures will be taken to ensure that erosion and runoff are controlled during the project. Additionally, the excavations are primarily limited to the center of the site and are not located near surface water features.

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

No change will be made to the percent of site that is impervious surface.

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

An appropriate erosion and sediment control plan will be in place during the site work to prevent runoff to stormwater conveyance systems, surface water features and to prevent migration of contaminated soil.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, there may be a small increase in exhaust emissions from construction vehicles and equipment and a temporary increase in fugitive dust. When the project is complete, the exhaust emissions will return to normal and fugitive dust will not be present from this project.

During prior excavation of one of the four areas to be excavated, noxious odors were detected and may be encountered during this project.

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

No off-site sources would affect this proposal.

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

Control measures would be implemented to minimize the potential odor and air quality effects—including consideration of enclosure of the excavation area with associated air treatment, use of foam vapor retardants, and careful scheduling and sequencing of the work.

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.

The Blair Waterway is located between 600 and 800 feet to the south of the property.

- 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.

- 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.

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give 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.

The preliminary DFIRM Map (Panel 0169E, preliminary September 28, 2007; provided to K. Dunkin by Scott Beard, City of Tacoma) shows five small areas of Special Flood Hazard Area; including four polygons of Zone A (0.1% annual chance of flood, no base elevation determined) and one small area of Zone X (0.2% annual chance of flood; no base elevation determined).

The four polygons of Zone A are the mapped locations of former containment ponds, which were remediated in 1990 and no longer are present on the site. The Zone X location is an approximately 1,500 square foot low-lying area within the facility that does not contain buildings or other structures.

- 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 ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Yes. Groundwater will be removed to dewater excavations if necessary. The quantity is currently unknown.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

Not applicable.

- 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.

The only runoff on the site comes from stormwater. Stormwater at the site is currently collected through an underground conveyance system before being discharged to the Blair Waterway.

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

No, proper stormwater and erosion controls will be in place during the soil removal actions to prevent any stormwater that comes into contact with contaminated material to enter the conveyance system. Stormwater that does come into contact with contaminated material will be mixed with the soil and disposed of off-site.

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

An erosion and sedimentation control plan will be developed and implemented to reduce any water impacts during the project.

4. Plants

- a. Check or circle 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

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?

None.

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

No listed plant species are known 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:

None.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: Underlined if present.

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: *None*

fish: bass, salmon, trout, herring, shellfish,

other: *None*

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

Listed salmon are known to be present in the nearby Blair Waterway. No listed species are known to be present on the site.

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

The wooded portion of the site is used by transient songbirds and raptors during migration in the spring and fall.

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

None.

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.

Gasoline and/or diesel fuel will be used to power the equipment and vehicles during construction.

- 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:

None.

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 as a result of this proposal? If so, describe.

The project includes removing contaminated in-situ soil from the site and disposing of them properly. During excavation and handling of this material, proper techniques will be in place to prevent exposure to the contaminants of concern.

- 1) Describe special emergency services that might be required.

A Health and Safety Plan will be developed and implemented that will detail any emergency services that may be required.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

A Health and Safety Plan will be developed and implemented that will detail how to reduce and control any potential environmental hazards.

b. Noise

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

Noise that exists in the area will not affect our project.

- 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.

During construction, there may be a small increase in noise from construction vehicles and equipment and a temporary increase in traffic from vehicles removing soil for off-site disposal. Short-term noise levels during soil excavation would be limited to traffic from vehicles traveling to and from the site within normal construction hours. During installation of the monitoring wells, noise from the drilling equipment will be evident during normal construction hours. When the project is complete, the noise and traffic will return to normal.

There are no long-term noise level impacts.

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

None. The area is zoned industrial and the noise from the project will be for a limited period only and will be conducted within normal construction hours.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The site is currently a former chemical manufacturing facility. The site currently has an operating groundwater treatment facility. In addition, portions of the property are used for vehicle storage and are rented to various tenants. Adjacent properties are used of industrial and port operations.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

There are several warehouses and small office buildings on the property, but the structures on-site are not part of this project.

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

No structures will be demolished during this project, but all site structures will be demolished as part of the marine cargo terminal development.

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

The current zoning classification of the site is PMI – Port Maritime and Industrial.

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

The current comprehensive plan designation of the site is as a high intensity Manufacturing/Industrial Center.

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

The SSA Parcel does not have a shoreline designation because it is farther than 200 feet from the ordinary high water mark of either the Blair Waterway or the Hylebos Waterway. The adjacent parcels, which lay closer to the waterways, are designated under the Tacoma Shoreline Master Program as S10 – Shoreline Port Industrial.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The North Ditch drains from the northeastern portion of the site to an adjacent roadside ditch known as the Lincoln Avenue Ditch. The North Ditch was determined by the City of Tacoma to not be jurisdictional. The Lincoln Avenue Ditch, which is entirely in the road right of way and not on the property, is probably not jurisdictional, but this has not yet been verified by the City.

There are no other environmental sensitive areas, such as rookeries, wetlands, ponds, or streams, on the property.

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

None.

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

None.

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

Not applicable.

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

The project is removing contamination from the site enabling the site to be developed as a marine cargo terminal.

9. Housing

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

Not applicable.

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

Not applicable.

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

Not applicable.

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?

Not applicable.

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

Not applicable.

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

Not applicable.

11. Light and glare

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

12. Recreation

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

None, the area is zoned industrial.

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

Not applicable.

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

Not applicable.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no historic properties located on or immediately next to the proposed project area.

Across the Blair Waterway and approximately 2,750 feet south of the project area, previous archaeological research identified a Pre-Contact Native American fish weir, netting, and cedar bark hat. Recorded with the Washington State Department of Archaeology and Historic Preservation (DAHP) as site 45-PI-47, this site was uncovered during a waterway improvement project in 1970. Recent radiometric analysis of the organic material dated the fish weir and hat to AD 1420-1640. The water logged nature of the sediment/waterway preserved these fragile and rare artifacts.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the project site.

Site 45-PI-47 is located across the Blair Waterway and outside the project's area of potential impacts. Historic and ethnographic literature documents the long history of the Puyallup Tribe in the region. Several villages were located on the streams and creeks flowing into Commencement Bay in the Puyallup estuary. Village sites were located at the mouths of Wapato Creek, Hylebos Creek and Puyallup River.

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

No measures to reduce or control impacts are proposed at this time due to the lack of presence of historic

and cultural sites on the project site. Buried cultural artifacts such as chipped or ground stone, fish weir, historic refuse, buildings foundations, or human bone could be discovered during exploration or excavation associated with the project, although this is highly unlikely. If significant cultural resources were discovered during excavation, all activity in the immediate area would stop so that a qualified archaeologist could accurately assess the context and integrity of the find.

If significant cultural resources were discovered (e.g., human skeletal remains), the contractor would contact the Pierce County Sheriff, and the affected Native American tribe(s) if the remains area determined to be Native American. DAHP and Port of Tacoma would also be immediately contacted upon discovery of significant cultural resources. All Native American graves on private or public lands are protected under Washington State law (RCW 27.44). Disturbance of a known Native American grave is considered a Class C felony.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed by Lincoln Avenue and will continue to be after the project is complete.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable.

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

Not applicable.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

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

Not applicable.

16. Utilities

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

- 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.

No changes to utilities will be made for this project.

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.

A handwritten signature in black ink, appearing to read "Stephen L. ...", written over a light gray rectangular background.

Signature:

Date Submitted: October 3, 2008