

Appendix A

City of Tacoma Land Use Permit LU25-0176

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City of Tacoma

Planning and Development Services
Report and Decision

CRITICAL AREA DEVELOPMENT PERMIT APPLICATION FOR:

FILE NO: LU25-0176

Kristin Evered, Port of Tacoma
1 Sitcum Way
Tacoma, WA 98421

SUMMARY OF REQUEST:

A Critical Area Development Permit to eradicate the highly invasive Mediterranean vineyard snails (*Ceratomyxa virgata*) on two Port of Tacoma (Port) owned properties, Parcel 0321263045 and Parcel 0321352064 (collectively known as Port Parcel 117). The snail eradication effort will grade the Port Parcel 117 site to a level condition and then place approximately six inches of consolidated fill material over areas known to harbor the Mediterranean vineyard snails, including three wetlands and their buffers.

The proposal will offset the loss of these impacted wetlands through the construction of two concurrent mitigation sites at Port Parcels 12 (Parcel 0320011091) and 37D (Parcels 0320031004, 0320032048, 0320034052, 0320031026, 0320031027) and use advance mitigation credits generated at the Lower Wapato Habitat Creek Project advanced mitigation site (LWHCP AMS, Parcels 0320013158 and 0320013157).

LOCATION:

1229 East Alexander Avenue, Parcel Numbers: 0321263045, 0321352064, 0320011091, 0320031004, 0320032048, 0320034052, 0320031026, 0320031027, 0320013158 and 0320013157.

SUMMARY OF DECISION:

The request for a Critical Area Development Permit is **Approved**, subject to conditions.

Notes:

The appeal period on this decision closes **July 2, 2026**, and the effective date of this decision is the following business day, provided no requests for reconsideration or appeals are timely filed as identified in RECONSIDERATION/APEAL PROCEDURES of this report and decision.

The Planning and Development Services (PDS) Director (Director) has jurisdiction in this matter, per Tacoma Municipal Code (TMC) 13.05.080.A.6. The applicant bears the burden of proof to demonstrate the proposal is consistent with the provisions of the TMC, the applicable provisions and policies of the City's Comprehensive Plan, and other applicable ordinances of the City.

FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT, PLEASE CONTACT:

Shanta Frantz, Senior Planner
Planning and Development Services Department
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sfrantz@tacoma.gov | 253-260-0769

SUMMARY OF RECORD

The following attachment and exhibits constitute the administrative record:

Attachment:

Attachment A: Site Plan Sheets

Exhibits¹:

Exhibit A: Joint Aquatic Resources Permit Application (JARPA)
Exhibit B: Critical Areas Report, Compensatory Mitigation Plan and supporting documents, submitted March 19, 2026, and prepared by GeoEngineers, Confluence Environmental Company
Exhibit C: Revised Tree Analysis for mitigation under LU25-0176, dated June 1, 2026, and prepared by the Port of Tacoma
Exhibit D: Correspondence, submitted June 8, 2026, by City Staff
Exhibit E: State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) and Environmental Checklist, issued on July 29, 2025, by the Port
Exhibit F: Inadvertent Discovery Plan and Cultural Resources Assessment (CRA), dated February 18, 2009, and prepared by Cultural Resources Consultants, Inc. (*contact planner to review the CRA*)
Exhibit G: Puyallup Tribe Fisheries concurrence e-mail, dated November 3, 2025, and prepared by Andrew Annanie
Exhibit H: Washington Department of Ecology (ECY) Administrative Order 24560, dated April 22, 2026
Exhibit I: One Tacoma: Comprehensive Plan - Applicable Environment + Watershed Health Element Policies
Exhibit J: City Advisory Comment Memo

The Director enters the following Findings and Conclusions based upon the applicable criteria and standards set forth in the TMC, as well as the attachments and exhibits listed above.

FINDINGS

Proposal:

1. The purpose of the project is to modify the site conditions at Port Parcel 117 to inhibit the reproduction and survival of Mediterranean vineyard snails at the site. The Port proposes to accomplish this by grading the site and placing approximately six inches of consolidated fill material over 5.446 acres of affected palustrine emergent (PEM) wetlands. The Washington State Department of Agriculture (WSDA) will monitor the site for three years post-construction to confirm the eradication of the invasive snails.
2. Portions of Port Parcel 117 adjacent to and within the area populated by the snails were tested for hazardous substances in soil and groundwater in August 2024. Concentrations of hazardous substances were detected at concentrations exceeding the ECY screening levels. The site is subject to an agreed order with ECY for investigation and cleanup under the Model Toxics Control Act (MTCA). The Port proposes an interim action under the

¹ All exhibits are contained in PDS Department File No. LU25-0176. They are referenced and incorporated herein as though fully set forth.

agreed order that will consist of grading and capping contaminated soils integrated with this snail eradication effort.

3. The Port proposes to offset the loss of the Parcel 117 wetlands through the construction of two concurrent mitigation sites at Port Parcels 12 and 37D and use of advance mitigation credits generated at the LWCHP AMS.
4. Restoration work at Port Parcels 12 and 37D will be conducted over a two-year period. The first year of construction will include removal of invasive species and regrading the sites. The work at Port Parcel 12 will require the removal of approximately 90 trees to complete the grading. Large woody material (LWM) will be installed throughout the wetland areas. The project sites will be stabilized with wetland and upland seed mixes and erosion control blankets, as needed. The project site will be observed until the following year to monitor post-construction hydrology, including water depth and durations to confirm planting zones. The second year of construction will include installing the temporary irrigation system and all the native wetland and buffer plantings according to the planting plan.

Project Sites:

5. The project area is located between Taylor Way to the north and East Alexander Avenue to the south at 1229 East Alexander Avenue and include Parcel Numbers: 0321263045 and 0321352064.

Mitigation areas will be created at Parcel Numbers 0320011091 (Port Parcel 12), 0320031004, 0320032048, 0320034052, 0320031026 and 0320031027 (Port Parcel 37D). Mitigation credits will be used at Parcels 0320013158 and 0320013157 (LWCHP AMS).

Note, the parcel numbers for this application have changed since the public notice was issued in September 2025. The parcel numbers now reflect the final proposal and associated application documents.

6. The area surrounding the project area consists of commercial and industrial development, located between the Hylebos and Blair Waterways.
7. The zoning designation for the project area is Seaport Core Primary (SCP) District. The project area is also located within the Northeast Tacoma Neighborhood Council District and the Comprehensive Plan's Seaport Core land use designation.
8. The project area, including the wetlands, have undergone steam treatment as part of ongoing snail eradication efforts over the past 20 years. Upland conditions at the site consist primarily of mowed grasses and Himalayan blackberry (*Rubus armeniacus*), and wetland areas also consist primarily of mowed grasses, including reed canary grass (*Phalaris arundinacea*).
9. A portion of an on-site stormwater pond has been identified by the Federal Emergency Management Agency (FEMA) as a Zone A floodplain. Zone A floodplain areas are where no base flood elevation has been determined.
10. Port Parcel 117 is a 15.68-acre undeveloped site containing three palustrine emergent (PEM) wetlands.

Wetland 1 is located in the northwest portion of the site and is 0.234 acre. The wetland is hydrologically connected to a ditch that enters the site at the northwest corner and flows south, eventually discharging into the stormwater pond that abuts the site to the west.

Wetland 2 is located within the eastern half of the site and is 5.188 acres. Wetland 2 is hydrologically connected to a ditch at the northeastern corner of the site. Dominant hydrologic inputs to the wetland include stormwater (from the adjacent ditch), groundwater, and precipitation. Wetland 2 is a PEM wetland, and vegetation is dominated by mowed grass, Himalayan blackberry (*Rubus armeniacus*), and some areas of reed canary grass (*Phalaris*

arundinacea).

Wetland 3 is a 0.024-acre PEM wetland located in the central portion of the site. The vegetation is comprised primarily of mowed grasses. The wetland does not contain a surface-water connection to any of the on-site ditches. Hydrologic inputs to Wetland 3 include groundwater and precipitation.

All three wetlands total 5.446 acres in size. See photo below:



11. Three constructed ditches occur at Port Parcel 117: one in the northeast, one in the northwest corner, and one along the western boundary. The stormwater ditches, which convey flows from Wetlands 1 and 2 and the stormwater pond toward adjacent stormwater features and Alexander Avenue, are constructed features. A City biologist conducted a site visit in November 2025 and coordinated with ECY. Both the City and ECY agree that although the northwest ditch drains Wetland 1, the drainage feature was artificially created. ECY advised that it will regulate the ditch for water quality, but not as a stream requiring mitigation. The City concurs with this determination and is not regulating the ditch as a regulated critical area. The northeast and western ditches are also constructed features that do not meet the stream criteria under TMC 13.11.410.A. or TMC 13.01.110.S. and are not regulated as a critical area. See Exhibit D.
12. A stormwater pond borders the site on the west and extends about 850 feet to the northwest, with a small portion crossing into Port Parcel 117. Most of the pond lies between Parcels 2275200260, 0321263016, and 5000350061. It was built to convey stormwater from the former PQ Corporation silicate facility, which operated from 1941 to 2009 on a converted tide flat. Soil within the pond contains petroleum hydrocarbons, polycyclic aromatic hydrocarbons, and metals at concentrations exceeding proposed site cleanup levels.
13. Under a previously issued land use permit (LU20-0113), the Port created the LWCHP AMS. The advanced mitigation included the replacement of an undersized culvert, re-alignment of Wapato Creek and re-establishment of a broad floodplain corridor that includes an interconnected mosaic of intertidal mudflats, estuarine emergent (EEM) wetlands, palustrine-

forested wetlands and enhanced forested riparian upland that surrounds the site. The project re-established ten acres of wetlands. The wetland restoration improved water quality by increasing long-lasting vegetation that slows water flow and lets sediment settle. Re-aligning Wapato Creek strengthened hydrological functions by reconnecting the creek to the restored wetlands. Habitat quality also increased as the site now supports diverse plant communities and specialized habitat features, which enhance water quality and provide improved feeding and shelter habitat for anadromous salmon in Wapato Creek. The project proposes to apply 1.8 acres generated from restoring EEM wetlands at the LWCHP AMS to be used toward the wetland impacts generated at Port Parcel 117.

14. Port Parcel 37D contains a Category II wetland (Wetland A) measuring 0.832 acre, bordered by the Gog-le-hi-te Habitat Restoration Site to the west, the Gog-le-hi-te Habitat Improvement Action Area to the north, and segments of the Gog-le-hi-te Wetland Loop Trail to the east and south. Although the adjacent restoration areas are hydrologically connected to a tidally influenced reach of the Puyallup River, a berm separates them from Wetland A, leaving it hydrologically isolated and positioned above tidal influence, with groundwater and precipitation as its primary water sources and no observed outlet. The wetland supports forested, scrub-shrub, and emergent vegetation communities dominated by red-osier dogwood (*Cornus sericea*), black cottonwood (*Populus trichocarpa*), willow (*Salix* spp.), common cattail (*Typha latifolia*), slough sedge (*Carex obnupta*), and salmonberry (*Rubus spectabilis*), along with dense patches of the invasive species Himalayan blackberry (*Rubus armeniacus*) and reed canary grass (*Phalaris arundinacea*), particularly in the southeastern portion.
15. The Port Parcel 12 site is approximately five acres and mostly flat with some hummocks. The north and western edges of the site are bounded by the Fife Ditch. The southern boundary of the site is bordered by commercial industrial properties. The northeastern portion of the site is bounded by Taylor Way East and its associated right-of-way. A 1.020-acre forested Category III wetland (Wetland B) sits on the northeast portion of the site. Wetland B is dominated by Himalayan blackberry, sword fern (*Polystichum munitum*), and slough sedge in its understory and a high presence of Oregon ash (*Fraxinus latifolia*) in the overstory. The north and east sides sit slightly higher than the south and west. The tree canopy is mainly black cottonwood along with Oregon ash and red alder (*Alnus rubra*). Both upland and wetland areas are heavily disturbed. Parcel 12 was previously used as a social encampment, and cleanup activities further damaged the understory and groundcover. Remaining shrubs include common hawthorn (*Crataegus monogyna*), Pacific dogwood (*Cornus nuttallii*), Indian plum (*Oemleria cerasiformis*), and Himalayan blackberry. Groundcover on site is sparse with sword fern, creeping buttercup (*Ranunculus repens*), and English Ivy (*Hedera helix*) present. A patch of slough sedge occurs in the northeast portion, and many areas consist of bare soil.
16. The Fife Ditch has been identified on the FEMA FIRM as a Zone A Special Flood Hazard Area. This flood hazard area is also mapped by the City. Zone A Special Flood Hazard Areas are areas subject to inundation by the one percent annual chance (100-year) flood, or "base flood," for which no base flood elevation has been determined.
17. Fife Ditch is mapped as a stream, however, there is a 100 percent barrier located at the head of the ditch where it empties into Hylebos Creek. There is no documented fish use, which has been verified in correspondence from Washington Department of Fish and Wildlife (WDFW) and the Puyallup Tribe of Indians (Puyallup Tribe).
18. The United States Fish and Wildlife Service (USFWS) federally listed species that may occur within the Port Parcels 117, 12, and 37D include marbled murrelet (*Brachyramphus marmoratus*), streaked horned lark (*Eremophila alpestris strigata*), yellow-billed cuckoo (*Coccyzus americanus*), Northwestern pond turtle (*Actinemys marmorata*), Bull Trout (*Salvelinus confluentus*) and Monarch butterfly (*Danaus Plexippus*). The LWCHP AMS may

contain Puget Sound (PS) Chinook Salmon and PS Steelhead. Puyallup Tribe staff identified PS Chinook Salmon rearing and spawning in Simons Creek, a tributary to Wapato Creek.

Port Parcels 117 and 37D have mapped priority habitats that include aquatic habitat (wetlands). The project area is also within a quarter-township level polygon mask for species or habitat occurrence of big brown bat.

Port Parcel 12 has mapped priority species including Hylebos Creek chum salmon (*Oncorhynchus keta*), coho salmon (*Oncorhynchus kisutch*), Winter Steelhead (*Oncorhynchus mykiss*), big brown bat (*Eptesicus fuscus*) and aquatic habitat (wetlands). This mapping comes from Fife Ditch being mapped as a stream, however, there is a 100 percent barrier located at the head of the ditch where it empties into Hylebos Creek. There is no fish use documented in this ditch.

LWCHP AMS has mapped priority species including chum salmon (*Oncorhynchus keta*), coho salmon (*Oncorhynchus kisutch*), and winter steelhead (*Oncorhynchus mykiss*) in Wapato Creek. The project area is also within a quarter-township level polygon mask for species or habitat occurrence of big brown bat.

Applicable Code and Analysis:

19. The intent of the TMC Chapter 13.11 Critical Areas Preservation code (Critical Areas Code) is to ensure that the City's remaining critical areas are preserved and protected from degradation caused by improper use and development as described under TMC 13.11.120. The following TMC sections are pertinent to the applicant's justification and staff's analysis for this application. They are fully provided below or within Exhibits A-J.

TMC 13.01.110 Definitions.

TMC 13.01.110.B. - "Buffer or Buffer zone." An area required by this chapter that is contiguous to and protects a critical area which is required for the continued maintenance, functioning, and/or structural stability of a critical area. The area may be surrounding a natural, restored, or newly created critical area.

TMC 13.01.110.R. - "Establishment [creation]." Establishment (Creation) means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species. Establishment results in a gain in wetland acres.

TMC 13.01.110.R. - "Re-establishment." The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Activities could include removing fill material, plugging ditches, or breaking drain tiles. Re-establishment results in a gain in wetland acres.

TMC 13.01.110.S. - "Streams." An area where open surface water produces a defined channel or bed, not including irrigation ditches, canals, storm or surface water runoff structures or other entirely artificial watercourses, unless they are used by fish or are used to convey a naturally occurring watercourse. A channel or bed need not contain water year-round, provided there is evidence of at least intermittent flow during years of normal rainfall.

TMC 13.01.110.W. - "Wetlands." Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include small lakes, ponds, swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals,

detention facilities, farm ponds, and landscape amenities if routinely maintained for those purposes. Wetlands do not include those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. However, wetlands do include those artificial wetlands intentionally created to mitigate conversion of wetlands.

TMC 13.11.130 Scope and Applicability and TMC 13.11.140. Regulated Uses/Activities.

A critical area review and permitting is required because the Critical Areas Code applies to all development activities that, "...destroy vegetation; result in a significant change in critical habitat, water temperature, physical, or chemical characteristics; or alter natural contours and/or substantially alter existing patterns of tidal, sediment, or storm water flow on any land which meets the classification standards for any critical area define herein. In addition, this chapter applies to all public or private actions, permits, and approvals in or adjacent to a critical area and its buffer, management area..."

Other regulated activities under the Critical Areas Code that apply to this Critical Area Development Permit are: grading and filling, demolition, excavation, clearing, and planting vegetation that would alter the character of the site within a critical area and/or its buffer.

TMC 13.11.220.B. Application Types.

A Critical Area Development Permit will be issued when the Director determines that avoidance and minimization have not eliminated all impacts, and compensatory mitigation will be required as a result of the proposal. The applicant must meet the requirements of one of three legal tests: No Practicable Alternatives, Public Interest, or Reasonable Use. The applicant must also demonstrate Mitigation Sequencing and provide mitigation as required in accordance with this Chapter.

TMC 13.11.240 Legal Test(s).

A. No Practicable Alternatives. The applicant chose to provide justification for the no practicable alternatives legal test. As provided in Exhibit B, the applicant's justification and staff's analysis are as follows:

1. With regards to whether there is a reasonable alternative site in the region, the applicant argues, and staff agrees, that the Mediterranean vineyard snails occur within wetland areas on Port Parcel 117. There is no option for using an alternative site as the goal of the project is to eradicate the snails from the property.
2. With regards to whether the project scope could be reduced to avoid the critical areas, the applicant argues, and staff agrees, that: Adult snails mate and lay eggs in autumn and winter. Eggs are buried in shallow topsoil. Juveniles grow and mature through the spring. During hot, dry summer conditions, snails enter dormancy. The purpose of the project is to modify the site condition that facilitates the snail's specific life cycle. The snail eradication effort involves grading the majority of the Port Parcel 117 site to a generally level condition and then placing approximately six inches of consolidated fill material over site areas known to harbor the Mediterranean vineyard snails. It is not possible to reduce the scale or scope of the project and effectively eradicate the snails from the Port Parcel 117 site.
3. With regards to whether the applicant attempted to remove or accommodate constraints that would allow the project to be built at an alternative location to avoid the critical areas, the applicant argues, and staff agrees, that: The Port has implemented a snail eradication program for nearly 20 years. Eradication strategies such as vegetation management, debris removal and molluscicide application have eliminated snails from all properties except for Port Parcel 117. The western portion of Port Parcel 117 differs from the other previously infested Port properties because it contains wetland areas

that act as a refuge for the snail population. Additional eradication efforts that have been attempted at Port Parcel 117 include steaming portions of the wetland and buffer to raise the temperature of the soil enough to kill all life stages of the snail. All efforts at the site to date have been unsuccessful. The Port, along with the United States Department of Agriculture (USDA) and WSDA, have determined that continuing the current snail eradication approach is futile. There is no practicable alternative remaining that does not impact the existing on-site wetlands.

TMC 13.11.250 General Standards.

- A. General permit standards. No regulated activity or use shall be permitted in or adjacent to a critical area or buffer, management area, or geo- setback without prior approval and without demonstrating, first avoidance of adverse impacts, then minimize impacts and finally, compensate or mitigate for unavoidable impacts. In addition, the application shall provide no net loss of critical area function and will not jeopardize any federal or state endangered, sensitive, or threatened species.

The applicant argues, and staff agrees, that it has made all reasonable effort to avoid, minimize, rectify, reduce, and compensate for impacts on critical areas in a manner that maintains or improves ecological functions of wetlands and buffers. Wetland impact avoidance is not possible due to persistent survival of the invasive Mediterranean vineyard snails at Port Parcel 117. Impacts proposed at the concurrent mitigation sites were minimized primarily through site-specific design techniques. See Exhibits A - D.

TMC 13.11.270. General Mitigation Requirements and Innovative Mitigation.

The proposed modifications have been developed using mitigation sequencing in accordance with TMC 13.11.270. The project design cannot avoid impacts to the three Category III PEM wetlands due to the need to eradicate the invasive Mediterranean vineyard snails. On-site mitigation is not feasible due to the need to monitor the site for the eradication of the snails.

Temporary impacts include construction-related noise, temporary habitat alteration, and water quality effects. The applicant proposes to use a temporary erosion and sediment control plan (TESC) and a Spill Prevention, Control, and Countermeasure (SPCC) plan to prevent any potential erosion or contamination impacts. In addition, all construction-related debris will be cleaned up daily, construction debris will be collected and disposed of at an upland disposal site, proper conservation measures will be taken to ensure that debris will not contaminate surface waters, and fueling areas will be distinctly identified and established outside of sensitive areas, but within the construction area. For a full list of best management practices (BMPs) see Exhibits A - C.

The Port proposes to compensate for permanent impacts to 5.446 acres of heavily impacted, low-habitat Category III isolated PEM wetlands at Port Parcel 117. The proposed mitigation includes the use of 1.800 acres of estuarine wetland created at the LWCHP AMS, the re-establishment of 3.022 acres of wetland habitat at Port Parcel 12, the re-establishment of 1.106 acres of wetland habitat at Port Parcel 37D. In addition, 1.272 acres of upland enhancement and 1.020 acres existing wetland enhancement will be completed at Port Parcel 12, and 0.603 acres of upland/wetland buffer enhancement and 0.832 acres of existing wetland enhancement will be completed at Port Parcel 37D as additional mitigation actions. In total, this amounts to 5.928 wetland re-establishment, 1.852 acres of existing wetland enhancement, and 1.875 acres of upland/wetland buffer enhancement across the mitigation sites.

The proposed mitigation exceeds the re-establishment requirements which requires a 1:1 mitigation ratio for wetland impacts but falls short of meeting the 2:1 ratio of wetland enhancement. The applicant argues, and the City concurs, that the compensation amounts meet the innovative mitigation provisions of TMC 13.11.270.M. because the mitigation results in no net loss of aquatic habitat and provides a net ecological benefit, including an increase in

habitat functions at the mitigation sites that are significantly greater than those present at the impacted wetlands. The wetlands on Port Parcel 117 are substantially degraded by an invasive snail population that are reducing ecological function. Restoring these lost functions at Port Parcels 12 and 37D and within the LWCHP AMS will enhance overall critical area functions because those wetlands have the capacity to support higher habitat functions than those on Port Parcel 117. The proposal also includes the creation of Category II wetlands, whereas the impacted wetlands are Category III.

Temporary habitat impacts will occur to both Port Parcels 12 and 37D resulting from the wetland enhancement and re-establishment actions. The mitigation actions at Port Parcel 37D will require removal of a derelict float and other refuse from human encroachment, invasive species removal, and grading. Mitigation actions at Port Parcel 12 require grading to establish and maintain positive wetland hydrology within the re-established and enhanced wetland areas and a temporary access road, which requires tree removal prior to conducting grading activities. Temporary impacts at Port Parcel 12 resulting from tree removal and the temporary access road will be compensated through enhancement of 1.020 acres of existing wetlands, which will include tree replacement. The wetland habitat at both sites will be beneficially impacted by removal of human disturbances and invasive species, installation of native vegetation and large woody material on site. These actions will result in increased vegetation diversity and habitat interspersation and convert disturbed upland areas into wetland habitat, increasing the habitat area for wildlife species. See Exhibits A - C.

TMC 13.11.310 Wetland Classification.

- A. Wetlands shall be classified Category I, II, III, and IV, in accordance with the criteria from the 2014 Washington State Wetlands Rating System for Western Washington, Washington Department of Ecology Publication No. 14-06-029, published October 2014.

TMC 13.11.320 Wetland Buffers.

- A. General. A buffer area shall be provided for all uses and activities adjacent to a wetland area to protect the integrity, function, and value of the wetland. Buffers adjacent to wetlands are important because they help to stabilize soils, prevent erosion, act as filters for pollutants, enhance wildlife diversity, and support and protect plants and wildlife. A permit may be granted if it has been demonstrated that no adverse impact to a wetland will occur and a minimum buffer width will be provided in accordance with this section. The buffer shall be measured horizontally from the delineated edge of the wetland. The buffer shall be vegetated with the exception of areas that include development interruptions as described within this chapter.

TMC 13.11.340 Wetland Mitigation Requirements.

- A. The applicant shall avoid all impacts that degrade the functions and values of wetland and their buffers. Unless otherwise provided in this Title, if alteration to the wetland or its buffer is unavoidable, all adverse impacts resulting from a development proposal or alteration shall be mitigated using the best available science, so as to result in no net loss of critical area functions and values.

Table 5. Mitigation ratios for projects in Western Washington that do not alter the hydro-geomorphic setting of the site***				
Category and Type of Wetland	Re-establishment or Creation	Rehabilitation	1:1 Re-establishment or Creation (R/C) and Enhancement (E)	Enhancement only
All Category IV	1.5:1	3:1	1:1 R/C and 2:1 E	6:1
All Category III	2:1	4:1	1:1 R/C and 2:1 E	8:1
Category II Estuarine	Case-by-case	4:1 rehabilitation of an estuarine wetland	Case-by-case	Case-by-case
Category II Interdunal	2:1 Compensation has to be interdunal wetland	4:1 compensation has to be interdunal	1:1 R/C and 2:1 E	8:1
All other Category II	3:1	8:1	1:1 R/C and 4:1 E	12:1
Category I Forested	6:1	12:1	1:1 R/C and 10:1 E	24:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 E	16:1
Category I Natural Heritage site	Not considered possible	6:1	Case-by-case	Case-by-case
Category I Coastal lagoon	Not considered possible	6:1	Case-by-case	Case-by-case
Category I Bog	Not considered possible	6:1	Case-by-case	Case-by-case
Category I Estuarine	Case-by-case	6:1	Case-by-case	Case-by-case

Table 5 of TMC 13.11.340 (image above) requires 1:1 acres of wetland re-establishment or creation in addition to 2:1 acres of enhancement. The proposed mitigation includes the use of 1.800 acres of estuarine wetland created at the LWCHP AMS, the re-establishment of 3.022 acres of wetland habitat at Port Parcel 12, the re-establishment of 1.106 acres of wetland habitat at Port Parcel 37D. In addition, 1.272 acres of upland/wetland buffer enhancement and 1.020 acres of existing wetland enhancement will be completed at Port Parcel 12, and 0.603 acres of upland/wetland buffer enhancement and 0.832 acres of existing wetland enhancement will be completed at Port Parcel 37D as additional mitigation actions. In total, this amounts to 5.928 wetland re-establishment, 1.852 acres of existing wetland enhancement, and 1.875 acres of upland/wetland buffer enhancement across the mitigation sites.

The proposed mitigation exceeds the required 1:1 re-establishment ratio for wetland impacts by 0.482 acres, although it does not fully meet the 2:1 enhancement ratio. The applicant argues, and the City agrees, that the mitigation still results in no net loss of aquatic habitat and provides a net ecological benefit, with habitat functions at the mitigation sites expected to be substantially higher than those of the impacted wetlands. The wetlands on Port Parcel 117 are heavily affected by an invasive snail population, a degradation that is diminishing ecological function. Replacing these impaired functions at Port Parcels 12 and 37D and the LWCHP AMS will improve overall critical area function because those wetlands have the capacity to support higher habitat functions than the wetlands on Port Parcel 117. The proposal also includes creation of Category II wetlands, while the impacted wetlands are Category III, further contributing to a net ecological gain. See Exhibits A - D.

20. The City's One Tacoma: Comprehensive Plan sets forth policy regarding development. The policies reviewed for this decision are under the Environment + Watershed Health Element, which may be found at: <https://cms.tacoma.gov/Planning/OneTacomaPlan/1-4EnvironmentWatershedHealth.pdf>. The policies applicable for this application are contained within Exhibit I.

Additional Information:

21. Alexia Henderson is the City's Senior Critical Areas Biologist and the subject matter expert for critical areas review within the PDS Department. Alexia reviewed the consultant reports and application documents, and provided analysis within this decision indicating that the proposal complies with the requirements of TMC 13.11. The Director notes that substantial weight is given to Alexia's review of the proposal for potential impacts to critical areas.

Environmental Review:

22. The Port, the lead agency for SEPA review, issued a DNS on July 29, 2025. See Exhibit E.
23. The Port also submitted a Cultural Resources Assessment and an Inadvertent Discovery Plan that is contained within Exhibit F. Staff received concurrence correspondence from the Puyallup Tribe, which is contained as Exhibit G.
24. ECY issued Administrative Order No. 24560 that authorizes the applicant to impact the 5.446 acres of Category III wetlands on-site. See Exhibit H.

Notification and Comments:

25. The application was determined to be complete for review on September 15, 2025.
26. Written notice of the application was transmitted to properties and occupants within a 400-foot radius of the site, City reviewers, and outside agencies on September 23, 2025, and the required property information signs were posted on the same day.
27. No comments of concern or required revisions were received from the public or outside agencies.
28. Advisory comments from City reviewers are provided within the City Advisory Comment Memo contained within Exhibit J. As with Alexia Henderson, the Director gives substantial weight to the City reviewers, as they are the subject matter experts for each of their respective disciplines.

Finding of Fact Adopted as Conclusion:

29. Any Finding of Fact later deemed to be a Conclusion of Law is hereby adopted as such.

CONCLUSIONS²

1. The PDS Director has jurisdiction in this matter. See TMC 13.05.080.A.6.
2. The applicant bears the burden of proof to demonstrate the proposal's consistency with the policies the Comprehensive Plan, its implementing regulations set forth in TMC 13.11, and other applicable City ordinances. See Findings 19 - 25 and 28, Attachment A, and Exhibits A - J.
3. Per TMC 13.05.130 and TMC 13.11.220.B.3., the applicant has met the requirements for issuance of a Critical Area Development Permit to allow for the filling of three Category III wetlands to eradicate invasive Mediterranean vineyard snails from the site. Integrated with this effort, the Port proposes an interim action under the agreed ECY order that will consist of grading and capping contaminated soils. Compensatory mitigation is to be provided at Port Parcels 12 and 117 and using advanced credits generated by the LWCHP AMS. See Findings 1 - 4 and 8 - 19, Exhibits A - D and H.
4. Per TMC 13.11.240.A., the applicant has satisfied the No Practicable Alternatives legal test. The project cannot avoid impacts due to the need to eradicate the Mediterranean vineyard snails which inhabit the project area, including the wetlands. Also, on-site mitigation cannot be supported because the invasive snail population reproduces

² Conclusions are based upon the applicable criteria and standards set forth in the TMC, the policies of the Comprehensive Plan, and the attachments, exhibits, and findings of fact listed herein. Any conclusion of law hereinafter stated which may be deemed a finding of fact herein is hereby adopted as such.

aggressively in wetland conditions, preventing successful restoration or functional recovery.

Further, the required mitigation is being performed through the restoration of more highly functioning wetlands within the vicinity that will benefit the regional Puyallup-White River watershed.

Per TMC 13.11.250 and TMC 13.11.270, the applicant provided justification under the avoidance and minimization hierarchy by demonstrating that avoidance is not possible while still achieving project goals. The legal test arguments apply when evaluating avoidance and minimization for critical areas. See Findings 1 - 4 and 8 - 19 and Exhibits A - D.

5. Per TMC 13.11.270, the proposal will provide off-site mitigation for the new permanent impacts under this critical area development permit application. The mitigation plan and legal test arguments apply to wetlands when evaluating avoidance and minimization. The wetlands at Port Parcel 117 cannot be avoided while eradicating the Mediterranean vineyard snails. Impacting the wetlands on site is necessary to achieve project goals.

Finally, the proposed off-site mitigation will fully mitigate or replace functions lost at the impacted site with more desirable functions including anadromous fish support, no net loss of wetlands in area and associated functions, and long-term preservation of forested wetland and upland areas. See Findings 1 - 4 and 8 - 19, and Exhibits A - D.

6. Based on the above findings, compliance with the proposed BMPs, and the conditions and advisory notes below, the proposal is consistent with the codes and policies of the TMC. See Findings 1 - 28 and Exhibits A - J.

DECISION

Based upon the above findings and conclusions, the request for a Critical Area Development Permit is **Approved**, subject to the following conditions:

Conditions:

1. The development permit applications for this proposal shall be consistent with the attachment and exhibits reviewed under this Critical Area Development Permit.
2. The applicant shall conduct the mitigation in substantial accordance with the "Parcel 117 Snail Eradication Project Compensatory Mitigation Plan," dated March 17, 2026, and prepared by GeoEngineers for the wetland impacts.
3. Prior to impacting wetlands, the applicant shall submit to ECY the following as proof of advance mitigation credit withdrawal:
 - a. A ledger showing that the required amount of credits has been deducted from the advance wetland mitigation site.
 - b. The ledger must include the ECY Administrative Order Number 24560, issuance date, impact acreage, the amount of credits required, and the date the credit was deducted.
4. The applicant shall provide to the City a copy of the letter received from ECY that documents that the obligation in Condition three (3) has been met.
5. A Conservation Easement shall be placed on Port Parcels 12 and 37D prior to final City inspection and sign-off of the snail eradication site development permit for Parcel 117.
6. The applicant shall inform the City when the plantings for the mitigation sites (Parcels 12 and 37D) will be installed. The applicant shall have a qualified wetland specialist on site during

the plant installation. The applicant shall provide to the City a Year 0, or “as-built” report of the vegetation installed on each site along with the associated City review fee. The City approval of the as-built reports for each site will commence the required monitoring for that site.

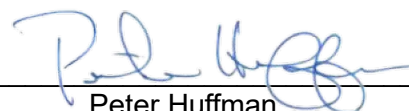
7. The applicant shall monitor the concurrent mitigation sites at Port Parcels 12 and 37D for a period of 10 years. Monitoring reports shall be provided to the City in Years 1, 2, 3, 5, 7, and 10, with the required fees. If performance standards are not met, the applicant may be required to submit monitoring reports for intervening years and/or the mitigation period may be extending beyond 10 years. The submitted monitoring reports shall contain the City of Tacoma permit approval numbers for identification and tracking.
8. All components of the construction access, including the gates, quarry spall entrances, and stabilized quarry spall construction access routes at the concurrent mitigation sites shall be removed following the completion of phase two of the mitigation work.

Advisory Notes:

The notes below are meant to provide additional information to the applicant relative to the specific development proposal. These notes are not conditions of the permit, nor do they constitute a complete review of the project.

1. This permit is only applicable to the proposed project as described above and based upon the information submitted by the applicant. Modifications to this proposal and future activities or development may be subject to further review and additional permits as required in accordance with the TMC.
2. Work authorized under this Critical Area Development Permit shall commence within five years of the effective date of this decision.
3. Per TMC Section 13.11.280, the applicant shall record a Notice on Title on the subject parcels for the off-site mitigation sites at Port Parcels 12 and 37D. Such recording shall contain notice of critical areas and buffer. Such notification shall be in a form as specified by PDS. The notice shall be notarized, and the applicant shall submit proof that the notice has been legally recorded prior to final City inspection and sign-off of the development permits for Parcel 117. The notice shall run with the land and failure to record such notice shall be in violation of this chapter (TMC 13.11).
4. The City Advisory Comment Memo for the proposal’s required development permit(s) is contained within Exhibit J.
5. The applicant shall follow the Inadvertent Discovery Plan contained within Exhibit F.
6. The applicant must obtain other approvals prior to construction as required by other local, state, and federal agencies, including the Army Corps of Engineers, ECY, USDA, WSDA and WDFW, which have requirements that may be applicable to the project.

ORDERED this **18th day of June, 2026**



Peter Huffman
Director, Planning and Development
Services Department

FULL DECISION TRANSMITTED by e-mail to:

Owner/Applicant - kevered@portoftacoma.com, ebulega@portoftacoma.com

City/Outside Agency Reviewers - Shanta Frantz, Alexia Henderson, Derek Gust, Vicki Marsten, Bobby Cheung, Craig Kuntz, Carleen Bruner, Joy Rodriguez, Katherine Belin, Justin Hang, Reuben McKnight, Andrew.annanie@puyalluptribe-nsn.gov, brook.swensen@ecy.wa.gov,

SUMMARY OF DECISION TRANSMITTED by e-mail or first-class mail to:

City Staff - Brian Boudet, Steve Atkinson, Carol Wolfe, Shari Hart,
neighborhoodcouncils@tacoma.gov

Northeast Tacoma Neighborhood Council

Puyallup Tribe - Brandon.Reynon@PuyallupTribe-nsn.gov, Mike.Shong@PuyallupTribe-nsn.gov,
Andrew.Strobel@PuyallupTribe-nsn.gov

Metro Parks - joeb@tacomaparks.com, martys@tacomaparks.com,
alisa.ohanlonregala@tacomaparks.com

Assessor-Treasurer - delane.hand@piercecounitywa.gov

TPCHD - sepa@tpchd.org

Port of Tacoma - twarfield@portoftacoma.com

Northwest Seaport Alliance - dwilson@nwseaportalliance.com

US Army Corps - alexandra.m.hammond@usace.army.mil

WDFW - R6SSplanning@dfw.wa.gov

Railroads - pygbuhay@up.com, kkellem@cityoftacoma.org, Kyle.Leatham@BNSF.com,
perry.weinberg@soundtransit.org

DAHP - sepa@dahp.wa.gov

US Fish & Wildlife Service - judy_lantor@fws.gov

Puyallup Tribe of Indians, 3009 East Portland Avenue, Tacoma, WA 98404

Tahoma Audubon Society, Attn Stuart Earley, PO Box 64068, University Place, WA 98464

CPSTRA, 401 South Jackson Street, Seattle, WA 98104-2826

PURSUANT TO RCW 36.70B.130, YOU ARE HEREBY NOTIFIED THAT AFFECTED PROPERTY OWNER(S) RECEIVING THIS NOTICE OF DECISION MAY REQUEST A CHANGE IN VALUATION FOR PROPERTY TAX PURPOSES CONSISTENT WITH PIERCE COUNTY'S PROCEDURE FOR ADMINISTRATIVE APPEAL. TO REQUEST A CHANGE IN VALUE FOR PROPERTY TAX PURPOSES YOU MUST FILE WITH THE PIERCE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 1ST OF THE ASSESSMENT YEAR OR WITHIN 30 DAYS OF THE DATE OF NOTICE OF VALUE FROM THE ASSESSOR- TREASURER'S OFFICE. TO CONTACT THE BOARD CALL 253-798-7415 OR <https://www.piercecounitywa.gov/BOE>.

RECONSIDERATION/APPEAL PROCEDURES

Any request for RECONSIDERATION and/or APPEAL must be submitted in the applicable manner as outlined below on or before **July 2, 2026**.

RECONSIDERATION:

Any person having standing under the ordinance governing this application and feeling that the decision of the Director is based on errors of procedure or fact may make a written request for review by the Director within 14 days of the issuance of the written order. The fee for reconsideration is **\$340.00**. This request shall set forth the alleged errors, and the Director may, after further review, take such further actions as deemed proper, and may render a revised decision.

A request for reconsideration of the Director's decision in this matter must be submitted in writing, by e-mail* to sfrantz@tacoma.gov. Filing of the reconsideration shall not be complete until both the reconsideration request and required filing fee are received. The fee shall be refunded should the reconsideration requestor prevail.

APPEAL TO THE HEARING EXAMINER:

Any decision of the Director may be appealed by any aggrieved person or entity as defined in Sections 13.01.050.A. and 13.05.090 of the TMC, within 14 days of the issuance of this decision, or within seven days of the date of issuance of the Director's decision on a reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee of **\$1,330.00**. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee has been received. The fee shall be refunded should the reconsideration requestor prevail.

The Notice of Appeal must be submitted in writing, by e-mail* to sfrantz@tacoma.gov and hearing.examiner@tacoma.gov. The Notice of Appeal shall contain the following:

1. A brief statement showing how the appellant is aggrieved or adversely affected.
2. A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
3. The requested relief, such as reversal or modification of the decision.
4. The signature, mailing address and telephone number of the appellant and any representative of the appellant.

The Rules of Procedures for Hearings may be viewed at:

<https://tacoma.gov/government/departments/hearing-examiners-office/>

*If you are unable to file electronically, you may submit appeals to the Customer Support Center on the second floor of the Tacoma Municipal Building, 747 Market Street, between 8 a.m. and 5 p.m., Monday through Friday. For reconsiderations, please contact the assigned staff person directly.

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Appendix B

City of Tacoma Site Development Permit SDEV26-0102

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CITY OF TACOMA

Planning and Development Services
(253) 591-5030

747 Market St. 3rd Floor
Tacoma, WA 98402
Inspections (253) 573-2587

Site Development Permit #SDEV26-0102

Issued Date: 07/17/2026

Expiration Date: 01/13/2027

SITE INFORMATION

Address: 3802 TAYLOR WAY

Parcel: 0320011091

PERMIT ISSUED TO

PORT OF TACOMA
REAL ESTATE DEPT
TACOMA, WA 98401

LICENSED CONTRACTOR

PROPERTY OWNER

PORT OF TACOMA
REAL ESTATE DEPT
TACOMA, WA 98401

PERMIT INFORMATION

Project Description: Project consists of three distinct portions of work: 1. Maintenance of the Fife Ditch between 4th St and Taylor Way. The work will include the removal of sediment from the ditch prism to restore it to original design specifications. It will also include the removal of vegetation on side slopes of the ditch to remove invasive species and allow better flow of water in the ditch. Side slopes will be seeded with a native grass mix and covered with jute matting when complete. This work is being completed under the Port of Tacoma Programmatic Ditch Maintenance Permit as noted on Sheet C1.0. This component of work does not require City review or permitting. 2. Site Cleanup - This component will include the removal of remaining debris from previous homeless encampments on the site. The encampments were removed in early 2024. During that process pockets of debris including batteries, cloths, tools, wood scraps, drug paraphernalia, and misc other debris were left on site and materials were tracked into the top 6" of soil by equipment removing the bulk of the debris. The project will remove the upper 6" of debris laden soil in the areas shown on sheet C1.0 and dispose of this material at an appropriate landfill. WDA application with Tacoma Pierce County Health Department will be secured before construction. Also as part of this work an area of invasive species will be excavated in the area shown on C1.0 to remove the root mass from reed canary grass and yellow flag iris. This material will also be removed from the site and disposed of at an appropriate landfill. Finally an area approximately 2,000 SF in size of slag containing soil was found during preliminary site explorations. This material has low levels of arsenic contamination and it also will be excavated and removed from the site to an appropriate landfill facility. In total approximately 1700 CY's of soil will be removed and taken to an appropriate landfill for disposal. 3. Tree Removal - the site has a number of trees that have been labeled as hazardous by a certified arborist. A number of other trees will need to be removed to allow for the removal of the debris and to complete the cleanup and invasive removal efforts. Other identified trees will be removed at this time as well to allow for the next phase of work anticipated during the summer of 2027 to complete the habitat creation and enhancement on site. The habitat plan has been submitted under City of Tacoma Critical Area Permit LU25-0176. The site cleanup

Permit Fee: \$7,780.50

Project Coordinator: Sarah Roubinet

Related Site Record: N/A

Related Land Use Record: N/A

component is the work that this permit is centered around. The Port has submitted an application to the Department of Ecology to obtain a Construction Stormwater Permit for the site. It is anticipated that all stormwater will infiltrate as it does today as we are only removing material from the site. There will be no additional grading or fill as part of this project. There will be no utility improvement and no impacts to City streets. Site access for this work will be from the Full Container Recovery site located at 5313 4th St in Fife

CONDITIONS OF APPROVAL

A critical area inspection is required to be completed by critical area staff prior to scheduling final inspection. Schedule your critical area inspection by calling (253) 591-5030 Option 4.

Discovery of archaeological/cultural sites during construction

In the event of an unanticipated discovery of suspected archaeological materials or human remains during the course of construction, all work within 30 feet of the discovery site shall cease immediately and the project management personnel must follow procedures outlined in the City of Tacoma standard Unanticipated Discovery Plan (UDP). All project management personnel should access and familiarize themselves with the UDP steps and requirements prior to the start of construction, and shall inform workers and equipment operators of the UDP as well.

The UDP can be accessed here: <https://cityoftacoma.org/culturalResources/>

To schedule or manage inspections by phone (253) 573-2587 or online at aca-prod.accela.com/TACOMA/

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated into some permits.

Page 3 of 8



CITY OF TACOMA

Planning and Development Services
(253) 591-5030

747 Market St. 3rd Floor
Tacoma, WA 98402
Inspections (253) 573-2587

Site Development Permit #SDEV26-0102

Issued Date: 07/17/2026

Expiration Date: 01/13/2027

VALUATIONS

Estimated Valuation:

\$775,000

PROJECT DETAILS

Night or Weekend Work:

NO

Row

APPROVED REVIEWERS

Category	Approved By	Email	Phone Number
Critical Areas Review	Alexia Henderson	ahenderson2@tacoma.gov	253-345-1367
Critical Areas Review	Dori Tolbert	dtolbert@tacoma.gov	
Document Review	Randy Jones	rjones8@tacoma.gov	253.290.2837
Fire Protection Review	Shawn Bliss	sbliss@tacoma.gov	253-345-8357
Flood Hazard Review	Quyen Thai	qthai@tacoma.gov	253-254-8796
Land Use Review	Shanta Frantz	sfrantz@tacoma.gov	253-260-0769
Real Property Review	Carleen Bruner	cbruner@tacoma.gov	253-591-5570
Site Development Review	Sarah Roubinet	sroubinet@tacoma.gov	253-502-2108
Steep Slopes Review	Craig Kuntz	ckuntz@tacoma.gov	253-405-2068
Tacoma Power Review	Justin Hang	jhang@tacoma.gov	253-502-8164
Tacoma Water Review	Katherine Belin	kbelin@cityoftacoma.org	253-651-2331
Traffic Review	Bobby Cheung	bcheung@tacoma.gov	
Water Quality Review	Scott Hallenberg	shallenb@tacoma.gov	253-502-8215

GENERAL:

PERMISSION IS HEREBY GIVEN TO DO THE DESCRIBED WORK, AS NOTED ON THE REVERSE SIDE, ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TACOMA.,

YOUR ATTENTION IS CALLED TO THE FACT THAT IT SHALL BE THE DUTY OF THE PERMITEE (General Contractor) to assure that all necessary inspections are called for and approved by the City Inspectors.

YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

YOUR ATTENTION IS CALLED to the fact that in addition to regularly scheduled inspections during construction there shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. AU required off-site improvements (curbs, sidewalks, storm sewers, etc.) must be completed at time a final inspection and prior to occupancy of building. Construction of off-site improvements requires scheduled inspections during construction in addition to the final inspection.

SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOTIAFWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Street Obstruction Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" {MUTCD}. The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Construction Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Construction Division 253-591-5760, Traffic Signal/Streetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

9.08.070 Revocation of permits and removal of development.

All permits and/or development granted under the provisions of this chapter may, in any case, be revoked by the Director of Planning and Development Services, or designee, upon 30 days' notice, or without notice in case any such use or occupation shall become dangerous or any structure or obstruction permitted shall become insecure or unsafe, or shall not be constructed, maintained, or used in accordance with the provisions of this chapter. The development shall be removed at the expense of the permittee and/or adjacent property owner.

If any such structure, obstruction, use, or occupancy is not discontinued on notice to do so by the Director of Planning and Development Services, the City may forthwith remove such structure or obstruction from such place, or make such repairs upon such structure or obstruction as may be necessary to render the same secure and safe, at the expense of the permittee or successor, and such expense, together with the cost of its collection, may be collected in the manner provided by law. As an alternative, the City may enforce under Title 8.

(Ord. 28501 Ex. A; passed Apr. 10, 2018: Ord. 22865 § 1; passed Jan. 18, 1983: Ord. 21035 § 1; passed Apr. 5, 1977)



SDEV Inspection Card

Planning and Development Services

Schedule inspections online at www.TacomaPermits.org/Inspection or
by phone using the numbers listed below

NOTICE

Post this card and the
approved plans
conspicuously on the
construction site for
inspections.

Phone Numbers

Site & Right of Way Inspection scheduling	253-591-5030, opt 1
Site Consultation.....	253-591-5030, opt 419
TESC	253-591-5030, opt 409
Permit Compliance	253-591-5030, opt 2
Zoning / Landscaping Final Inspection	253-591-5030, opt 6

Other Helpful Phone Numbers

Tacoma Public Utilities Permitting	253-502-8600
TPU Water	
Monday-Friday, 8am-430pm.....	253-502-8384
After-hours, report leaks, outages.....	253-502-8344
TPU Power	
Report an outage	253-502-8602
Customer Service	253-502-8606
Sanitary & Storm Sewer, backups and flooding.....	253-591-5585
Gas (PSE), 24-hour line	800-962-9498
Traffic Obstructions / Street Operations.....	253-591-5495
Tacoma First (311).....	311
811 Locates (Call Before You Dig)	811

PERMIT NUMBER: SDEV26-0125

CONTRACTOR: VECA Electric

CONTACT NAME: Jess Miller

PHONE: 206-665-6568

DESCRIPTION OF WORK:

The project includes the construction of EV charging stations throughout the site. Installation of additional electrical conduit, transformer, panels, and EV charging stations are proposed. Additionally, to install electrical conduit and EV charging stations, trench and backfill will be proposed. All demolished paving will be replaced.

How to Use This SDEV Inspection Card

- Inspection Card shall be printed, kept on-site and presented to the Site Inspector during all inspections.
- Permits without applicant activity for 180 days may expire. Applicants must request permit extensions by email to: Permits@Tacoma.gov. Fees will apply per the current fee schedule.
- Requests for Certification of Occupancy shall be made to the Building Inspector.
- Inspections in the Final Inspection Sequence may not be requested until all other required inspections are complete and initialed by the Site Inspector on this card.
- Major Level 2 Site Development permits are billed monthly.. All permit fees must be paid prior to issuance of Certificate of Occupancy. All other SDEV permit types are billed during initial application submittal. <https://www.tacomapermits.org/tip-sheet-index/how-to-pay-online>.
- Permit closeout process begins once the Final Inspection Sequence is complete. The closeout process may include fees for final document review.

GENERAL COMMENTS:

CLEAR FORM

WARNING: It is unlawful to occupy the premises until all applicable
final inspections have been completed under the Building Permit.

NOTE: Completed work for significant milestones is documented on this Inspection Card. Work in progress such as rough-in, saw cuts, or potholing is noted in the Inspector's Daily Report in the electronic permit record.

	INSPECTION / DOCUMENTATION	DATE	INSPECTED BY
ADDITIONAL UTILITY PERMITS REQUIRED	WATER ☐ Yes ☒ No No. required: _____		
	SEWER ☐ Yes ☒ No No. required: _____		
	STORM ☐ Yes ☒ No No. required: _____		
QA TESTING *	Embankments ☐ Yes ☐ No		
	Trench backfill, material ☐ Yes ☐ No		
	Trench compaction, report ☐ Yes ☐ No		
	Surface Compaction ☐ Yes ☐ No		
	Commercial/Structural Concrete ☐ Yes ☐ No		
	HMA: mix design, mixture, compaction ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
GENERAL INSPECTIONS	TESC – Initial ☒ Yes		
	Slope Stabilization, hydroseed ☐ Yes ☐ No		
	Curb ramps, slopes ☐ Yes ☐ No		
	Accessible Facility: _____ ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
PAVEMENTS	Pavement saw cut/demo ☐ Yes ☐ No		
	Concrete – forms/staking ☐ Yes ☐ No		
	Concrete – subgrade ☐ Yes ☐ No		
	Concrete – finish ☐ Yes ☐ No		
	HMA – subgrade compaction ☐ Yes ☐ No		
	HMA – placement ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
OTHER INSPECTIONS	Steep Slopes, compaction ☐ Yes ☐ No		
	Solid Waste ☐ Yes ☐ No		
	Retaining wall drainage ☐ Yes ☐ No		
	Soil Amendments ☐ Yes ☐ No		
	Landscaping ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
DOCUMENTATION	Survey Cut Sheets * ☐ Yes ☐ No		
	Shoring: Engineer detension report ☐ Yes ☐ No	Submit to Site Review Engineer	
	Record Drawings (as-builts) ☐ Yes ☐ No	Submit online as an FRC See Precon Meeting Notes.	
	Engineer Certification Letter ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		
	Other: _____ ☐ Yes ☐ No		

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Page | 4 of 4
rev. 12/2025

1. ALL WORK SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROJECT PERMITS AND ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS PERTAINING TO DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR MUST SUBMIT A SEQUENCING PLAN AS PART OF THE WORK PLAN. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A DETAILED WORK PLAN, PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE SCOPE OF WORK, UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE THE METHOD OF WORK. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY TRAFFIC CONTROLS REQUIRED DURING THE CONSTRUCTION OF THIS PROJECT.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN PERIMETER FENCING AS REQUIRED TO MAINTAIN SECURITY OF SITE.
6. CONTRACTOR SHALL PROTECT-IN-PLACE ALL STRUCTURES, UTILITIES AND OBJECTS NOT CALLED OUT AS BEING DEMOLISHED ON THE PLANS. ANY DAMAGE TO ITEMS NOT BEING DEMOLISHED SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
7. THE CONTRACTOR SHALL PROTECT ALL UTILITIES NOT SPECIFICALLY IDENTIFIED ON THE WORK WITHIN THE LIMITS SHOWN ON THE PLANS. ACCESS TO UTILITIES BY THE ENGINEER, ANY DAMAGE TO UTILITIES, OTHER FACILITIES OR EQUIPMENT DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE PROMPTLY REPAIRED AT HIS EXPENSE. THIS INCLUDES ITEMS OUTSIDE THE WORK AREA THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES DURING EXECUTION OF THIS CONTRACT.
8. THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN ESTABLISHED BY FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THEREFORE, BE CONSIDERED APPROPRIATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID OTHER UTILITIES NOT SHOWN HEREIN WHICH MAY BE AFFECTED BY THE IMPLEMENTATIONS OF THIS PLAN. THE CONTRACTOR SHALL BE AWARE OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND NEW UTILITIES TO BE INSTALLED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK, IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
9. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND STRUCTURES EXISTING PRIOR TO

1. SURVEY REFERENCE DATA TAKEN FROM SURVEY DATA COLLECTED BY SITTS AND HILL, SURVEY DATA CAN ONLY BE CONSIDERED REPRESENTATIVE OF THE CONDITIONS AT THE TIME OF THE SURVEY.
2. UNKNOWN DATA SOURCE: 2014, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOURCE OF DATA NOT KNOWN.
3. SURVEY REFERENCE DATA: MEAN LOWER LOW WATER (PE3 PORT OF TACOMA SURVEY CONTROL MAP, DATED 2016).
4. PORT OF TACOMA MONUMENT: MONUMENT #178, LEAD AND TACK FOUND IN THE NORTHEAST GUTTER OF TAYLOR WAY, MONUMENT #178 ELEVATION=15.73'.
5. SURVEY REFERENCE DATA: MEAN LOWER LOW WATER (PORT OF TACOMA TIDAL DATA).
6. WATER LEVELS SHOWN ARE ONLY FOR REFERENCE AND MAY NOT REPRESENT CONDITIONS DURING CONSTRUCTION.

POINT #	SURVEY CONTROL POINTS			DESCRIPTION
	NORTHING	EASTING	ELEVATION	
221	705931.88	1170675.45	17.41	MAG
222	706104.78	1178717.56	17.87	MAG
224	706230.77	1178926.14	16.98	MAG
225	706332.80	1179141.35	19.64	MAG
226	706427.80	1179160.77	15.59	RBC
227	706534.50	1179052.14	16.56	MAG
235	706647.80	1179160.76	15.58	RBC 5.8" APEX X 1/2" 34130-1800"
245	706684.57	1178875.23	13.55	RBC
246	706670.16	1178731.68	12.83	RBC
247	706501.67	1179137.38	16.09	MIC
248	706957.57	1178847.75	15.55	MIC
249	705757.77	1178801.26	15.19	MAG
250	705730.48	1179385.13	15.52	MIC
251	705768.83	1179380.07	12.89	MAG X NAIL WITH 1" WASHER
252	705770.92	1178256.96	11.49	RBC X APEX-18902-34130
253	706482.65	1178364.01	23.04	MAG
8028	705750.83	1178963.56	12.56	MAG X PLASTIC WASHER
8090	706338.37	1179157.35	12.93	RBC SET
8092	706069.03	1178394.92	14.30	RBC 1/2" 1510708

1. THE IMPLEMENTATION OF THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR/ESS SUPERVISOR UNTIL ALL CONSTRUCTION IS COMPLETED.
2. NO DISTURBANCE BEYOND THE BOUNDARIES OF THE DISTURBANCE LIMITS SHOWN ON THE TESC PLAN SHALL BE ALLOWED AT ANY TIME DURING THE CONSTRUCTION PERIOD.
3. DURING THE CONSTRUCTION PERIOD, DISTURBANCE BEYOND THESE LIMITS IS NOT PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESS SUPERVISOR FOR THE DURATION OF THE CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED TO MAINTAIN ACCESS TO THE ROAD RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING, GRADING, OR EXCAVATION TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL FACILITIES, OR OTHER SENSITIVE AREAS IS PREVENTED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOMMODATE CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES).
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESS SUPERVISOR DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED TO ENSURE THEIR CONTINUED PROPER FUNCTIONING. IN ADDITION, TEMPORARY SILTATION POINTS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
8. DRAINAGE FACILITIES, INCLUDING DITCHES, SUMP PUMPS, AND OTHER PERMANENT DRAINAGE FACILITIES, ARE OPERATIONAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
9. PASSED. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
10. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE COVERED WITH MULCH, PLASTIC, OR OTHER COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

OR ONCE A MONTH (OR MORE FREQUENTLY) AS REQUIRED BY CITY CONSTRUCTION INSPECTOR (OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT). THE STREET SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY. TO PREVENT SEDIMENT FROM FRESHENING WATERS OF THE SOIL, SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ONSITE, OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO DRAINAGE SYSTEMS TO SURFACE WATERS. DURING THE WET SEASON (OCTOBER 1 - APRIL 30) NOTES:

1. ALL WORK WATER LEVELS WITHIN THE PROJECT AREA LIMITS VARY BASED ON THE DISCHARGE FROM THE DITCH AND TIDAL WATER LEVELS. WATER LEVELS CAN BE HIGHLY VARIABLE DURING TIME PERIODS OF HIGHER TIDES. APPROXIMATE TIDE ELEVATIONS (WITHOUT CREEK FLOW OR STORM

APPROXIMATE TIDE ELEVATIONS (FT)		
NOAA STATION 9466484 (FT, MLLW)		PORT OF TACOMA (FT, MLLW)
MAX TIDE	34.87	35.15
HAT	13.78	14.06
MHHW	11.78	12.06
MHW	10.9	11.18
MSL	6.84	7.12
MLW	2.84	3.12
MLLW (NOAA)	0	0.28
MLLW (PORT)	-0.28	0

2. NOAA STATION 9466484, TACOMA, WA. EPOCH: 1983-2001.
3. TO CONVERT FROM NOAA STATION VALUES TO PORT OF TACOMA VALUES ADD 0.28 FT.

SECTION DESIGNATION		SHEET LOCATED ON	SECTION
DETAIL DESIGNATION		SHEET LOCATED ON	DETAIL

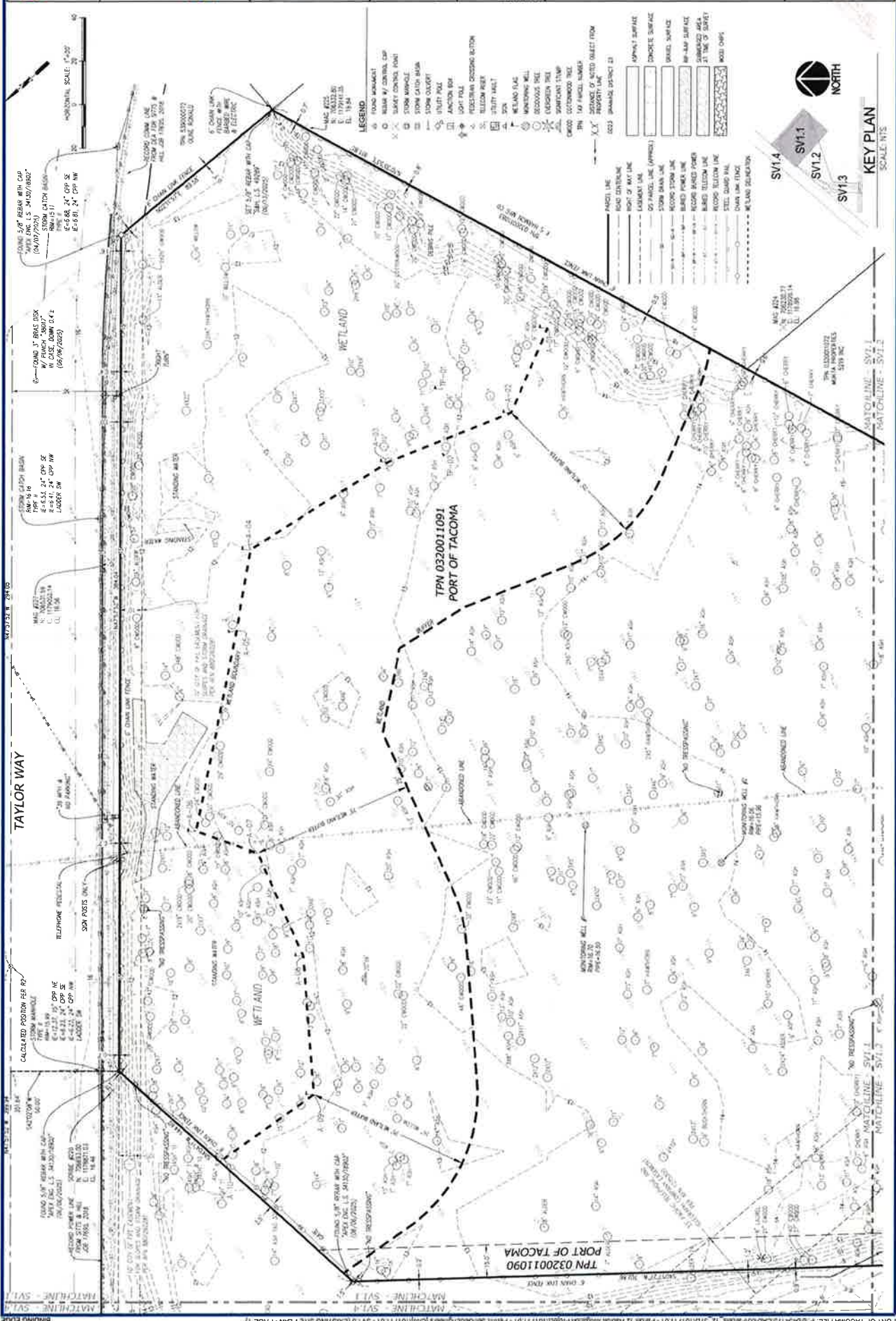
ACR	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ	AA	AB	AC	AD	AE	AF	AG
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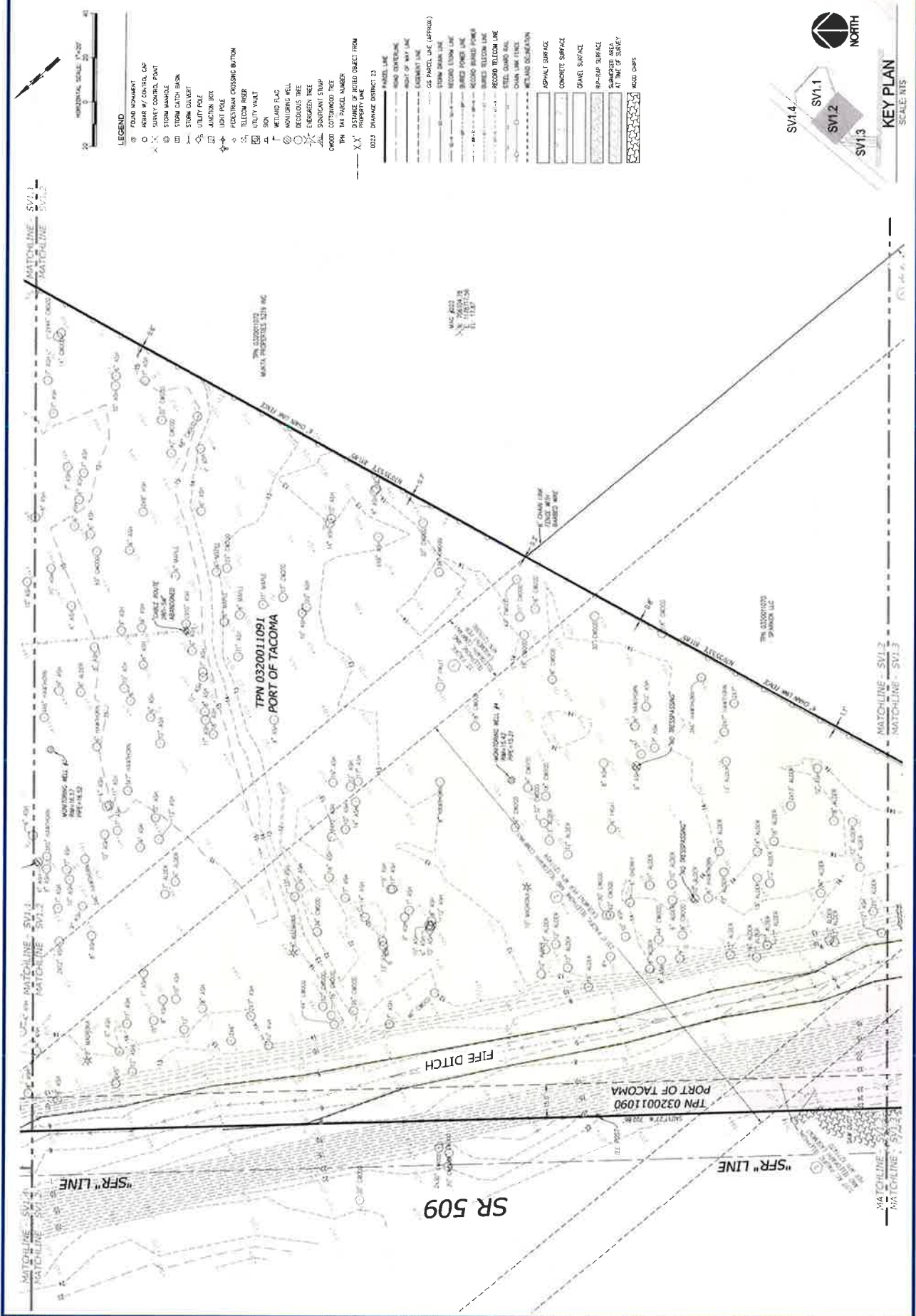
TACOMA PUBLIC UTILITIES - POWER JOE REMPE	253-307-2749
TACOMA PUBLIC UTILITIES - COMMUNICATION KIM QUINONES - ENGINEERING SUPERVISOR KEN MATHES - SECTION SUPERVISOR	253-502-8131 253-502-4851

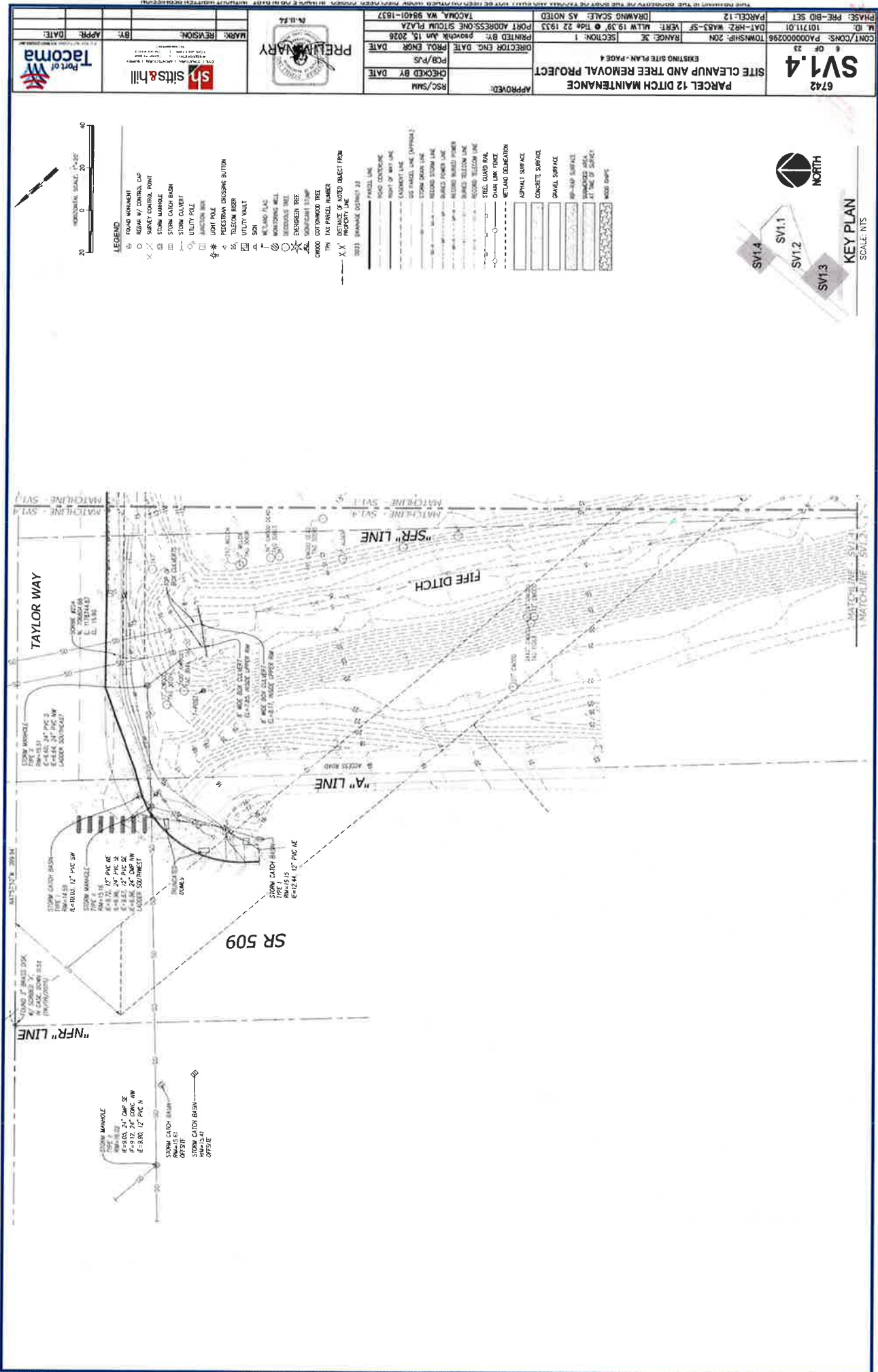
DANNY SOUND ENERGY	425-736-7318
PUNNET HERIST	253-831-2059
LUMEN (CENTURILINK)	253-831-2059
ROB BLAIR	253-831-2059
COMCAST	253-254-1366
BRIAN HOBACK	253-254-1366
RAINIER CONNECT	253-312-2819
BRIAN MUNSON	253-312-2819
ZAVO	253-272-7585
JASON TESDAL	253-272-7585
FIFE WATER	253-922-9915
ART GREGG	253-922-9915
WISOT PULLUP DISPOSAL SITE	253-792-1167
CRAG DAVIES (WITH OLSEN BROTHERS)	253-792-1167

G2.0

PERCENT

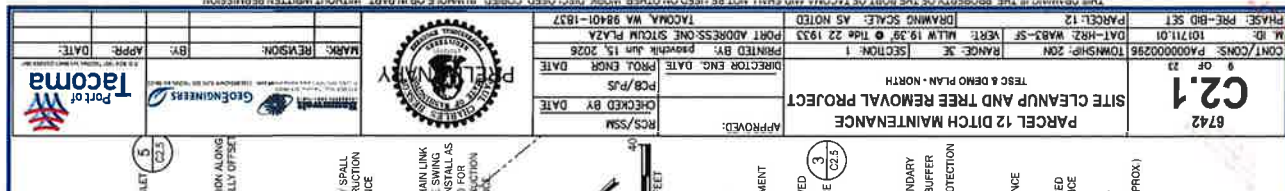


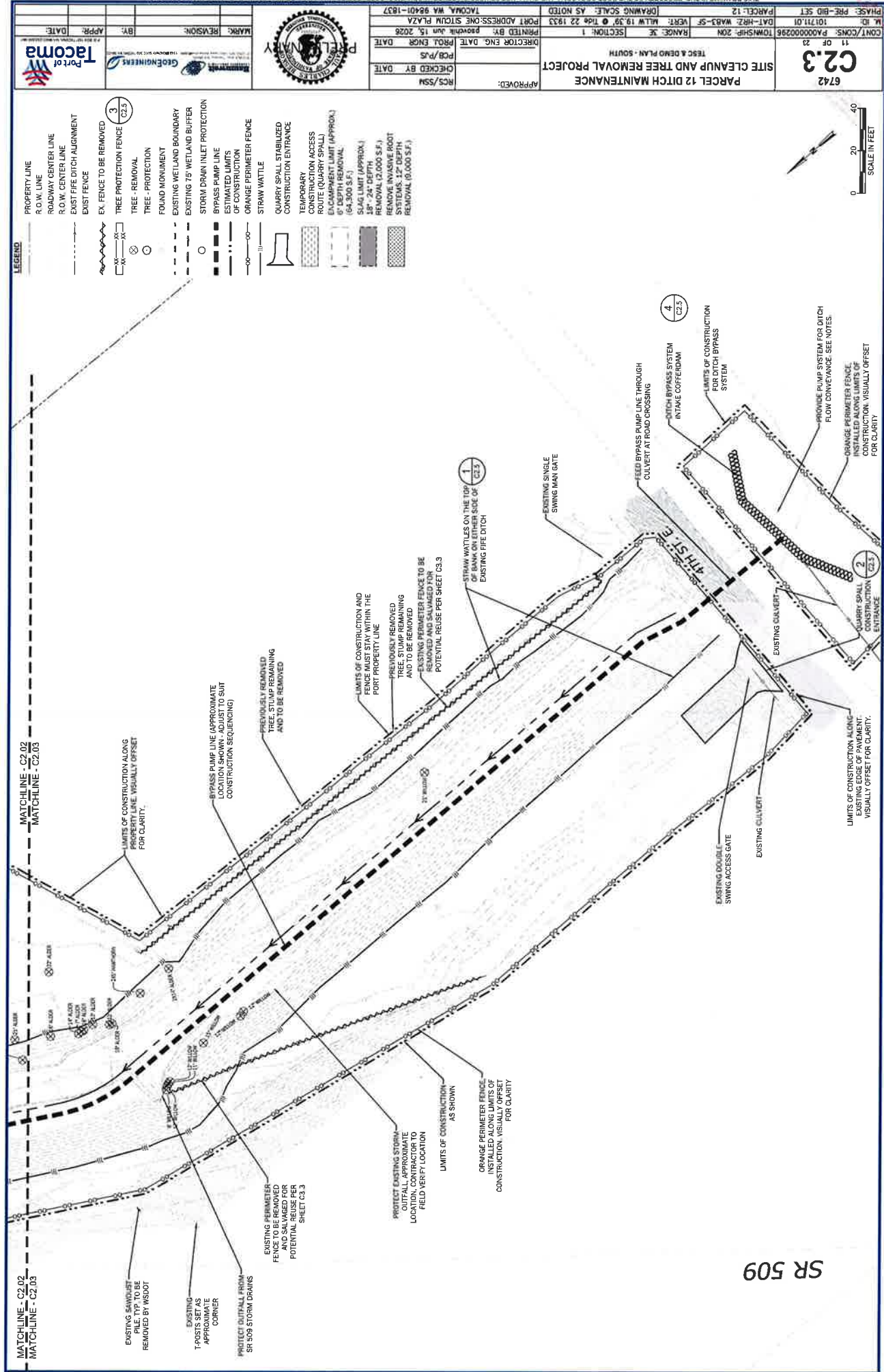




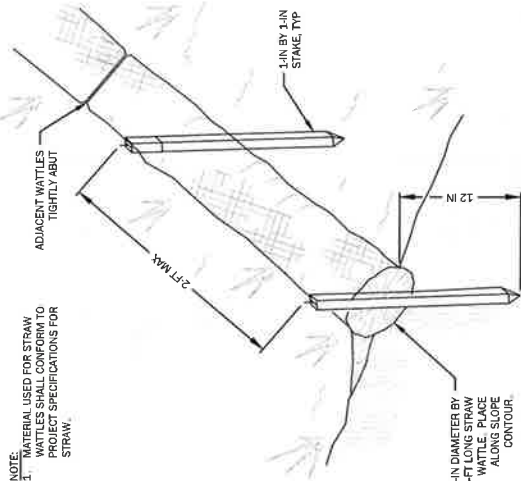
SV1.4 6742		PARCEL 12 DITCH MAINTENANCE		APPROVED:	
CONTRACT: PAC000002096		TOWNSHIP: 20N		RANGE: 3E	
DATE: 10/17/11		DATE: 10/17/11		DATE: 10/17/11	
DRAWING SCALE: AS NOTED		DRAWING SCALE: AS NOTED		DRAWING SCALE: AS NOTED	
PRINTED BY: PHOENIX		PRINTED BY: PHOENIX		PRINTED BY: PHOENIX	
DIRECTOR ENG. DATE		DIRECTOR ENG. DATE		DIRECTOR ENG. DATE	
CHECKED BY: DATE		CHECKED BY: DATE		CHECKED BY: DATE	
RSC/SUM		RSC/SUM		RSC/SUM	
TACOMA, WA 98401-1837		TACOMA, WA 98401-1837		TACOMA, WA 98401-1837	
PRELIMINARY		PRELIMINARY		PRELIMINARY	
BY: DATE		BY: DATE		BY: DATE	
APPROVED: DATE		APPROVED: DATE		APPROVED: DATE	
TACOMA		TACOMA		TACOMA	



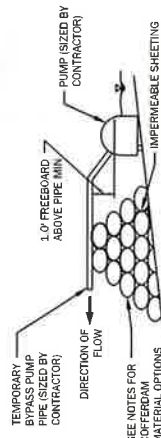






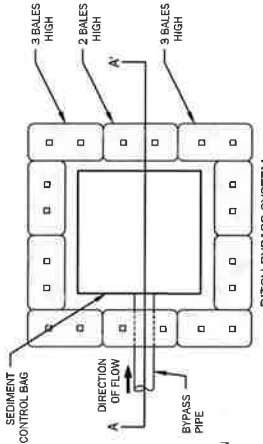


STRAW WATTLE 1
SCALE: NOT TO SCALE C2.5

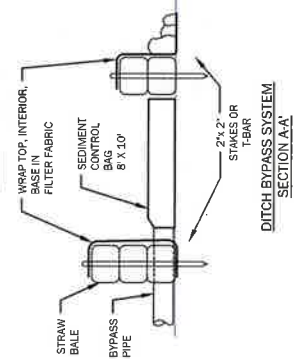


DITCH BYPASS SYSTEM INTAKE COFFERDAM

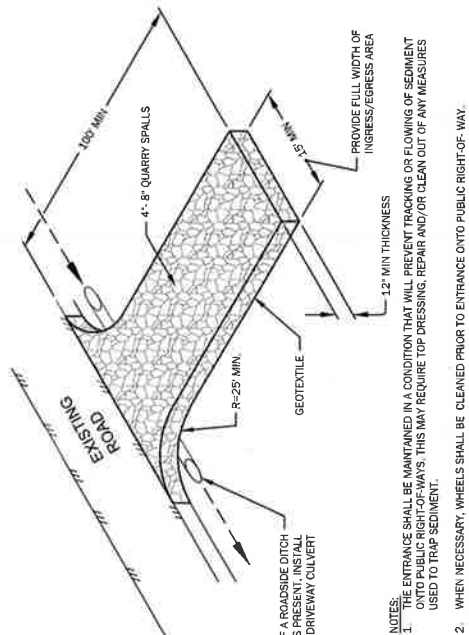
1. **INSTALLED SYSTEMS SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED IN ACCORDANCE WITH SPECIFICATIONS.**
2. **DITCH BYPASS SYSTEM IN TAKE OFF CORRIDOR:**
 - A. **GRAVEL BASK, WATER BAG, DAM, PORT ALARM, OR OTHER MEANS APPROVED BY THE ENGINEER. GRAVEL BASKS SHALL BE CONSTRUCTED OF WOVEN SYNTHETIC FABRIC.**
 - B. **HEIGHT, WIDTH, AND LENGTH OF CORRIDOR SHALL BE DETERMINED BY THE TIME OF CONSTRUCTION.**
 - C. **EXTEND THE CORRIDOR END UP THE BANKS OF THE CHANNEL AS NEEDED TO PREVENT EROSION FROM OCCURRING AROUND THE ENDS OF THE CORRIDOR.**
 - D. **CONSTRUCTION MATERIALS SHALL BE REMOVED AND DISPOSED OFF SITE AFTER CONSTRUCTION.**
 - E. **SEE SPECIFICATIONS FOR BYPASS PUMP FLOW RATE.**
3. **DITCH BYPASS SYSTEM DISCHARGE FACILITY:**
 - A. **DO NOT PLACE DISCHARGE STRUCTURE ON STEEP SLOPES OR WHERE SATURATED SOIL CONDITIONS MAY CAUSE SOIL INSTABILITY.**
 - B. **INSTALL ON A MILD SLOPE TO ALLOW WATER TO DRAIN THROUGH THE BAG.**
 - C. **REPLACE BAG WHEN IT CAN NO LONGER LET SEDIMENT OR PASS WATER WITHOUT USE.**
 - D. **SIZE AND MAINTENANCE OF THE SEDIMENT CONTROL STRUCTURE IS DEPENDENT ON THE PUMP SIZE AND FLOW RATE.**
4. **CONTRACTOR SHALL EXTEND BYPASS PIPE THRU EXISTING CULVERT AT R/C CROSSINGS.**



DITCH BYPASS SYSTEM

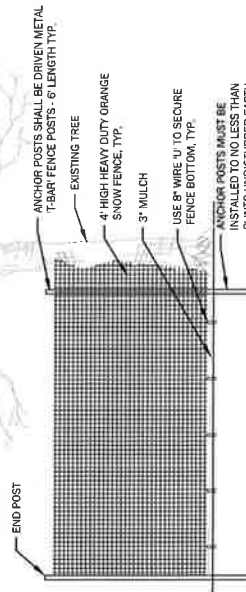


DITCH BYPASS SYSTEM

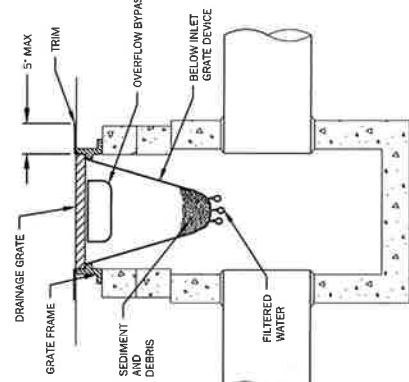


STABILIZED CONSTRUCTION ENTRANCE DETAIL **2**
SCALE: NOT TO SCALE C2 5

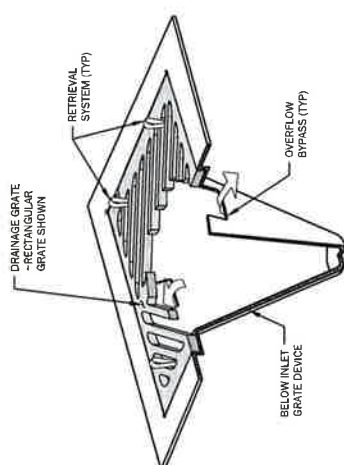
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.



TREE PROTECTION-SNOW FENCE DETAIL **3**
SCALE: NOT TO SCALE
C2.5



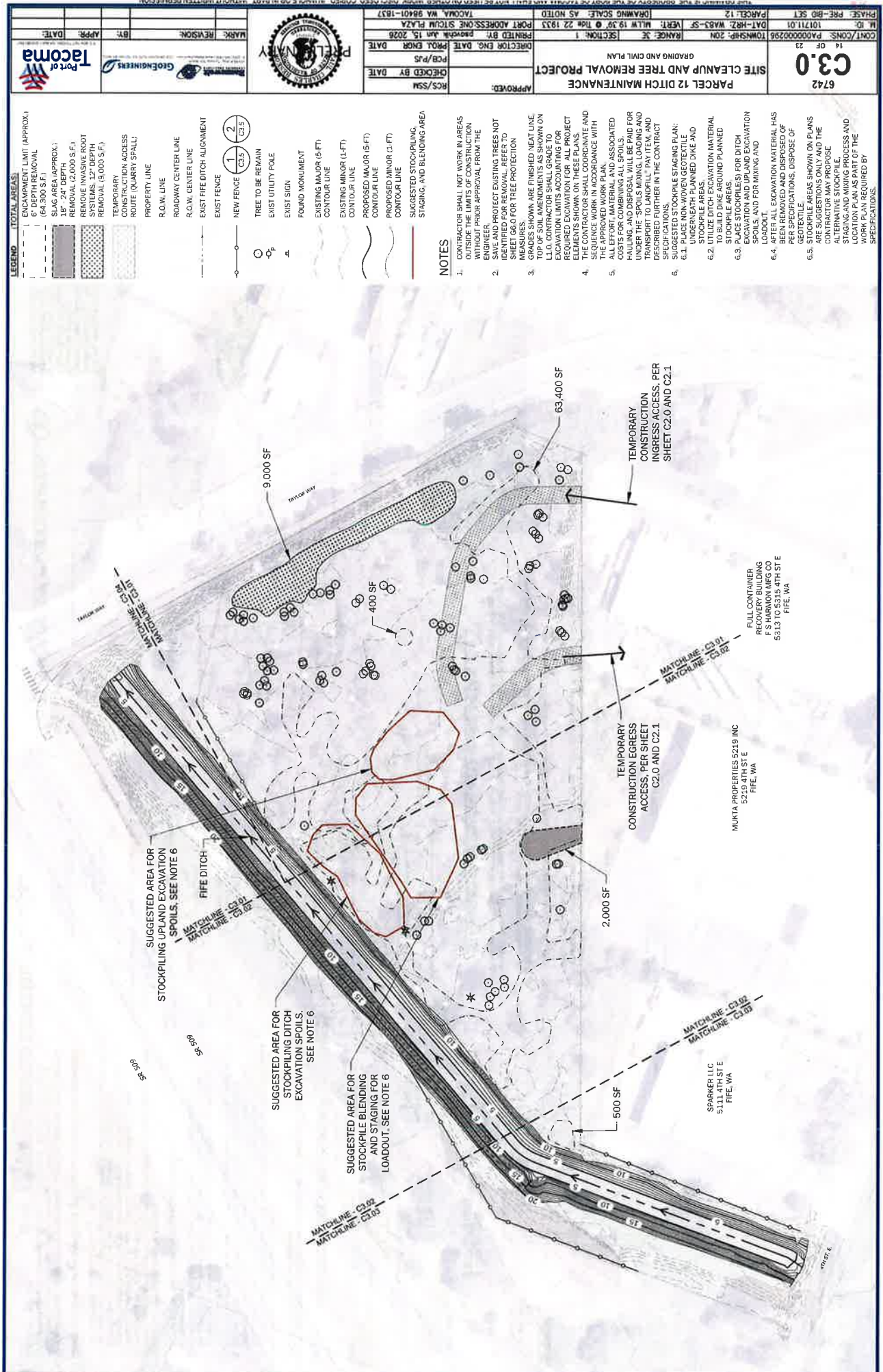
STORM DRAIN INLET PROTECTION DETAIL **5**
SCALE: NOT TO SCALE C2.5



1. SIZE THE "BELOW INLET GRATE DEVICE" (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING HTE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 6-01.3(15).

1. ALL TREE PROTECTION AREAS SHALL HAVE PROTECTIVE BARRIER FENCES ERECTED AT THE EDGES OF THE PROTECTION ZONE, OR AS INDICATED ON PLANS.
2. THE FENCES SHALL BE MADE OF HEAVY DUTY GALVANIZED STEEL OR WOOD, WITH 1" X 4" TYPICAL METAL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART.
3. NO GRAVING, FILLING, OPERATION OR STORAGE OF EQUIPMENT, MODIFICATIONS/REMOVAL, UTILITY TRENCHES, UNDERSTORM DRAINAGE, OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE WITHOUT THE SUPERVISION OF A CERTIFIED ARBORIST.
4. TREE FENCES SHALL BE ERECTED AROUND THE PROTECTION ZONE OF ALL TREES TO BE SAVED PRIOR TO THE START OF CONSTRUCTION.
5. REMOVE TREE PROTECTION FENCING ONE WEEK PRIOR TO PROJECT COMPLETION.

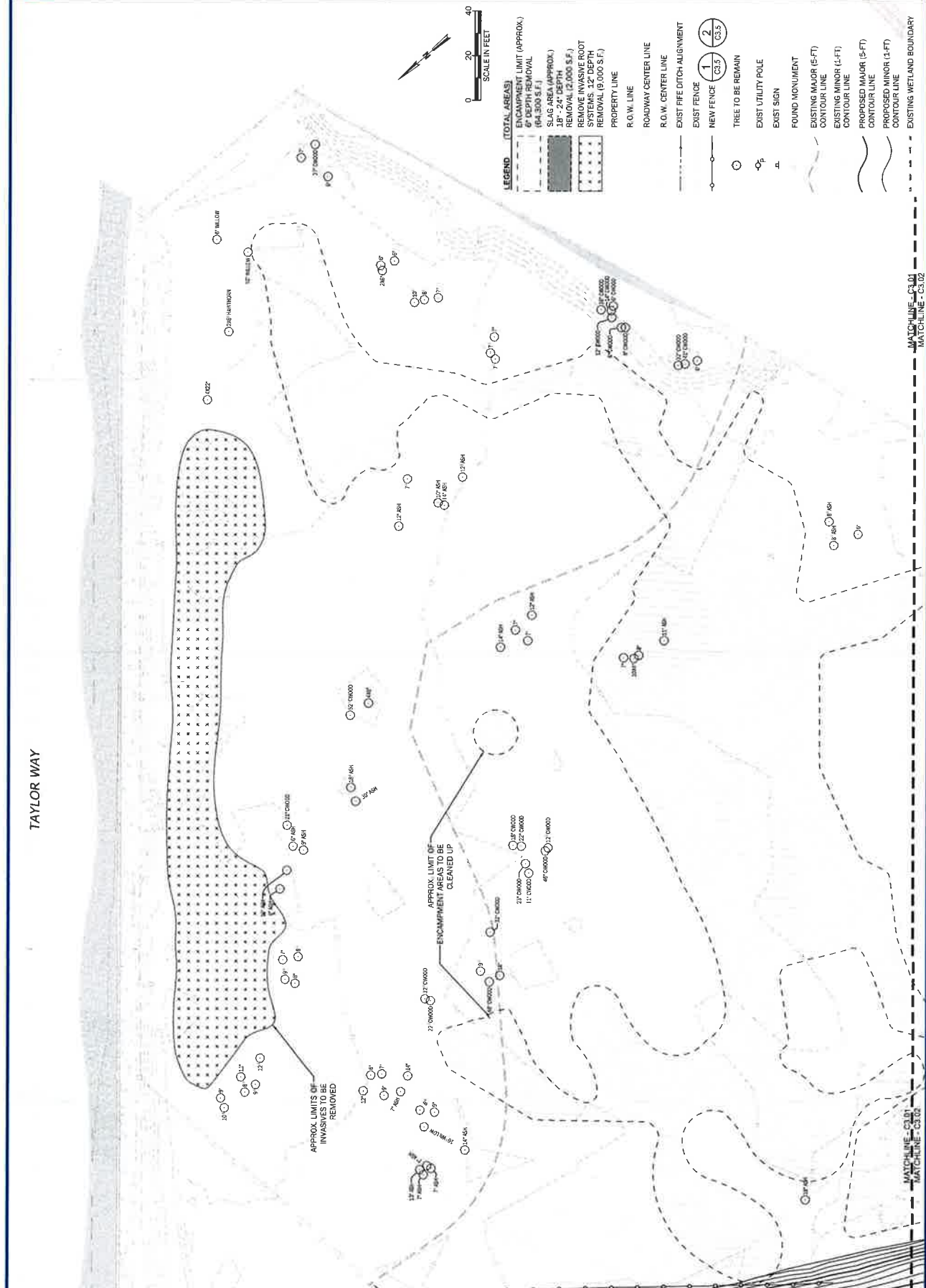
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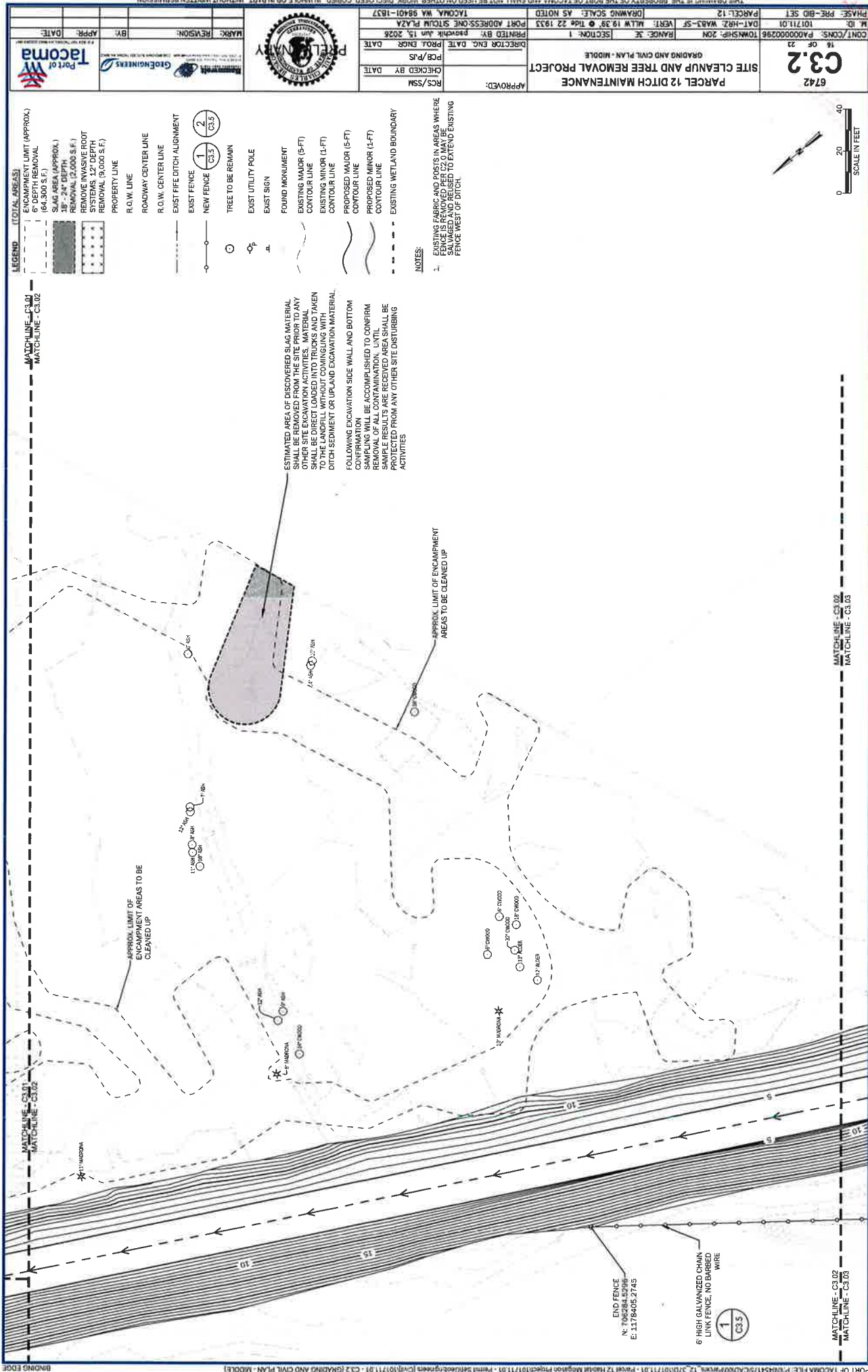
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MATCHLINE - C3.04
MATCHLINE - C3.01
MATCHLINE - C3.04
MATCHLINE - C3.01

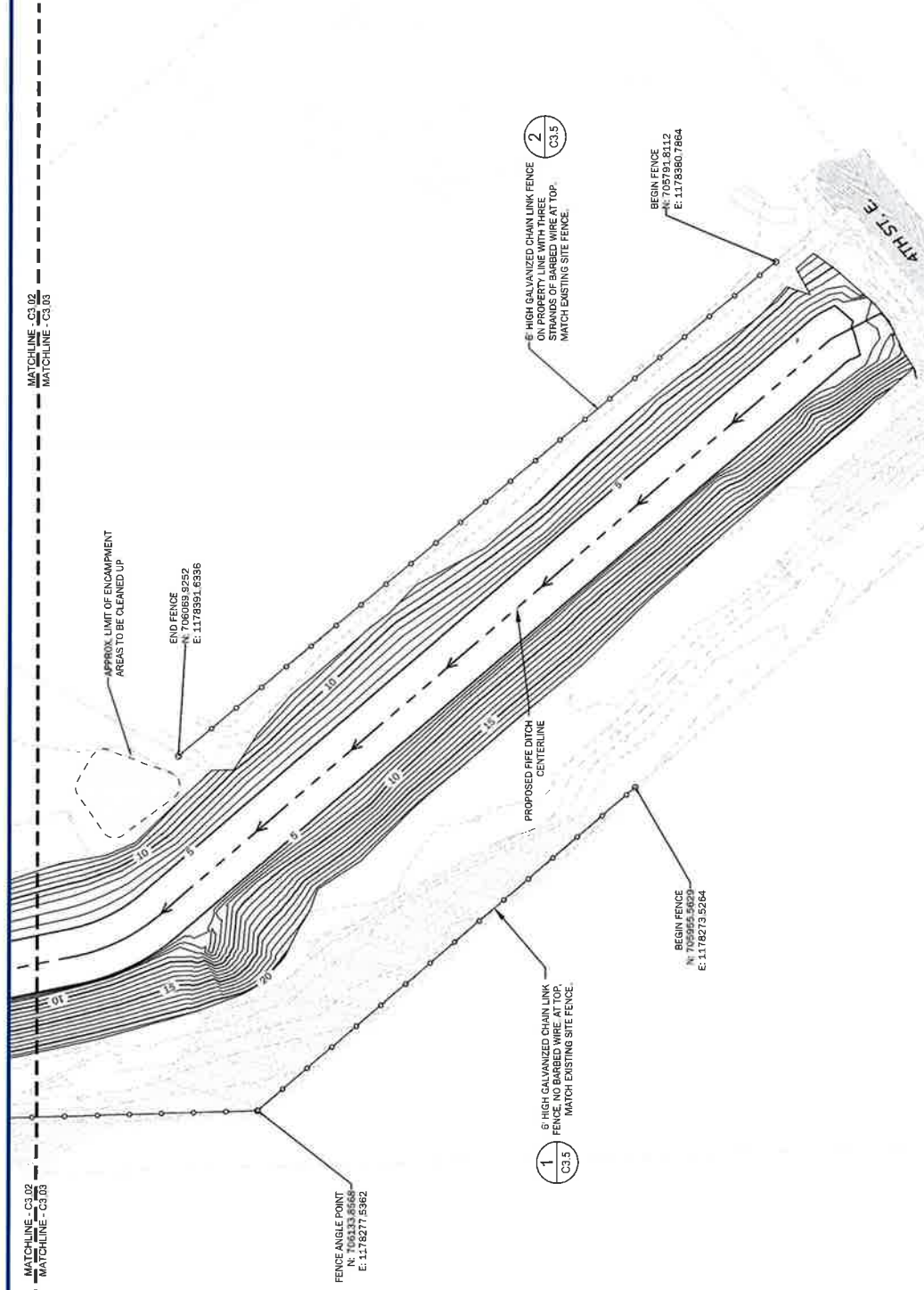
TAYLOR WAY



6742 C3.1		PARCEL 12 DITCH MAINTENANCE		APPROVED:	
CONTRACT NO. PA00000002096		DATE: 10/17/11		PROJECT: PARCEL 12 DITCH MAINTENANCE	
SHEET: 12 OF 23		TOWN: 36		SECTION: 1	
RANGE: 36		TOWNSHIP: 20N		RANGE: 36	
MILE: 19.39		MILE: 22.1933		MILE: 19.39	
VERT: 19.39		VERT: 22.1933		VERT: 19.39	
DRAWING SCALE: AS NOTED		TACOMA, WA 98401-1837		TACOMA, WA 98401-1837	
PRINTED BY: P:\00454175\000\000\Parcel 12 370\10711\01 - Parcel 12 Grading and Civil Plan - NORTH.dwg		DATE: 10/17/11		DATE: 10/17/11	
DIRECTOR: ENG. DATE: 10/17/11		PUB/PJS: 10/17/11		CHECKED BY: 10/17/11	
RCS/SSA: 10/17/11		DATE: 10/17/11		DATE: 10/17/11	
MARC: 10/17/11		REVISION: 10/17/11		BY: 10/17/11	
APPR. DATE: 10/17/11		DATE: 10/17/11		DATE: 10/17/11	
TACOMA		TACOMA		TACOMA	



SR 509



LEGEND

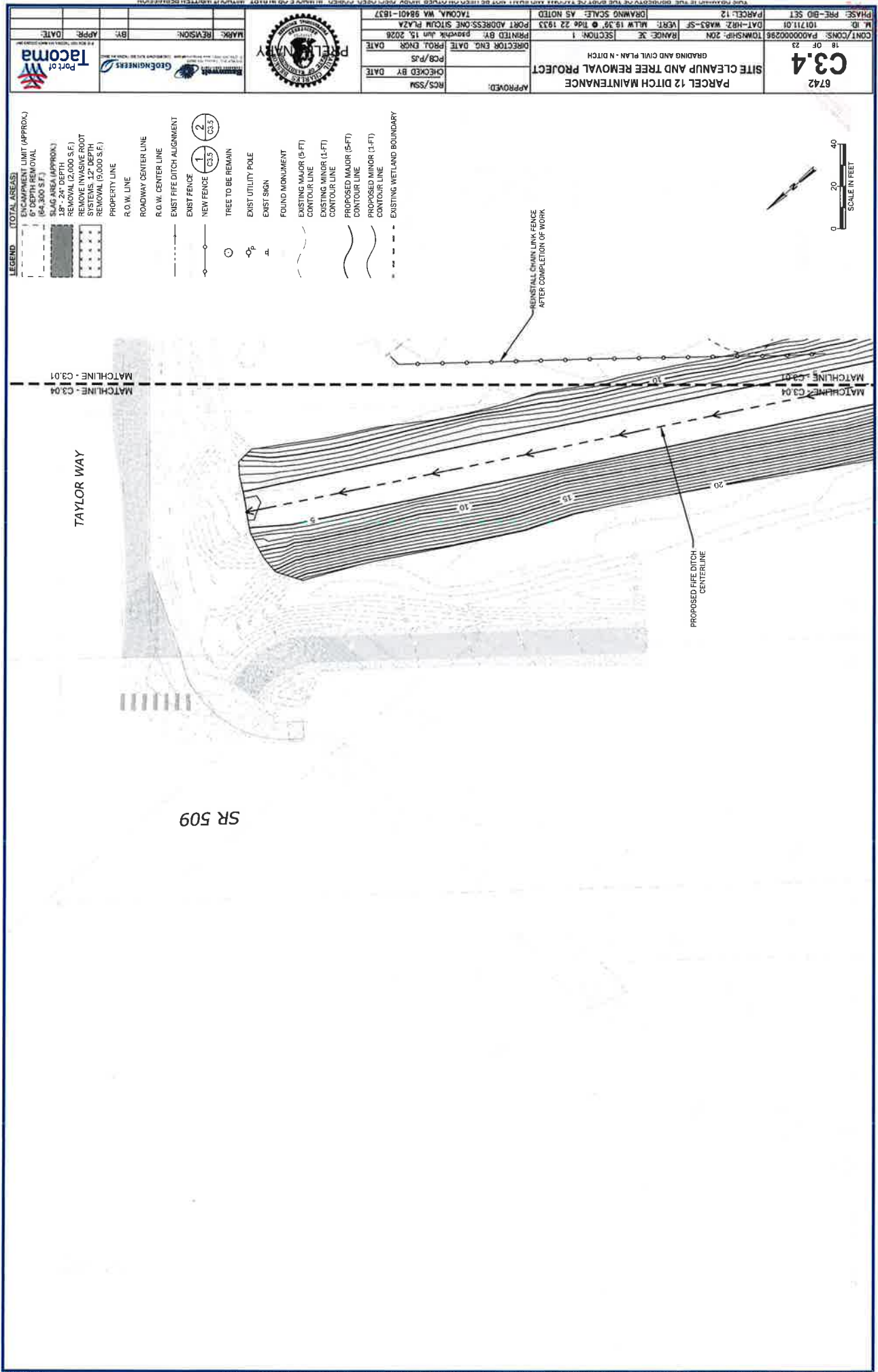
[Symbol]	TOTAL AREAS
[Symbol]	ENCAMMENT LIMIT (APPROX.)
[Symbol]	6" DEPTH REMOVAL (64,300 S.F.)
[Symbol]	SLAG AREA (APPROX.)
[Symbol]	18" - 24" DEPTH REMOVAL (2,000 S.F.)
[Symbol]	REMOVE INVASIVE ROOT REMOVAL (2,000 S.F.)
[Symbol]	REMOVE INVASIVE ROOT REMOVAL (8,000 S.F.)
[Symbol]	PROPERTY LINE
[Symbol]	R.O.W. LINE
[Symbol]	ROADWAY CENTER LINE
[Symbol]	R.O.W. CENTER LINE
[Symbol]	EXIST FIVE DITCH ALIGNMENT
[Symbol]	EXIST FENCE
[Symbol]	NEW FENCE
[Symbol]	TREE TO BE REMAIN
[Symbol]	EXIST UTILITY POLE
[Symbol]	EXIST SIGN
[Symbol]	FOUND MONUMENT
[Symbol]	EXISTING MAJOR (5-FT) CONTOUR LINE
[Symbol]	EXISTING MINOR (1-FT) CONTOUR LINE
[Symbol]	PROPOSED MAJOR (5-FT) CONTOUR LINE
[Symbol]	PROPOSED MINOR (1-FT) CONTOUR LINE
[Symbol]	EXISTING WETLAND BOUNDARY

- NOTES:**
- EXISTING FABRIC AND POSTS IN AREAS WHERE FENCE IS REMOVED PER C2.0 MAY BE SALVAGED AND REUSED TO EXTEND EXISTING FENCE WEST OF DITCH.

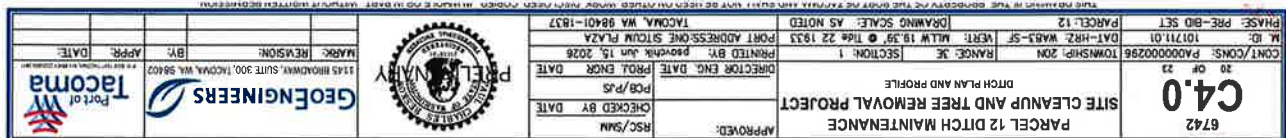


6742		C3.3		17 OF 23	
PARCEL 12 DITCH MAINTENANCE					
SITE CLEANUP AND TREE REMOVAL PROJECT					
GRADING AND CIVIL PLAN - SOUTH					
APPROVED:		RCS/SSM			
DIRECTOR ENG. DATE		PCB/PJS			
PRINTED BY: PROJECT MAN 15, 2026		TACOMA, WA 98401-1837			
PORT ADDRESS ONE SITCUM PLAZA		TACOMA, WA 98401-1837			
M. ID: 101711.01		TOWNSHIP: 20N		RANGE: 3E	
DATE: 10/17/11		SECTION: 1		WATER: 19.39' @ TIDE 22 1933	
PHASE: PRE-BID SET		DRAWING SCALE: AS NOTED			

MARK:	REVISION:	BY:	DATE:



PARCEL 12 DITCH MAINTENANCE		C3.4		6742	
GRADING AND CIVIL PLAN - N DITCH		RANGE: 36		SECTION: 1	
TOWNSHIP: 20N		DATE: 10/11/11		M. ID: 101711.01	
CONTRACT/CONS: PA000000026		PHASE: PRE-BID SET		PARCEL: 12	
DRAWING SCALE: AS NOTED		TACOMA, WA 98401-1837		PRINTED BY: P:\060454175\CA0000\Parcel 12 - Parcel 12 Habitat Mitigation Project\101711-01 - C3-4 (Grading and Civil Plan - N Ditch) - Purvis Seaford\engineers\101711-01 - C3-4 (Grading and Civil Plan - N Ditch)	
DIRECTOR ENG. DATE		PROJ. ENG. DATE		CHECKED BY DATE	
RCS/SSM		PCB/PJS		APPROVED:	
TACOMA, WA 98401-1837		TACOMA, WA 98401-1837		TACOMA, WA 98401-1837	



11. FROM STA 20+00 TO STA 20+26. EVENLY TAPER TYPICAL SECTION TO MATCH EXISTING CONDITIONS.
12. FROM STA 27+50 TO STA 28+00. EVENLY TAPER GRADING SURFACES TO TRANSITION FROM EXISTING TYPICAL SECTION TO TYPICAL SECTION "B".
13. FROM STA 30+50 TO STA 30+93. EVENLY TAPER TYPICAL SECTION TO MATCH EXISTING CONDITIONS.
14. PROPOSED CLEARING OF DITCH BANKS SHOULD NOT REMOVE MORE THAN 3 INCHES OF EXISTING SURFACE INCLUDING DOWNED VEGETATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

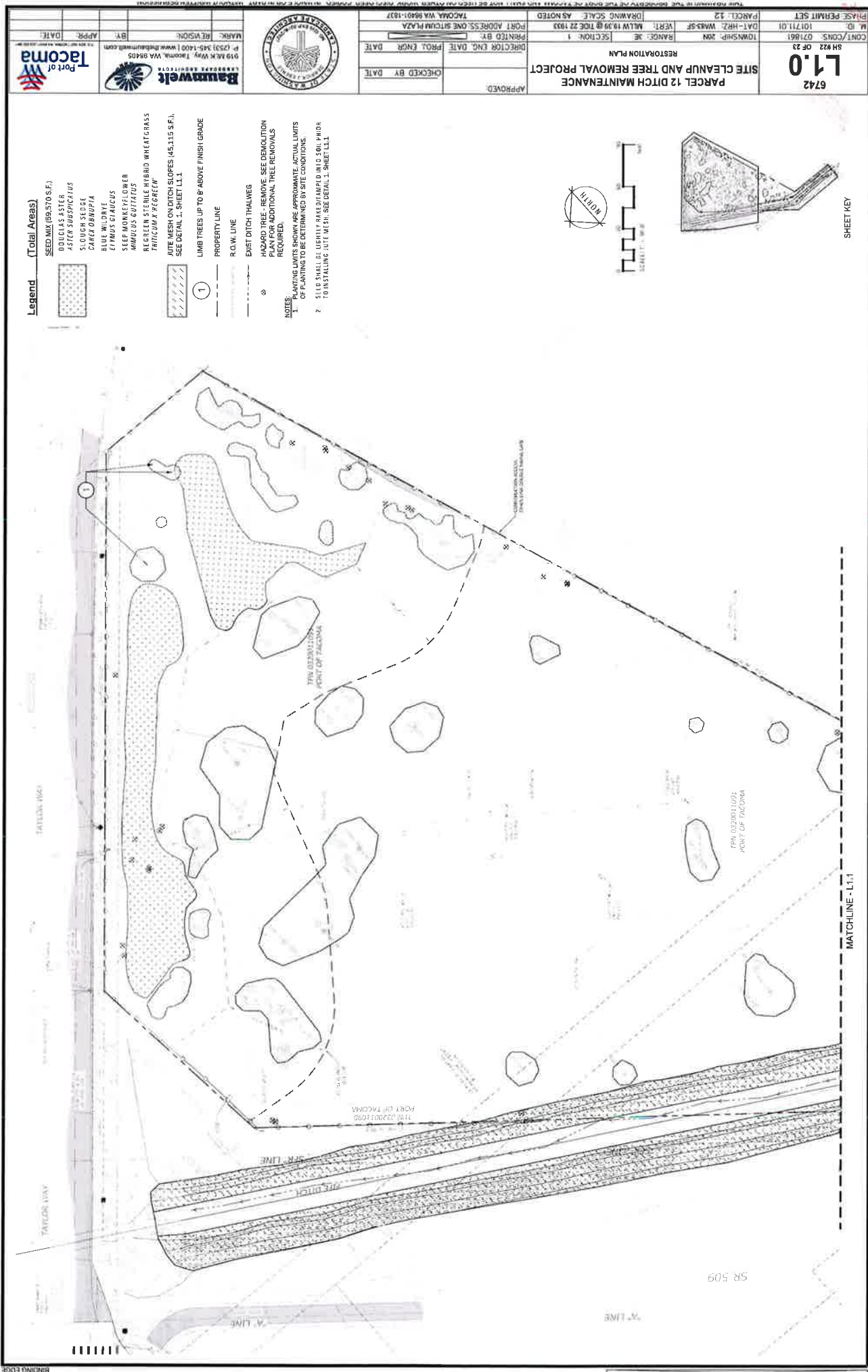


HORIZONTAL SCALE IN FEET
0 10 20

VERTICAL SCALE IN FEET
0 10 20

VERTICAL EXAGGERATION: 1X

					
Part of 		GEOTECHNICAL ENGINEERS 1345 BROADWAY, SUITE 200, TACOMA, WA 98402 PHONE: (206) 461-1111 FAX: (206) 461-1112 WWW: WWW.GEOTECHNICAL-ENGINEERS.COM		PROJECT NO. 12-01-001 PROJECT NAME: 12 DITCH MAINTENANCE PROJECT LOCATION: 12 DITCH MAINTENANCE PROJECT DATE: 12-01-001	
DATE: 12-01-001 BY: [Signature] APPR: [Signature]		DATE: 12-01-001 BY: [Signature] APPR: [Signature]		DATE: 12-01-001 BY: [Signature] APPR: [Signature]	



Legend (Total Areas)

- SEED MIX (89,570 S.F.)
- DOUGLAS ASTER
- ASTER SUBSPICATUS
- SLOUGH SEDGE
- CAREX OBNOBILIA
- BLUE WILDOYE
- LYMUS GLAUCUS
- SLEEP MONKEYFLOWER
- MIMULUS GUTTATUS
- REGREEN STERILE HYBRID WHEATGRASS
- TRITICUM X REGREEN
- JUTE MESH ON DITCH SLOPES (45,115 S.F.)
- SEE DETAIL 1, SHEET L1.1

NOTES

1 PLANTING LIMITS SHOWN ARE APPROXIMATE. ACTUAL LIMITS OF PLANTING TO BE DETERMINED BY SITE CONDITIONS.

2 SEEDS SHALL BE LIGHTLY RAKED/INMPLED INTO SOIL PRIOR TO INSTALLING JUTE MESH. SEE DETAIL 1, SHEET L1.1

Legend (Total Areas)

- PROPERTY LINE
- R.O.W. LINE
- EXIST DITCH THALWEG
- HAZARD TREE - REMOVE. SEE DEMOLITION PLAN FOR ADDITIONAL TREE REMOVALS REQUIRED.

Legend (Total Areas)

- 1 LIMB TREES UP TO 8' ABOVE FINISH GRADE

Legend (Total Areas)

- SEED MIX (89,570 S.F.)
- DOUGLAS ASTER
- ASTER SUBSPICATUS
- SLOUGH SEDGE
- CAREX OBNOBILIA
- BLUE WILDOYE
- LYMUS GLAUCUS
- SLEEP MONKEYFLOWER
- MIMULUS GUTTATUS
- REGREEN STERILE HYBRID WHEATGRASS
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- 1 LIMB TREES UP TO 8' ABOVE FINISH GRADE

Legend (Total Areas)

- SEED MIX (89,570 S.F.)
- DOUGLAS ASTER
- ASTER SUBSPICATUS
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- BLUE WILDOYE
- LYMUS GLAUCUS
- SLEEP MONKEYFLOWER
- MIMULUS GUTTATUS
- REGREEN STERILE HYBRID WHEATGRASS
- TRITICUM X REGREEN
- JUTE MESH ON DITCH SLOPES (45,115 S.F.)
- SEE DETAIL 1, SHEET L1.1

NOTES

1 PLANTING LIMITS SHOWN ARE APPROXIMATE. ACTUAL LIMITS OF PLANTING TO BE DETERMINED BY SITE CONDITIONS.

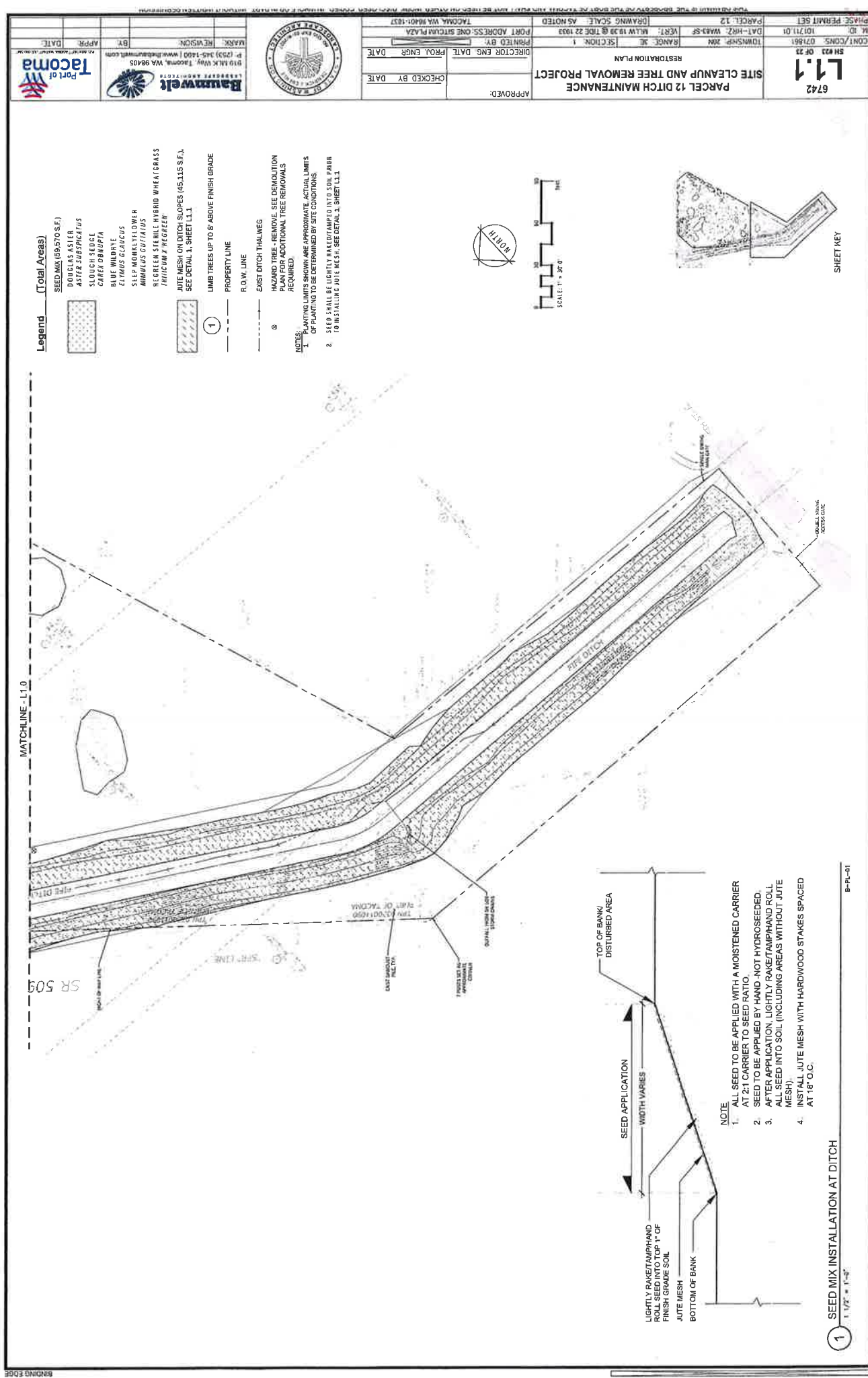
2 SEEDS SHALL BE LIGHTLY RAKED/INMPLED INTO SOIL PRIOR TO INSTALLING JUTE MESH. SEE DETAIL 1, SHEET L1.1

Legend (Total Areas)

- PROPERTY LINE
- R.O.W. LINE
- EXIST DITCH THALWEG
- HAZARD TREE - REMOVE. SEE DEMOLITION PLAN FOR ADDITIONAL TREE REMOVALS REQUIRED.

Legend (Total Areas)

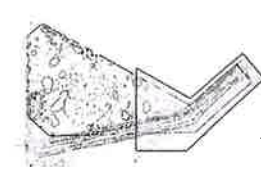
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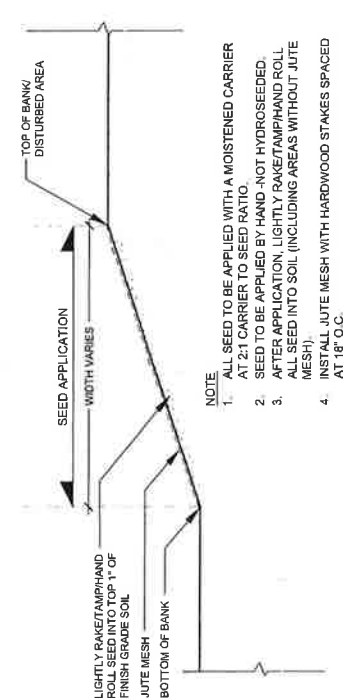
- Legend (Total Areas)**
- SEED MIX (69,270 S.F.)
 - DOUGLAS ASIER
 - ASTER SUBSPICATUS
 - SLOUGH SEDGE
 - CAREX OBNUPA
 - BLUE WILDOYE
 - ELIMUS GLAUCUS
 - SLEEP MONK YELLOWER
 - MINUJUS CUTITATUS
 - REGREEN STENILE HYBRID WHEATGRASS
 - TRITICUM X REGREEN
 - JUTE MESH ON DITCH SLOPES (45,115 S.F.)
 - SEE DETAIL 1, SHEET L1.1
 - 1 LIMB TREES UP TO 8' ABOVE FINISH GRADE
 - PROPERTY LINE
 - R.O.W. LINE
 - EXIST DITCH THALWEG
 - HAZARD TREE - REMOVE. SEE DEMOLITION PLAN FOR ADDITIONAL TREE REMOVALS REQUIRED
- NOTES:**
1. PLANTING LIMITS SHOWN ARE APPROXIMATE. ACTUAL LIMITS OF PLANTING TO BE DETERMINED BY SITE CONDITIONS
 2. SEED SHALL BE LIGHTLY RAKED/TAMPED INTO SOIL PRIOR TO INSTALLING JUTE MESH. SEE DETAIL 1, SHEET L1.1



SCALE: 1" = 50' 0"



SHEET KEY



NOTE

1. ALL SEED TO BE APPLIED WITH A MOISTENED CARRIER AT 2:1 CARRIER TO SEED RATIO.
2. SEED TO BE APPLIED BY HAND - NOT HYDROSEED.
3. AFTER APPLICATION, LIGHTLY RAKE/TAMP/HAND ROLL ALL SEED INTO SOIL (INCLUDING AREAS WITHOUT JUTE MESH).
4. INSTALL JUTE MESH WITH HARDWOOD STAKES SPACED AT 18" O.C.

1 SEED MIX INSTALLATION AT DITCH
1 1/2" = 1'-0"

B-P-01

6742		L1.1		SITE CLEANUP AND TREE REMOVAL PROJECT		RESTORATION PLAN		APPROVED:		CHECKED BY: DATE		PROJ. ENGR. DATE		PRINTED BY: TACOMA, WA 98401-1837		PORT ADDRESS: ONE SHELTON PLAZA		TACOMA, WA 98401-1837		DRAWING SCALE: AS NOTED		PARCEL 12		TOWNSHIP 20N		RANGE 3E		SECTION 1		VERT. M.L.W. 18 38 @ TIDE 22 1033		DATE: 10/21/01		M. ID. 021861		CONT. CONS. OF 23		PHASE: PERMIT SET	
6742		L1.1		SITE CLEANUP AND TREE REMOVAL PROJECT		RESTORATION PLAN		APPROVED:		CHECKED BY: DATE		PROJ. ENGR. DATE		PRINTED BY: TACOMA, WA 98401-1837		PORT ADDRESS: ONE SHELTON PLAZA		TACOMA, WA 98401-1837		DRAWING SCALE: AS NOTED		PARCEL 12		TOWNSHIP 20N		RANGE 3E		SECTION 1		VERT. M.L.W. 18 38 @ TIDE 22 1033		DATE: 10/21/01		M. ID. 021861		CONT. CONS. OF 23		PHASE: PERMIT SET	

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Appendix C

Department of Ecology

Construction

Stormwater General

Permit

WAR315791

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

June 5, 2026

Ben Nield
Port of Tacoma
PO Box 1837
Tacoma, WA 98401
Sent by email only: bnield@nwseaportalliance.com

RE: Coverage under the Construction Stormwater General Permit

Permit number:	WAR315791
Site Name:	Parcel 12 Site Cleanup and Tree Removal Project
Location:	3802 Taylor Way
	Tacoma, WA
	County: Pierce
Disturbed Acres:	5.6

Dear Ben Nield:

The Washington State Department of Ecology (Ecology) received your Notice of Intent for coverage under Ecology's Construction Stormwater General Permit (CSWGP). This is your permit coverage letter. Your permit coverage is effective June 5, 2026.

Retain this letter as an official record of permit coverage for your site. You may keep your records in electronic format if you can easily access them from your construction site. You can get the CSWGP, permit forms, and other information at Ecology's [CSWGP eCoverage Packet webpage](#)¹. Contact your Permit Administrator, listed below, if you want a copy of the CSWGP mailed to you. Please read the permit and contact Ecology if you have any questions.

Electronic Discharge Monitoring Reports (WQWebDMR)

This permit requires you to submit monthly discharge monitoring reports (DMRs) for the full duration of permit coverage (from the first full month of coverage to termination). Your first sampling and reporting period will be for the month of **July** and your first DMR must be submitted by **August 15, 2026**.

¹ <http://www.ecology.wa.gov/eCoverage-packet>

You must submit your DMRs electronically using Ecology's secure online system, WQWebDMR. To sign up for WQWebDMR go to Ecology's [WQWebPortal guidance webpage](#)². If you have questions, contact the portal staff at (360) 407-7097 (Olympia area), or (800) 633-6193/Option 3, or email WQWebPortal@ecy.wa.gov.

Appeal Process

You have a right to appeal coverage under the general permit to the Pollution Control Hearing Board (PCHB). Appeals must be filed within 30 days of the date of receipt of this letter. Any appeal is limited to the general permit's applicability or non-applicability to a specific discharger. The appeal process is governed by chapter 43.21B RCW and chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2). For more information regarding your right to appeal, please reference Ecology's Focus Sheet: [Appeal of General Permit Coverage](#)³.

Annual Permit Fees

RCW 90.48.465 requires Ecology to recover the costs of managing the permit program. Permit fees are invoiced annually until the permit is terminated. Termination conditions are described in the permit. For permit fee related questions, please contact the Water Quality Fee Unit at wqfeeunit@ecy.wa.gov or (800) 633-6193/Option 2. You can also visit [Water Quality Permit Fees Webpage](#)⁴ for more information.

Ecology Field Inspector Assistance

If you have questions regarding stormwater management at your construction site, please contact your Regional Inspector, Evan Wood of Ecology's Southwest Regional Office in Lacey at evan.wood@ecy.wa.gov, or (360) 706-4599.

Questions or Additional Information

Ecology is here to help. Please review our [Construction Stormwater General Permit webpage](#)⁵ for more information. If you have questions about the Construction Stormwater General Permit, please contact your Permit Administrator, Melinda Wilson at melinda.wilson@ecy.wa.gov, or (360) 870-8290.

Sincerely,



Jeff Killelea, Manager
Permit and Technical Services Section
Water Quality Program

² <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance>

³ <https://apps.ecology.wa.gov/publications/summarypages/1710007.html>

⁴ <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-quality-permits/Fees>

⁵ www.ecology.wa.gov/constructionstormwaterpermit

Appendix D

Port of Tacoma SWPPP

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Construction Stormwater General Permit

Stormwater Pollution Prevention Plan (SWPPP)

for

Parcel 12 Site Cleanup and Tree Removal Project

Prepared for:

The Washington State Department of Ecology
Southwest Region

Permittee / Owner	Developer	Operator / Contractor
Port of Tacoma	Port of Tacoma	TBD

3802 Taylor Way

Tacoma Wa 98421

Certified Erosion and Sediment Control Lead (CESCL)

Name	Organization	Contact Phone Number
TBD		

SWPPP Prepared By

Name	Organization	Contact Phone Number
Ben Nield	NWSA/Port of Tacoma	253.241.0297

SWPPP Preparation Date

7/22/2026

Project Construction Dates

Activity / Phase	Start Date	End Date
[Insert Name]		

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List of Appendices

Appendix/Glossary

- A.** Site Map
- B.** BMP Detail
- C.** Correspondence
- D.** Site Inspection Form
- E.** Construction Stormwater General Permit (CSWGP)
- F.** 303(d) List Waterbodies / TMDL Waterbodies Information
- G.** Contaminated Site Information
- H.** Engineering Calculations

List of Acronyms and Abbreviations

Acronym / Abbreviation	Explanation
303(d)	Section of the Clean Water Act pertaining to Impaired Waterbodies
BFO	Bellingham Field Office of the Department of Ecology
BMP(s)	Best Management Practice(s)
CESCL	Certified Erosion and Sediment Control Lead
CO₂	Carbon Dioxide
CRO	Central Regional Office of the Department of Ecology
CSWGP	Construction Stormwater General Permit
CWA	Clean Water Act
DMR	Discharge Monitoring Report
DO	Dissolved Oxygen
Ecology	Washington State Department of Ecology
EPA	United States Environmental Protection Agency
ERO	Eastern Regional Office of the Department of Ecology
ERTS	Environmental Report Tracking System
ESC	Erosion and Sediment Control
GULD	General Use Level Designation
NPDES	National Pollutant Discharge Elimination System
NTU	Nephelometric Turbidity Units
NWRO	Northwest Regional Office of the Department of Ecology
pH	Power of Hydrogen
RCW	Revised Code of Washington
SPCC	Spill Prevention, Control, and Countermeasure
su	Standard Units
SWMMEW	Stormwater Management Manual for Eastern Washington
SWMMWW	Stormwater Management Manual for Western Washington
SWPPP	Stormwater Pollution Prevention Plan
TESC	Temporary Erosion and Sediment Control
SWRO	Southwest Regional Office of the Department of Ecology
TMDL	Total Maximum Daily Load
VFO	Vancouver Field Office of the Department of Ecology
WAC	Washington Administrative Code
WSDOT	Washington Department of Transportation
WWHM	Western Washington Hydrology Model

1 Project Information

Project/Site Name: Parcel 12 Sirte Cleanup and Tree Removal Project
Street/Location: 3802 Taylor Way
City: Tacoma State: WA Zip code: 98421
Subdivision:
Receiving waterbody: Fife Ditch

1.1 Existing Conditions

Total acreage (including support activities such as off-site equipment staging yards, material storage areas, borrow areas).

Total acreage: 8.3
Disturbed acreage: 5.6
Existing structures: none
Landscape topography: sloped
Drainage patterns: Stormwater will be infiltrated onsite
Existing Vegetation: Hazardous trees and invasive root species
Critical Areas (wetlands, streams, high erosion risk, steep or difficult to stabilize slopes): N/A

List of known impairments for 303(d) listed or Total Maximum Daily Load (TMDL) for the receiving waterbody: N/A

Table 1 includes a list of suspected and/or known contaminants associated with the construction activity.

List all known or suspected contaminants associated with this site in Table 1. Include contaminants previously remediated.

Table 1 – Summary of Site Pollutant Constituents

Constituent (Pollutant)	Location	Depth	Concentration
Arsenic	Slag-containing soils with cleanup area	TBD from characterization report	TBD
Metals	Site cleanup excavation areas	TBD	TBD
Petroleum Hydrocarbons	Encampment debris/impacted soils	TBD	TBD
PAHs	Fill and slag areas	TBD	TBD

1.2 Proposed Construction Activities

Description of site development (example: subdivision):

This project includes removal of contaminated and debris-laden soils associated with homeless encampments, excavation and disposal of slag-containing soils with low-level arsenic contamination, tree removal and site preparation for future habitat mitigation construction.

Description of construction activities (example: site preparation, demolition, excavation):

Site preparation, excavation, and grading.

Description of site drainage including flow from and onto adjacent properties. Must be consistent with Site Map in Appendix A:

Stormwater will be infiltrated onsite.

Description of final stabilization (example: extent of revegetation, paving, landscaping):

Jute mesh will be installed on ditch slopes and site will be hydroseeded to stabilize after grading is completed.

Contaminated Site Information:

Proposed activities regarding contaminated soils or groundwater (example: on-site treatment system, authorized sanitary sewer discharge):

Contaminated soils will be excavated and removed from the site.

2 Construction Stormwater Best Management Practices (BMPs)

Describe the BMPs identified to control pollutants in stormwater discharges. Depending on the site, multiple BMPs for each element may be necessary. For each element identified:

- Clearly describe the control measure(s).
- Describe the implementation sequence.
- Describe the inspection and maintenance procedures for that specific BMP.
- Identify the responsible party for maintaining BMPs (if your SWPPP is shared by multiple operators, indicate the operator responsible for each BMP).

Categorize each BMP under one of the following elements as listed below:

1. Preserve Vegetation / Mark Clearing Limits
2. Establish Construction Access
3. Control Flow Rates
4. Install Sediment Controls
5. Stabilize Soils
6. Protect Slopes
7. Protect Drain Inlets
8. Stabilize Channels and Outfalls
9. Control Pollutants
10. Control Dewatering
11. Maintain BMPs
12. Manage the Project
13. Protect Low Impact Development

- BMPs must be consistent with the most current approved edition (at the time the CSWGP was issued) of the Stormwater Management Manual for Western Washington (SWMMWW) at sites west of the crest of the Cascade Mountains; the Stormwater Management Manual for Eastern Washington (SWMMEW) for sites east of the crest of the Cascade Mountains; or other Ecology-approved manual.
- Note the location of each BMP on your Site Map in Appendix A.
- Include the corresponding Ecology source control BMPs and runoff conveyance and treatment BMPs in Appendix B.
 - SWMMWW Volume II Chapter 4 Sections 4.1 and 4.2 – <https://fortress.wa.gov/ecy/publications/SummaryPages/1410055.html> or
 - SWMMEW Chapter 7 Section 7.3.1 and 7.3.2 – <http://www.ecy.wa.gov/biblio/0410076.html>

If it can be justified that a particular element does not apply to the project site, include a written justification in lieu of the BMP description in the text for the appropriate element.

The SWPPP is a living document reflecting current conditions and changes throughout the life of the project. These changes may be informal (i.e., hand-written notes and deletions). Update the SWPPP when the CESCL has noted a deficiency in BMPs or deviation from original design.

2.1 The 13 Elements

2.1.1 Element 1: Preserve Vegetation / Mark Clearing Limits

Describe the methods (signs, fences, etc.) you will use to protect those areas that should not be disturbed.

Describe natural features identified and how each will be protected during construction. Trees that are to be preserved, as well as all sensitive areas and their buffers, shall be clearly delineated, both in the field and on the plans.

Describe how natural vegetation and native topsoil will be preserved.

List and describe BMPs: BMP C103 High Visibility Fence

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.2 Element 2: Establish Construction Access

Describe how you will minimize dust generation and vehicles tracking sediment off-site.

Limit vehicle access to one route, if possible.

Recycled concrete used to establish construction ingress or egress may be a stormwater pollutant source that requires treatment prior to discharge.

Street sweeping, street cleaning, or wheel wash/tire baths may be necessary if the stabilized construction access is not effective. All wheel wash wastewater shall be controlled on-site and CANNOT be discharged into waters of the State.

Install site ingress/egress stabilization BMPs according to BMP C105.

Describe how you will clean the affected roadway(s) from sediment which is tracked off-site.

List and describe BMPs: BMP C105 Stabilized Construction Entrance, S430 BMPs for Urban Streets

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.3 Element 3: Control Flow Rates

Describe how you will protect properties and waterways downstream of the project from increased speed and volume of stormwater discharges due to construction activity.

Construction of stormwater retention and/or detention facilities must be done as one of the first steps in grading.

Assure that detention facilities are functioning properly before constructing site improvements (i.e., impervious surfaces).

If applicable, describe how you will protect areas designed for infiltration from siltation during the construction phase.

Will you construct stormwater retention and/or detention facilities?

☐ Yes ☒ No

Will you use permanent infiltration ponds or other low impact development (example: rain gardens, bio-retention, porous pavement) to control flow during construction?

☐ Yes ☒ No

List and describe BMPs: flow control exempt receiving water

Installation Schedules: N/A

Inspection and Maintenance plan: N/A

Responsible Staff: CESCL

2.1.4 Element 4: Install Sediment Controls

Describe how you will minimize sediment discharges from the site. Construct sediment control BMPs as one of the first steps of grading. These BMPs must be functional before other land disturbing activities – especially grading and filling – take place.

Describe the BMPs identified to filter sediment prior to it being discharged to an infiltration system or leaving the construction site.

Describe how you will direct stormwater for maximum infiltration where feasible.

Describe how you will not interfere with the movement of juvenile Salmonids attempting to enter off-channel areas or drainages.

Describe how you will respond if sediment controls are ineffective and turbid water is observed discharging from the site.

Consider the amount, frequency, intensity and duration of precipitation, soil characteristics, and site characteristics when selecting sediment control BMPs.

List and describe BMPs: BMP C233 Silt Fence; BMP C235 Wattles

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.5 Element 5: Stabilize Soils

Describe how you will stabilize exposed and unworked soils throughout the life of the project (i.e., temporary and permanent seeding, mulching, erosion control fabrics, etc.).

Describe how you will stabilize soil stockpiles.

Describe how you will minimize the amount of soil exposed throughout the life of the project.

Describe how you will minimize the disturbance of steep slopes.

Describe how you will minimize soil compaction.

Describe how you will stabilize contaminated soil and contaminated soil stockpiles if applicable.

Exposed and unworked soils will be stabilized according to the time period set forth for dry and wet seasons, on the west or east sides of the crest of the Cascade Mountains.

West of the Cascade Mountains Crest

Season	Dates	Number of Days Soils Can be Left Exposed
During the Dry Season	May 1 – September 30	7 days
During the Wet Season	October 1 – April 30	2 days

Soils must be stabilized at the end of the shift before a holiday or weekend if needed based on the weather forecast.

Anticipated project dates: Start date: 06/01/2026 End date: 09/30/2026

Will you construct during the wet season?

☐ Yes ☒ No

List and describe BMPs: BMP C121 Mulching; BMP C122 Nets and Blankets; BMP C123 Plastic Covering; hydroseed or temporary seed if exposed for extended period

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.6 Element 6: Protect Slopes

West of the Cascade Mountains Crest

Describe how slopes will be designed, constructed, and protected to minimize erosion.

Temporary pipe slope drains must handle the peak 10-minute flow rate from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, 1-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used.

The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits.

For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates.

If using the Western Washington Hydrology Model (WWHM) to predict flows, bare soil areas should be modeled as “landscaped area”.

Describe how you will reduce scouring within constructed channels that are cut down a slope.

Will steep slopes be present at the site during construction?

☒ Yes ☐ No

List and describe BMPs: BMP C122 Nets and Blankets; BMP C235 Wattles

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.7 Element 7: Protect Drain Inlets

Describe how you will protect all operable storm drain inlets so that stormwater runoff does not enter the stormwater conveyance system.

Describe how you will remove sediment that enters the stormwater conveyance system (i.e., filtration, treatment, etc.).

Keep in mind inlet protection may function well for coarse sediment but is less effective in filtering finer particles and dissolved constituents. Inlet protection is the last component of a treatment train and protection of drain inlets include additional sediment and erosion control measures. Inlet protection devices will be cleaned (or removed and replaced), when sediment has filled the device by one third ($1/3$) or as specified by the manufacturer.

Inlets will be inspected weekly at a minimum and daily during storm events.

List and describe BMPs: BMP C220 Storm Drain Inlet Protection

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.8 Element 8: Stabilize Channels and Outlets

Describe how you will prevent downstream erosion where site runoff is to be conveyed in channels, discharged to a stream or, discharged to a natural drainage point.

West of the Cascade Mountains Crest

On-site conveyance channels must handle the peak 10-minute flow rate from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, 1-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used.

The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits.

For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates.

If using the WWHM to predict flows, bare soil areas should be modeled as “landscaped area”.

Provide stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches, will be installed at the outlets of all conveyance systems.

List and describe BMPs: BMP C122: Nets and Blankets

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.9 Element 9: Control Pollutants

The following pollutants are anticipated to be present on-site:

Table 2 – Pollutants

Pollutant (List pollutants and source, if applicable)
Fuel for equipment

Describe how you will handle and dispose of all pollutants, including waste materials and demolition debris, in a manner that does not cause contamination of stormwater.

Describe how you will cover, contain, and protect from vandalism all chemicals, liquid products, petroleum products, and other polluting materials.

Describe how you will manage known contaminants to prevent their discharge with stormwater to waters of the State (i.e., treatment system, off-site disposal).

List and describe BMPs: BMP C123 Plastic Covering; BMP C233 Silt Fence; BMP C235 Wattles; BMP C140 Dust Control

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

Will maintenance, fueling, and/or repair of heavy equipment and vehicles occur on-site?

☒ Yes ☐ No

If yes, describe spill prevention and control measures in place while conducting maintenance, fueling, and repair of heavy equipment and vehicles.

If yes, also provide the total volume of fuel on-site and capacity of the secondary containment for each fuel tank. Secondary containment structures shall be impervious.

List and describe BMPs: BMP C153 material delivery, Storage and Containment; BMP S419 Mobile Fueling of Vehicles and Heavy Equipment

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

Will wheel wash or tire bath system BMPs be used during construction?

☐ Yes ☒ No

Will pH-modifying sources be present on-site?

☐ Yes ☒ No

Table 3 – pH-Modifying Sources

☐	None
☐	Bulk cement
☐	Cement kiln dust
☐	Fly ash
☐	Other cementitious materials
☐	New concrete washing or curing waters
☐	Waste streams generated from concrete grinding and sawing
☐	Exposed aggregate processes
☐	Dewatering concrete vaults
☐	Concrete pumping and mixer washout waters
☐	Recycled concrete
☐	Recycled concrete stockpiles
☐	Other (i.e., calcium lignosulfate) [please describe:]

Concrete trucks must not be washed out onto the ground, or into storm drains, open ditches, streets, or streams. Excess concrete must not be dumped on-site, except in designated concrete washout areas with appropriate BMPs installed.

Will uncontaminated water from water-only based shaft drilling for construction of building, road, and bridge foundations be infiltrated provided the wastewater is managed in a way that prohibits discharge to surface waters?

☐ Yes ☒ No

2.1.10 Element 10: Control Dewatering

Describe where dewatering will occur, including source of the water to be removed. State clearly if dewatering water is contaminated or has the potential to be contaminated.

Water from foundations, vaults, and trenches with characteristics similar to stormwater runoff shall be discharged into a controlled conveyance system before discharging to a sediment trap or sediment pond. Clean dewatering water will not be routed through stormwater sediment ponds.

Only clean, non-turbid dewatering water (such as well-point groundwater) may be discharged to systems tributary to, or directly into, surface waters of the State, provided the dewatering flow does not cause erosion or flooding of receiving waters.

Describe how you will manage dewatering water to prevent the discharge of contaminants to waters of the State, including dewatering water that has comingled with stormwater (i.e., treatment system, off-site disposal).

Check treatment or disposal option for dewatering water, if applicable:

Table 4 – Dewatering BMPs

☒	Infiltration
☐	Transport off-site in a vehicle (vacuum truck for legal disposal)
☐	Ecology-approved on-site chemical treatment or other suitable treatment technologies
☐	Sanitary or combined sewer discharge with local sewer district approval (last resort)
☐	Use of sedimentation bag with discharge to ditch or swale (small volumes of localized dewatering)

List and describe BMPs: cofferdams, bypass pumping, excavation in the dry

Installation Schedules: Prior to and during construction

Inspection and Maintenance plan: Weekly

Responsible Staff: CESCL

2.1.11 Element 11: Maintain BMPs

All temporary and permanent Erosion and Sediment Control (ESC) BMPs shall be maintained and repaired as needed to ensure continued performance of their intended function.

Maintenance and repair shall be conducted in accordance with each particular BMP specification (see *Volume II of the SWMMWW* or *Chapter 7 of the SWMMEW*).

Visual monitoring of all BMPs installed at the site will be conducted at least once every calendar week and within 24 hours of any stormwater or non-stormwater discharge from the site. If the site becomes inactive and is temporarily stabilized, the inspection frequency may be reduced to once every calendar month.

All temporary ESC BMPs shall be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed.

Trapped sediment shall be stabilized on-site or removed. Disturbed soil resulting from removal of either BMPs or vegetation shall be permanently stabilized.

Additionally, protection must be provided for all BMPs installed for the permanent control of stormwater from sediment and compaction. BMPs that are to remain in place following completion of construction shall be examined and restored to full operating condition. If sediment enters these BMPs during construction, the sediment shall be removed and the facility shall be returned to conditions specified in the construction documents.

2.1.12 Element 12: Manage the Project

The project will be managed based on the following principles:

- Projects will be phased to the maximum extent practicable and seasonal work limitations will be taken into account.
- Inspection and monitoring:
 - Inspection, maintenance and repair of all BMPs will occur as needed to ensure performance of their intended function.
 - Site inspections and monitoring will be conducted in accordance with Special Condition S4 of the CSWGP. Sampling locations are indicated on the [Site Map](#). Sampling station(s) are located in accordance with applicable requirements of the CSWGP.
- Maintain an updated SWPPP.
 - The SWPPP will be updated, maintained, and implemented in accordance with Special Conditions S3, S4, and S9 of the CSWGP.

As site work progresses the SWPPP will be modified routinely to reflect changing site conditions. The SWPPP will be reviewed monthly to ensure the content is current.

Check all the management BMPs that apply at your site:

Table 5 – Management

☐	Design the project to fit the existing topography, soils, and drainage patterns
☐	Emphasize erosion control rather than sediment control
☐	Minimize the extent and duration of the area exposed
☐	Keep runoff velocities low
☐	Retain sediment on-site
☐	Thoroughly monitor site and maintain all ESC measures
☐	Schedule major earthwork during the dry season
☐	Other (please describe)

Optional: Fill out Table 6 by listing the BMP associated with specific construction activities. Identify the phase of the project (if applicable). To increase awareness of seasonal requirements, indicate if the activity falls within the wet or dry season.

Table 6 – BMP Implementation Schedule

[illegible]

2.1.13 Element 13: Protect Low Impact Development (LID) BMPs

N/A

3 Pollution Prevention Team

Table 7 – Team Information

Title	Name(s)	Phone Number
Certified Erosion and Sediment Control Lead (CESCL)	[Insert Name]	[Insert Number]
Resident Engineer		
Emergency Ecology Contact		
Emergency Permittee/ Owner Contact		
Non-Emergency Owner Contact		
Monitoring Personnel		
Ecology Regional Office	[Insert Regional Office]	[Insert General Number]

4 Monitoring and Sampling Requirements

Monitoring includes visual inspection, sampling for water quality parameters of concern, and documentation of the inspection and sampling findings in a site log book. A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements
- Site inspections
- Stormwater sampling data

Create your own Site Inspection Form or use the Construction Stormwater Site Inspection Form found on Ecology's website.

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/index.html>

File a blank form under Appendix D.

The site log book must be maintained on-site within reasonable access to the site and be made available upon request to Ecology or the local jurisdiction.

Numeric effluent limits may be required for certain discharges to 303(d) listed waterbodies. See CSWGP Special Condition S8 and Section 5 of this template.

4.1 Site Inspection

Site inspections will be conducted at least once every calendar week and within 24 hours following any discharge from the site. For sites that are temporarily stabilized and inactive, the required frequency is reduced to once per calendar month.

The discharge point(s) are indicated on the Site Map (see Appendix A) and in accordance with the applicable requirements of the CSWGP.

4.2 Stormwater Quality Sampling

4.2.1 Turbidity Sampling

Requirements include calibrated turbidity meter or transparency tube to sample site discharges for compliance with the CSWGP. Sampling will be conducted at all discharge points at least once per calendar week.

Method for sampling turbidity:

Check the analysis method you will use:

Table 8 – Turbidity Sampling Method

☐	Turbidity Meter/Turbidimeter (required for disturbances 5 acres or greater in size)
☐	Transparency Tube (option for disturbances less than 1 acre and up to 5 acres in size)

The benchmark for turbidity value is 25 nephelometric turbidity units (NTU) and a transparency less than 33 centimeters.

If the discharge's turbidity is 26 to 249 NTU or the transparency is less than 33 cm but equal to or greater than 6 cm, the following steps will be conducted:

1. Review the SWPPP for compliance with Special Condition S9. Make appropriate revisions within 7 days of the date the discharge exceeded the benchmark.
2. Immediately begin the process to fully implement and maintain appropriate source control and/or treatment BMPs as soon as possible. Address the problems within 10 days of the date the discharge exceeded the benchmark. If installation of necessary treatment BMPs is not feasible within 10 days, Ecology may approve additional time when the Permittee requests an extension within the initial 10-day response period.
3. Document BMP implementation and maintenance in the site log book.

If the turbidity exceeds 250 NTU or the transparency is 6 cm or less at any time, the following steps will be conducted:

1. Telephone or submit an electronic report to the applicable Ecology Region's Environmental Report Tracking System (ERTS) within 24 hours.
 - **Central Region** (Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima): (509) 575-2490 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/CRO_nerts_online.html
 - **Eastern Region** (Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman): (509) 329-3400 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/ERO_nerts_online.html
 - **Northwest Region** (King, Kitsap, Island, San Juan, Skagit, Snohomish, Whatcom): (425) 649-7000 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/NWRO_nerts_online.html
 - **Southwest Region** (Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, Wahkiakum,): (360) 407-6300 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/SWRO_nerts_online.html
2. Immediately begin the process to fully implement and maintain appropriate source control and/or treatment BMPs as soon as possible. Address the problems within 10 days of the date the discharge exceeded the benchmark. If installation of necessary treatment BMPs is not feasible within 10 days, Ecology may approve additional time when the Permittee requests an extension within the initial 10-day response period
3. Document BMP implementation and maintenance in the site log book.
4. Continue to sample discharges daily until one of the following is true:
 - Turbidity is 25 NTU (or lower).
 - Transparency is 33 cm (or greater).
 - Compliance with the water quality limit for turbidity is achieved.
 - 1 - 5 NTU over background turbidity, if background is less than 50 NTU
 - 1% - 10% over background turbidity, if background is 50 NTU or greater
 - The discharge stops or is eliminated.

4.2.2 pH Sampling

pH monitoring is required for “Significant concrete work” (i.e., greater than 1000 cubic yards poured concrete over the life of the project). The use of recycled concrete or engineered soils (soil amendments including but not limited to Portland cement-treated base [CTB], cement kiln dust [CKD] or fly ash) also requires pH monitoring.

For significant concrete work, pH sampling will start the first day concrete is poured and continue until it is cured, typically three (3) weeks after the last pour.

For engineered soils and recycled concrete, pH sampling begins when engineered soils or recycled concrete are first exposed to precipitation and continues until the area is fully stabilized.

If the measured pH is 8.5 or greater, the following measures will be taken:

1. Prevent high pH water from entering storm sewer systems or surface water.
2. Adjust or neutralize the high pH water to the range of 6.5 to 8.5 su using appropriate technology such as carbon dioxide (CO₂) sparging (liquid or dry ice).
3. Written approval will be obtained from Ecology prior to the use of chemical treatment other than CO₂ sparging or dry ice.

Method for sampling pH:

Check the analysis method you will use:

Table 9 – pH Sampling Method

☐	pH meter
☐	pH test kit
☐	Wide range pH indicator paper

5 Discharges to 303(d) or Total Maximum Daily Load (TMDL) Waterbodies

5.1 303(d) Listed Waterbodies

Circle the applicable answer, if necessary:

Is the receiving water 303(d) (Category 5) listed for turbidity, fine sediment, phosphorus, or pH?

☐ Yes ☐ No

List the impairment(s):

If yes, discharges must comply with applicable effluent limitations in S8.C and S8.D of the CWSGP.

5.2 TMDL Waterbodies

Waste Load Allocation for CWSGP discharges:

Describe the method(s) for TMDL compliance:

List and describe BMPs:

Discharges to TMDL receiving waterbodies will meet in-stream water quality criteria at the point of discharge.

The Construction Stormwater General Permit Proposed New Discharge to an Impaired Water Body form is included in Appendix F.

6 Reporting and Record Keeping

6.1 Record Keeping

This section does not need to be filled out. It is a list of reminders for the permittee.

6.1.1 Site Log Book

A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements
- Site inspections
- Sample logs

6.1.2 Records Retention

Records will be retained during the life of the project and for a minimum of three (3) years following the termination of permit coverage in accordance with Special Condition S5.C of the CSWGP.

Permit documentation to be retained on-site:

- CSWGP
- Permit Coverage Letter
- SWPPP
- Site Log Book

Permit documentation will be provided within 14 days of receipt of a written request from Ecology. A copy of the SWPPP or access to the SWPPP will be provided to the public when requested in writing in accordance with Special Condition S5.G.2.b of the CSWGP.

6.1.3 Updating the SWPPP

The SWPPP will be modified if:

- Found ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site.
- There is a change in design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the State.

The SWPPP will be modified within seven (7) days if inspection(s) or investigation(s) determine additional or modified BMPs are necessary for compliance. An updated timeline for BMP implementation will be prepared.

6.2 Reporting

6.2.1 Discharge Monitoring Reports

Select and retain applicable paragraph.

Cumulative soil disturbance is less than one (1) acre; therefore, Discharge Monitoring Reports (DMRs) will not be submitted to Ecology because water quality sampling is not being conducted at the site.

Or

Cumulative soil disturbance is one (1) acre or larger; therefore, Discharge Monitoring Reports (DMRs) will be submitted to Ecology monthly. If there was no discharge during a given monitoring period the DMR will be submitted as required, reporting “No Discharge”. The DMR due date is fifteen (15) days following the end of each calendar month.

DMRs will be reported online through Ecology’s WQWebDMR System.

To sign up for WQWebDMR go to:

<http://www.ecy.wa.gov/programs/wq/permits/paris/webdmr.html>

6.2.2 Notification of Noncompliance

If any of the terms and conditions of the permit is not met, and the resulting noncompliance may cause a threat to human health or the environment, the following actions will be taken:

1. Ecology will be notified within 24-hours of the failure to comply by calling the applicable Regional office ERTS phone number (Regional office numbers listed below).
2. Immediate action will be taken to prevent the discharge/pollution or otherwise stop or correct the noncompliance. If applicable, sampling and analysis of any noncompliance will be repeated immediately and the results submitted to Ecology within five (5) days of becoming aware of the violation.
3. A detailed written report describing the noncompliance will be submitted to Ecology within five (5) days, unless requested earlier by Ecology.

Specific information to be included in the noncompliance report is found in Special Condition S5.F.3 of the CSWGP.

Anytime turbidity sampling indicates turbidity is 250 NTUs or greater, or water transparency is 6 cm or less, the Ecology Regional office will be notified by phone within 24 hours of analysis as required by Special Condition S5.A of the CSWGP.

- **Central Region** at (509) 575-2490 for Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, or Yakima County

- **Eastern Region** at (509) 329-3400 for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, or Whitman County
- **Northwest Region** at (425) 649-7000 for Island, King, Kitsap, San Juan, Skagit, Snohomish, or Whatcom County
- **Southwest Region** at (360) 407-6300 for Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, or Wahkiakum

Include the following information:

1. Your name and / Phone number
2. Permit number
3. City / County of project
4. Sample results
5. Date / Time of call
6. Date / Time of sample
7. Project name

In accordance with Special Condition S4.D.5.b of the CSWGP, the Ecology Regional office will be notified if chemical treatment other than CO₂ sparging is planned for adjustment of high pH water.

A. Site Map

The site map must meet the requirements of Special Condition S9.E of the CSWGP

B. BMP Detail

Insert BMPs specification sheets here.

Download BMPs from the Ecology Construction Stormwater website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/index.html>

Select Resources and Guidance to find the links to the Stormwater Manuals.

C. Site Inspection Form

Create your own or download Ecology's template:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/index.html>

Select Permit, Forms and Application to find the link to the Construction Stormwater Site Inspection Form.

D. Construction Stormwater General Permit (CSWGP)

Download the CSWGP:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/index.html>

E. Contaminated Site Information

Administrative Order

Sanitary Discharge Permit

Soil Management Plan

Soil and Groundwater Reports

Maps and Figures Depicting Contamination

BMP C103: High-Visibility Fence

Purpose

High-visibility fencing is intended to:

- Restrict clearing to approved limits.
- Prevent disturbance of sensitive areas, their buffers, and other areas required to be left undisturbed.
- Limit construction traffic to designated construction entrances, exits, or internal roads.
- Protect areas where marking with survey tape may not provide adequate protection.

Conditions of Use

To establish clearing limits, plastic, fabric, or metal fence may be used:

- At the boundary of sensitive areas, their buffers, and other areas required to be left uncleared.
- As necessary to control vehicle access to and on the site.

Design and Installation Specifications

High-visibility plastic fence shall be composed of a high-density polyethylene (HDPE) material and shall be at least four feet in height. Posts for the fencing shall be steel or wood and placed every 6 feet on center (maximum) or as needed to ensure rigidity. The fencing shall be fastened to the post every six inches with a polyethylene tie. On long continuous lengths of fencing, a tension wire or rope shall be used as a top stringer to prevent sagging between posts. The fence color shall be high-visibility orange. The fence tensile strength shall be 360 lbs/ft using the ASTM D4595 testing method.

If appropriate, install fabric silt fence in accordance with [BMP C233: Silt Fence](#) to act as high-visibility fence. Silt fence shall be at least 3 feet high and must be highly visible to meet the requirements of this BMP.

Metal fences shall be designed and installed according to the manufacturer's specifications.

Metal fences shall be at least 3 feet high and must be highly visible.

Fences shall not be wired or stapled to trees.

Maintenance Standards

If the fence has been damaged or visibility reduced, it shall be repaired or replaced immediately and visibility restored.

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BMP C105: Stabilized Construction Access

Purpose

Stabilized construction accesses are established to reduce the amount of sediment transported onto paved roads outside the project site by vehicles or equipment. This is done by constructing a stabilized pad of quarry spalls at entrances and exits for project sites.

Conditions of Use

Construction accesses shall be stabilized wherever traffic will be entering or leaving a construction site if paved roads or other paved areas are within 1,000 feet of the site.

For residential subdivision construction sites, provide a stabilized construction access for each residence, rather than only at the main subdivision entrance. Stabilized surfaces shall be of sufficient length/width to provide vehicle access/parking, based on lot size and configuration.

On large commercial, highway, and road projects, the designer should include enough extra materials in the contract to allow for additional stabilized accesses not shown in the initial Construction SWPPP. It is difficult to determine exactly where access to these projects will take place; additional materials will enable the contractor to install them where needed.

Design and Installation Specifications

- See [Figure II-4.1: Stabilized Construction Access](#) for details. Note: the 100' minimum length of the access shall be reduced to the maximum practicable size when the size or configuration of the site does not allow the full length (100').
- Construct stabilized construction accesses with a 12-inch thick pad of 4-inch to 8-inch quarry spalls, a 4-inch course of asphalt treated base (ATB), or use existing pavement. Do not use crushed concrete, cement, or calcium chloride for construction access stabilization because these products raise pH levels in stormwater and concrete discharge to waters of the State is prohibited.
- A separation geotextile shall be placed under the spalls to prevent fine sediment from pumping up into the rock pad. The geotextile shall meet the standards listed in [Table II-4.2: Stabilized Construction Access Geotextile Standards](#).

Table II-4.2: Stabilized Construction Access Geotextile Standards

Geotextile Property	Required Value
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Geotextile Property	Required Value
Grab Tensile Strength (ASTM D4751)	200 psi min.
Grab Tensile Elongation (ASTM D4632)	30% max.
Mullen Burst Strength (ASTM D3786-80a)	400 psi min.
AOS (ASTM D4751)	No. 20 to No. 45 (U.S. standard sieve size)

- Consider early installation of the first lift of asphalt in areas that will be paved; this can be used as a stabilized access. Also consider the installation of excess concrete as a stabilized access. During large concrete pours, excess concrete is often available for this purpose.
- Fencing (see [BMP C103: High-Visibility Fence](#)) shall be installed as necessary to restrict traffic to the construction access.
- Whenever possible, the access shall be constructed on a firm, compacted subgrade. This can substantially increase the effectiveness of the pad and reduce the need for maintenance.
- Construction accesses should avoid crossing existing sidewalks and back of walk drains if at all possible. If a construction access must cross a sidewalk or back of walk drain, the full length of the sidewalk and back of walk drain must be covered and protected from sediment leaving the site.

Alternative Material Specification

WSDOT has raised safety concerns about the quarry spall rock specified above. WSDOT observes that the 4-inch to 8-inch rock sizes can become trapped between dually truck tires, and then released off-site at highway speeds. WSDOT has chosen to use a modified specification for the rock while continuously verifying that the stabilized construction access remains effective. To remain effective, the BMP must prevent sediment from migrating off site. To date, there has been no performance testing to verify operation of this new specification. Local jurisdictions may use the alternative specification, but must perform increased off-site inspection if they use, or allow others to use, it.

Stabilized construction accesses may use material that meets the requirements of WSDOT's *Standard Specifications for Road, Bridge, and Municipal Construction* Section 9-03.9(1) ([WSDOT, 2016](#)) for ballast except for the following special requirements.

The grading and quality requirements are listed in [Table II-4.3: Stabilized Construction Access Alternative Material Requirements](#).

Table II-4.3: Stabilized Construction Access Alternative Material Requirements

Sieve Size	Percent Passing
2½"	99 to 100
2"	65 to 100

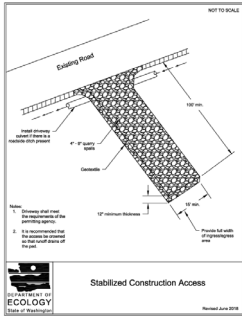
Sieve Size	Percent Passing
$\frac{3}{4}$ "	40 to 80
No. 4	5 max.
No. 100	0 to 2
% Fracture	75 min.
Notes: 1. All percentages are by weight. 2. The sand equivalent value and dust ratio requirements do not apply. 3. The fracture requirement shall be at least one fractured face and will apply the combined aggregate retained on the No. 4 sieve in accordance with FOP for AASHTO T 335.	

Maintenance Standards

Quarry spalls shall be added if the pad is no longer in accordance with the specifications.

- If the access is not preventing sediment from being tracked onto pavement, then alternative measures to keep the streets free of sediment shall be used. This may include replacement/cleaning of the existing quarry spalls, street sweeping, an increase in the dimensions of the access, or the installation of [BMP C106: Wheel Wash](#).
- Any sediment that is tracked onto pavement shall be removed by shoveling or street sweeping. The sediment collected by sweeping shall be removed or stabilized on site. The pavement shall not be cleaned by washing down the street, except when sweeping is ineffective and there is a threat to public safety. If it is necessary to wash the streets, the construction of a small sump to contain the wash water shall be considered. The sediment would then be washed into the sump where it can be controlled.
- Perform street sweeping by hand or with a high efficiency sweeper. Do not use a non-high efficiency mechanical sweeper because this creates dust and throws soils into storm systems or conveyance ditches.
- Any quarry spalls that are loosened from the pad, which end up on the roadway shall be removed immediately.
- If vehicles are entering or exiting the site at points other than the construction access(es), [BMP C103: High-Visibility Fence](#) shall be installed to control traffic.
- Upon project completion and site stabilization, all construction accesses intended as permanent access for maintenance shall be permanently stabilized.

Figure II-4.1: Stabilized Construction Access



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Approved as Functionally Equivalent

Ecology has approved products as able to meet the requirements of this BMP. The products did not pass through the Technology Assessment Protocol – Ecology (TAPE) process. Local jurisdictions may choose not to accept these products, or may require additional testing prior to consideration for local use. Products that Ecology has approved as functionally equivalent are available for review on Ecology’s website at:

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies>

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BMP C121: Mulching

Purpose

Mulching soils provides immediate temporary protection from erosion. Mulch also enhances plant establishment by conserving moisture, holding fertilizer, seed, and topsoil in place, and moderating soil temperatures. There are a variety of mulches that can be used. This section discusses only the most common types of mulch.

Conditions of Use

As a temporary cover measure, mulch should be used:

- For less than 30 days on disturbed areas that require cover.
- At all times for seeded areas, especially during the wet season and during the hot summer months.
- During the wet season on slopes steeper than 3H:1V with more than 10 feet of vertical relief.

Mulch may be applied at any time of the year and must be refreshed periodically.

For seeded areas, mulch may be made up of 100 percent:

- Cottonseed meal;
- Fibers made of wood, recycled cellulose, hemp, or kenaf;
- Compost;
- Or blends of these.

Tackifier shall be plant-based, such as guar or alpha plantago, or chemical-based such as polyacrylamide or polymers.

Generally, mulches come in 40-50 pound bags. Seed and fertilizer are added at time of application.

Recycled cellulose may contain polychlorinated biphenyl (PCBs). Ecology recommends that products should be evaluated for PCBs prior to use.

Refer to [BMP C126: Polyacrylamide \(PAM\) for Soil Erosion Protection](#) for conditions of use. PAM shall not be directly applied to water or allowed to enter a water body.

Any mulch or tackifier product used shall be installed per the manufacturer's instructions.

Design and Installation Specifications

For mulch materials, application rates, and specifications, see [Table II-4.7: Mulch Standards and Guidelines](#). Consult with the local supplier or the local conservation district for their recommendations. Increase the application rate until the ground is 95% covered (i.e. not visible under the mulch layer). Note: Thickness may be increased for disturbed areas in or near sensitive areas or other areas highly susceptible to erosion.

Where the option of “Compost” is selected, it should be a coarse compost that meets the size gradations listed in [Table II-4.6: Size Gradations of Compost as Mulch Material](#) when tested in accordance with Test Method 02.02-B found in *Test Methods for the Examination of Composting and Compost* ([Thompson, 2001](#)).

Mulch used within the ordinary high-water mark of surface waters should be selected to minimize potential flotation of organic matter. Composted organic materials have higher specific gravities (densities) than straw, wood, or chipped material. Consult the Hydraulic Permit Authority (HPA) for mulch mixes if applicable.

Table II-4.6: Size Gradations of Compost as Mulch Material

Sieve Size	Percent Passing
3"	100%
1"	90% - 100%
3/4"	70% - 100%
1/4"	40% - 100%

Table II-4.7: Mulch Standards and Guidelines

Mulch Material	Guideline	Description
Straw	Quality Standards	Air-dried; free from undesirable seed and coarse material.
	Application Rates	2" to 3" thick; 5 bales per 1,000 sf or 2 to 3 tons per acre
	Remarks	Cost-effective protection when applied with adequate thickness. Hand-application generally requires greater thickness than blown straw. The thickness of straw may be reduced by half when used in conjunction with seeding. In windy areas, straw must be held in place by crimping, using a tackifier, or covering with netting. Blown straw always has to be held in place with a tackifier because even light winds will blow it away. Straw, however, has several deficiencies that should be considered when selecting mulch materials. It often introduces and/or encourages the propagation of weed species, and it has no significant long-term benefits. Straw should only be used if mulches with long-term benefits are unavailable locally. It should also not be used within the ordinary high-water elevation of surface waters (due to flotation).
Hydromulch	Quality Standards	No growth inhibiting factors.

Mulch Material	Guideline	Description
	Application Rates	Approx. 35-45 lbs per 1,000 sf or 1,500 - 2,000 lbs per acre
	Remarks	Shall be applied with hydromulcher. Shall not be used without seed and tackifier unless the application rate is at least doubled. Fibers longer than about 3/4 - 1 inch clog hydromulch equipment. Fibers should be kept to less than 3/4 inch.
Compost	Quality Standards	No visible water or dust during handling. Must be produced per WAC 173-350 , Solid Waste Handling Standards, but may have up to 35% biosolids.
	Application Rates	2" thick minimum; approximately 100 tons per acre (approximately 750 lbs per cubic yard)
	Remarks	More effective control can be obtained by increasing thickness to 3". Compost makes an excellent mulch for protecting final grades until landscaping because it can be directly seeded or tilled into soil as an amendment. Compost used for mulch has a coarser size gradation than compost used for BMP C125: Topsoiling / Composting or BMP T5.13: Post-Construction Soil Quality and Depth . It is more stable and practical to use in wet areas and during rainy weather conditions. Do not use compost near wetlands if biosolids are included. Do not use compost near phosphorous impaired water bodies.
Chipped Site Vegetation	Quality Standards	Gradations from fines to 6 inches in length for texture, variation, and interlocking properties. Include a mix of various sizes so that the average size is between 2 and 4 inches.
	Application Rates	2" thick minimum.
	Remarks	This is a cost-effective way to dispose of debris from clearing and grubbing, and it eliminates the problems associated with burning. Generally, it should not be used on slopes above approximately 10% because of its tendency to be transported by runoff. It is not recommended within 200 feet of surface waters. If permanent seeding or planting is expected shortly after mulch, the decomposition of the chipped vegetation may tie up nutrients important to grass establishment. Note: Thick application of this material over existing grass, herbaceous species, and some groundcovers could smother and kill vegetation.
Wood-Based Mulch	Quality Standards	No visible water or dust during handling. Must be purchased from a supplier with a Solid Waste Handling Permit or one exempt from solid waste regulations.
	Application Rates	2" thick minimum; approximately 100 tons per acre (approximately 750 lbs. per cubic yard).
	Remarks	This material is often called "wood straw" or "hog fuel". The use of mulch ultimately improves the organic matter in the soil. Special caution is advised regarding the source and composition of wood-based mulches. Its preparation typically does not provide any weed seed control, so evidence of residual vegetation in its composition or known inclusion of weed plants or seeds should be monitored and prevented (or minimized).
Wood Strand Mulch	Quality Standards	A blend of loose, long, thin wood pieces derived from native conifer or deciduous trees with high length-to-width ratio.

Mulch Material	Guideline	Description
	Application Rates	2" thick minimum.
	Remarks	Cost-effective protection when applied with adequate thickness. A minimum of 95% of the wood strand shall have lengths between 2 and 10 inches, with a width and thickness between 1/16 and 0.5 inches. The mulch shall not contain resin, tannin, or other compounds in quantities that would be detrimental to plant life. Sawdust or wood shavings shall not be used as mulch. See specification 9-14.4(4) from the <i>Standard Specifications for Road, Bridge, and Municipal Construction</i> (WSDOT, 2016)

Maintenance Standards

The thickness of the mulch cover must be maintained.

Any areas that experience erosion shall be remulched and/or protected with a net or blanket. If the erosion problem is drainage related, then the problem shall be fixed and the eroded area remulched.

BMP C122: Nets and Blankets

Purpose

Erosion control nets and blankets are intended to prevent erosion and hold seed and mulch in place on steep slopes and in channels so that vegetation can become well established. In addition, some nets and blankets can be used to permanently reinforce turf to protect drainage systems during high flows.

Nets (commonly called matting) are strands of material woven into an open, but high-tensile strength net (e.g. coconut fiber matting). Blankets are strands of material that are not tightly woven, but instead form a layer of interlocking fibers, typically held together by a biodegradable or photodegradable netting (for example, excelsior or straw blankets). They generally have lower tensile strength than nets, but cover the ground more completely. Coir (coconut fiber) fabric comes as both nets and blankets.

Conditions of Use

Erosion control netting and blankets shall be made of natural plant fibers unaltered by synthetic materials.

Erosion control nets and blankets should be used:

- To aid permanent vegetated stabilization of slopes 2H:1V or greater and with more than 10 feet of vertical relief.
- For drainage ditches and swales (highly recommended). The application of appropriate netting or blanket to drainage ditches and swales can protect bare soil from channelized runoff while vegetation is established. Nets and blankets also can capture a great deal of sediment due to their open, porous structure. Nets and blankets can be used to permanently stabilize channels and may provide a cost-effective, environmentally preferable alternative to riprap.

Disadvantages of nets and blankets include:

- Surface preparation is required.
- On slopes steeper than 2.5H:1V, net and blanket installers may need to be roped and harnessed for safety.
- They cost at least \$4,000 - \$6,000 per acre installed.

Advantages of nets and blankets include:

- Installation without mobilizing special equipment.
- Installation by anyone with minimal training
- Installation in stages or phases as the project progresses.

- Installers can hand place seed and fertilizer as they progress down the slope.
- Installation in any weather.
- There are numerous types of nets and blankets that can be designed with various parameters in mind. Those parameters include: fiber blend, mesh strength, longevity, biodegradability, cost, and availability.

An alternative to nets and blankets in some limited conditions is [BMP C202: Riprap Channel Lining](#). Ensure that [BMP C202: Riprap Channel Lining](#) is appropriate before using it as a substitute for nets and blankets.

Design and Installation Specifications

- See [Figure II-4.3: Channel Installation \(Clackamas County et al., 2008\)](#) and [Figure II-4.4: Slope Installation](#) for typical orientation and installation of nets and blankets used in channels and as slope protection. Note: these are typical only; all nets and blankets must be installed per manufacturer's installation instructions.
- Installation is critical to the effectiveness of these products. If good ground contact is not achieved, runoff can concentrate under the product, resulting in significant erosion.
- Install nets and blankets on slopes per the following steps:

1. Complete final grade and track walk up and down the slope. Soils should be raked and uniform prior to installing nets or blankets. To be effective, nets and blankets must have good adhesion to the soil.
2. Install hydromulch with seed and fertilizer.
3. Dig a small trench, approximately 12 inches wide by 6 inches deep along the top of the slope.
4. Install the leading edge of the net/blanket into the small trench and staple approximately every 18 inches.

NOTE: Staples are metal, "U"-shaped, and a minimum of 6 inches long. Longer staples are used in sandy soils. Biodegradable stakes are also available.

5. Roll the net/blanket slowly down the slope as the installer walks backward.

NOTE: The net/blanket rests against the installer's legs. Staples are installed as the net/blanket is unrolled. It is critical that the proper staple pattern is used for the net/blanket being installed. The net/blanket is not to be allowed to roll down the slope on its own as this stretches the net/blanket, making it impossible to maintain soil contact. In addition, no one is allowed to walk on the net/blanket after it is in place.

6. If the net/blanket is not long enough to cover the entire slope length, the trailing edge of the upper net/blanket should overlap the leading edge of the lower net/blanket and be stapled. On steeper slopes, this overlap should be installed in a small trench, stapled, and covered with soil.
- With the variety of products available, it is impossible to cover all the details of appropriate use and installation. Therefore, it is critical that the designer consult the manufacturer's information and that a site

visit takes place in order to ensure that the product specified is appropriate. Information is also available in WSDOT's *Standard Specifications for Road, Bridge, and Municipal Construction* Division 8-01 and Division 9-14 ([WSDOT, 2016](#)).

- Use jute matting in conjunction with mulch ([BMP C121: Mulching](#)). Excelsior, woven straw blankets and coir (coconut fiber) blankets may be installed without mulch. There are many other types of erosion control nets and blankets on the market that may be appropriate in certain circumstances.
- In general, most nets (e.g., jute matting) require mulch in order to prevent erosion because they have a fairly open structure. Blankets typically do not require mulch because they usually provide complete protection of the surface.
- Extremely steep, unstable, wet, or rocky slopes are often appropriate candidates for use of synthetic blankets, as are riverbanks, beaches and other high-energy environments. If synthetic blankets are used, the soil should be hydromulched first.
- 100 percent biodegradable blankets are available for use in sensitive areas. These organic blankets are usually held together with a paper or fiber mesh and stitching which may last up to a year.
- Most netting used with blankets is photodegradable, meaning it breaks down under sunlight (not UV stabilized). However, this process can take months or years even under bright sun. Once vegetation is established, sunlight does not reach the mesh. It is not uncommon to find non-degraded netting still in place several years after installation. This can be a problem if maintenance requires the use of mowers or ditch cleaning equipment. In addition, birds and small animals can become trapped in the netting.

Maintenance Standards

- Maintain good contact with the ground. Erosion must not occur beneath the net or blanket.
- Repair and staple any areas of the net or blanket that are damaged or not in close contact with the ground.
- Fix and protect eroded areas if erosion occurs due to poorly controlled drainage.

Figure II-4.3: Channel Installation

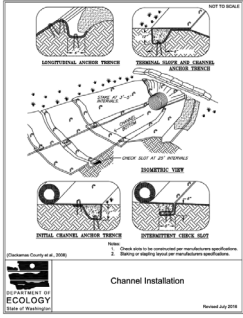
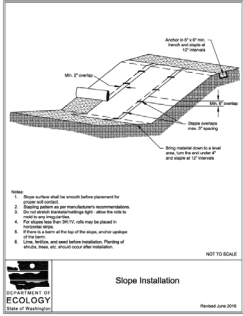
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Figure II-4.4: Slope Installation



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BMP C123: Plastic Covering

Purpose

Plastic covering provides immediate, short-term erosion protection to slopes and disturbed areas.

Conditions of Use

Plastic covering may be used on disturbed areas that require cover measures for less than 30 days, except as stated below.

- Plastic is particularly useful for protecting cut and fill slopes and stockpiles. However, the relatively rapid breakdown of most polyethylene sheeting makes it unsuitable for applications greater than six months.
- Due to rapid runoff caused by plastic covering, do not use this method upslope of areas that might be adversely impacted by concentrated runoff. Such areas include steep and/or unstable slopes.
- Plastic sheeting may result in increased runoff volumes and velocities, requiring additional on-site measures to counteract the increases. Creating a trough with wattles or other material can convey clean water away from these areas.
- To prevent undercutting, trench and backfill rolled plastic covering products.
- Although the plastic material is inexpensive to purchase, the cost of installation, maintenance, removal, and disposal add to the total costs of this BMP.
- Whenever plastic is used to protect slopes, install water collection measures at the base of the slope. These measures include plastic-covered berms, channels, and pipes used to convey clean rainwater away from bare soil and disturbed areas. Do not mix clean runoff from a plastic covered slope with dirty runoff from a project.
- Other uses for plastic include:
 - Temporary ditch liner.
 - Pond liner in temporary sediment pond.
 - Liner for bermed temporary fuel storage area if plastic is not reactive to the type of fuel being stored.
 - Emergency slope protection during heavy rains.
 - Temporary drainpipe (“elephant trunk”) used to direct water.

Design and Installation Specifications

- Plastic slope cover must be installed as follows:
 1. Run plastic up and down the slope, not across the slope.
 2. Plastic may be installed perpendicular to a slope if the slope length is less than 10 feet.
 3. Provide a minimum of 8-inch overlap at the seams.
 4. On long or wide slopes, or slopes subject to wind, tape all seams.
 5. Place plastic into a small (12-inch wide by 6-inch deep) slot trench at the top of the slope and backfill with soil to keep water from flowing underneath.
 6. Place sand filled burlap or geotextile bags every 3 to 6 feet along seams and tie them together with twine to hold them in place.
 7. Inspect plastic for rips, tears, and open seams regularly and repair immediately. This prevents high velocity runoff from contacting bare soil, which causes extreme erosion.
 8. Sandbags may be lowered into place tied to ropes. However, all sandbags must be staked in place.
- Plastic sheeting shall have a minimum thickness of 6 mil.
- If erosion at the toe of a slope is likely, a gravel berm, riprap, or other suitable protection shall be installed at the toe of the slope in order to reduce the velocity of runoff.

Maintenance Standards

- Torn sheets must be replaced and open seams repaired.
- Completely remove and replace the plastic if it begins to deteriorate due to ultraviolet radiation.
- Completely remove plastic when no longer needed.
- Dispose of old tires used to weight down plastic sheeting appropriately.

Approved as Functionally Equivalent

Ecology has approved products as able to meet the requirements of this BMP. The products did not pass through the Technology Assessment Protocol – Ecology (TAPE) process. Local jurisdictions may choose not to accept these products, or may require additional testing prior to consideration for local use. Products that Ecology has approved as functionally equivalent are available for review on Ecology's website at:

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies>

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BMP C140: Dust Control

Purpose

Dust control prevents wind transport of dust from disturbed soil surfaces onto roadways, into drainage systems, and into surface waters.

Conditions of Use

Use dust control in areas (including roadways) subject to surface and air movement of dust where on-site or off-site impacts to roadways, drainage systems, or surface waters are likely.

Design and Installation Specifications

- Vegetate or mulch areas that will not receive vehicle traffic. In areas where planting, mulching, or paving is impractical, apply gravel or landscaping rock.
- Limit dust generation by clearing only those areas where immediate activity will take place, leaving the remaining area(s) in the original condition. Maintain the original ground cover as long as practical.
- Construct natural or artificial windbreaks or windscreens. These may be designed as enclosures for small dust sources.
- Sprinkle the site with water until the surface is wet. Repeat as needed. To prevent carryout of mud onto the street, refer to [BMP C105: Stabilized Construction Access](#) and [BMP C106: Wheel Wash](#).
- Irrigation water can be used for dust control. Irrigation systems should be installed as a first step on sites where dust control is a concern.
- Spray exposed soil areas with a dust palliative, following the manufacturer's instructions and cautions regarding handling and application. Used oil is prohibited from use as a dust suppressant. Local jurisdictions may approve other dust palliatives such as calcium chloride or PAM.
- PAM ([BMP C126: Polyacrylamide \(PAM\) for Soil Erosion Protection](#)) added to water at a rate of 0.5 pounds per 1,000 gallons of water per acre and applied from a water truck is more effective than water alone. This is due to the increased infiltration of water into the soil and reduced evaporation. In addition, small soil particles are bonded together and are not as easily transported by wind. Adding PAM may reduce the quantity of water needed for dust control.

Note that the application rate specified here applies to this BMP, and is not the same application rate that is specified in [BMP C126: Polyacrylamide \(PAM\) for Soil Erosion Protection](#), but the downstream protections still apply.

Refer to [BMP C126: Polyacrylamide \(PAM\) for Soil Erosion Protection](#) for conditions of use. PAM shall not be directly applied to water or allowed to enter a water body. PAM use shall be reviewed and approved by the local permitting authority and discharge of PAM may be a basis for penalties per [RCW 90.48.080](#).

- Contact your local Air Pollution Control Authority for guidance and training on other dust control measures. Compliance with the local Air Pollution Control Authority constitutes compliance with this BMP. See the following website for more information:

<https://ecology.wa.gov/About-us/Our-role-in-the-community/Partnerships-committees/Clean-air-agencies>

- Use vacuum street sweepers.
- Remove mud and other dirt promptly so it does not dry and then turn into dust.
- Techniques that can be used for unpaved roads and lots include:
 - Lower speed limits. High vehicle speed increases the amount of dust stirred up from unpaved roads and lots.
 - Upgrade the road surface strength by improving particle size, shape, and mineral types that make up the surface and base materials.
 - Add surface gravel to reduce the source of dust emission. Limit the amount of fine particles (those smaller than .075 mm) to 10 to 20 percent.
 - Use geotextile fabrics to increase the strength of new roads or roads undergoing reconstruction.
 - Encourage the use of alternate, paved routes, if available.
 - Apply chemical dust suppressants using the admix method, blending the product with the top few inches of surface material. Suppressants may also be applied as surface treatments.
 - Limit dust-generating work on windy days.
 - Pave unpaved permanent roads and other trafficked areas.

Maintenance Standards

Respray area as necessary to keep dust to a minimum.

BMP C153: Material Delivery, Storage, and Containment

Purpose

Prevent, reduce, or eliminate the discharge of pollutants to the stormwater system or watercourses from material delivery and storage. Minimize the storage of hazardous materials on-site, store materials in a designated area, and install secondary containment.

Conditions of Use

Use at construction sites with delivery and storage of the following materials:

- Petroleum products such as fuel, oil and grease
- Soil stabilizers and binders (e.g., polyacrylamide)
- Fertilizers, pesticides, and herbicides
- Detergents
- Asphalt and concrete compounds
- Hazardous chemicals such as acids, lime, adhesives, paints, solvents, and curing compounds
- Any other material that may be detrimental if released to the environment

Design and Installation Specifications

- The temporary storage area should be located away from vehicular traffic, near the construction entrance(s), and away from waterways or storm drains.
- Safety Data Sheets (SDS) should be supplied for all materials stored. Chemicals should be kept in their original labeled containers.
- Hazardous material storage on-site should be minimized.
- Hazardous materials should be handled as infrequently as possible.
- During the wet weather season (October 1 – April 30), consider storing materials in a covered area.
- Materials should be stored in secondary containments, such as an earthen dike, horse trough, or even a children's wading pool for non-reactive materials such as detergents, oil, grease, and paints. Small amounts of material may be secondarily contained in "bus boy" trays or concrete mixing trays.

- Do not store chemicals, drums, or bagged materials directly on the ground. Place these items on a pallet and, when possible, within secondary containment.
- If drums must be kept uncovered, store them at a slight angle to reduce ponding of rainwater on the lids to reduce corrosion. Domed plastic covers are inexpensive and snap to the top of drums, preventing water from collecting.
- Liquids, petroleum products, and substances listed in 40 CFR Parts 110, 117, or 302 shall be stored in approved containers and drums and shall not be overfilled. Containers and drums shall be stored in temporary secondary containment facilities.
- Temporary secondary containment facilities shall provide for a spill containment volume able to contain 10% of the total enclosed container volume of all containers, or 110% of the capacity of the largest container within its boundary, whichever is greater.
- Secondary containment facilities shall be impervious to the materials stored therein for a minimum contact time of 72 hours.
- Sufficient separation should be provided between stored containers to allow for spill cleanup and emergency response access.
- During the wet weather season (Oct 1 – April 30), each secondary containment facility shall be covered during non-working days.
- Secondary containment facilities shall be covered at all times, except when in active use.
- Keep material storage areas clean, organized, and equipped with an ample supply of appropriate spill clean-up material (spill kit).
- The spill kit should include, at a minimum:
 - 1 - Water resistant nylon bag
 - 3 - Oil absorbent socks 3"x 4'
 - 2 - Oil absorbent socks 3"x 10'
 - 12 - Oil absorbent pads 17"x19"
 - 1 - Pair splash resistant goggles
 - 3 - Pairs nitrile gloves
 - 10 - Disposable bags with ties
 - Instructions

Maintenance Standards

- Secondary containment facilities shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks, accumulated rainwater and spills shall be collected and placed into drums. These liquids shall be handled as hazardous waste unless testing determines them to be non-hazardous.
- Re-stock spill kit materials as needed.

Washington State Department of Ecology

2024 Stormwater Management Manual for Western Washington (2024 SWMMWW)

Publication No. 24-10-013

BMP C220: Inlet Protection

Purpose

Inlet protection prevents coarse sediment from entering drainage systems prior to permanent stabilization of the disturbed area.

Conditions of Use

Use inlet protection at inlets that are operational before permanent stabilization of the disturbed areas that contribute runoff to the inlet. Provide protection for all storm drain inlets downslope and within 500 feet of a disturbed or construction area, unless those inlets are preceded by a sediment trapping BMP.

Also consider inlet protection for lawn and yard drains on new home construction. These small and numerous drains coupled with lack of gutters can add significant amounts of sediment into the roof drain system. If possible, delay installing lawn and yard drains until just before landscaping, or cap these drains to prevent sediment from entering the system until completion of landscaping. Provide 18-inches of sod around each finished lawn and yard drain.

[Table II-4.11: Storm Drain Inlet Protection](#) lists several options for inlet protection. All of the methods for inlet protection tend to plug and require a high frequency of maintenance. Limit contributing drainage areas for an individual inlet to one acre or less. If possible, provide emergency overflows with additional end-of-pipe treatment where stormwater ponding would cause a hazard.

Table II-4.11: Storm Drain Inlet Protection

Type of Inlet Protection	Emergency Overflow	Applicable for Paved / Earthen Surfaces	Conditions of Use
Drop Inlet Protection			
Excavated drop inlet protection	Yes, temporary flooding may occur	Earthen	Applicable for heavy flows. Easy to maintain. Large area requirement: 30'x30'/acre
Block and gravel drop inlet protection	Yes	Paved or Earthen	Applicable for heavy concentrated flows. Will not pond.
Gravel and wire drop inlet protection	No	Paved or Earthen	Applicable for heavy concentrated flows. Will pond. Can withstand traffic.
Catch basin filters	Yes	Paved or Earthen	Frequent maintenance required.
Curb Inlet Protection			

Type of Inlet Protection	Emergency Overflow	Applicable for Paved / Earthen Surfaces	Conditions of Use
Curb inlet protection with wooden weir	Small capacity overflow	Paved	Used for sturdy, more compact installation.
Block and gravel curb inlet protection	Yes	Paved	Sturdy, but limited filtration.
Culvert Inlet Protection			
Culvert inlet sediment trap	N/A	N/A	18 month expected life.

Design and Installation Specifications

Excavated Drop Inlet Protection

Excavated drop inlet protection consists of an excavated impoundment around the storm drain inlet. Sediment settles out of the stormwater prior to entering the storm drain. Design and installation specifications for excavated drop inlet protection include:

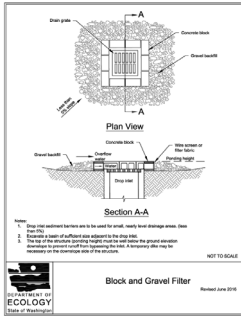
- Provide a depth of 1 to 2 feet as measured from the crest of the inlet structure.
- Side slopes of excavation should be no steeper than 2H:1V.
- Minimum volume of excavation is 35 cubic yards.
- Shape the excavation to fit the site, with the longest dimension oriented toward the longest inflow area.
- Install provisions for draining to prevent standing water.
- Clear the area of all debris.
- Grade the approach to the inlet uniformly.
- Drill weep holes into the side of the inlet.
- Protect weep holes with screen wire and washed aggregate.
- Seal weep holes when removing structure and stabilizing area.
- Build a temporary dike, if necessary, to the down slope side of the structure to prevent bypass flow.

Block and Gravel Filter

A block and gravel filter is a barrier formed around the inlet with standard concrete blocks and gravel. See [Figure II-4.17: Block and Gravel Filter](#). Design and installation specifications for block and gravel filters include:

- Provide a height of 1 to 2 feet above the inlet.
- Recess the first row of blocks 2-inches into the ground for stability.
- Support subsequent courses by placing a pressure treated wood (2x4) through the block opening.
- Do not use mortar.
- Lay some blocks in the bottom row on their side to allow for dewatering the pool.
- Place hardware cloth or comparable wire mesh with 0.5-inch openings over all block openings.
- Place gravel to just below the top of blocks on slopes of 2H:1V or flatter.
- An alternative design is a gravel berm surrounding the inlet, as follows:
 - Provide a slope of 3H:1V on the upstream side of the berm.
 - Provide a slope of 2H:1V on the downstream side of the berm.
 - Provide a 1-foot wide level rock area between the gravel berm and the inlet.
 - Use rocks 3 inches in diameter or larger on the upstream slope of the berm.
 - Use gravel 0.5 to 0.75 inch at a minimum thickness of 1-foot on the downstream slope of the berm.

Figure II-4.17: Block and Gravel Filter



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Gravel and Wire Mesh Filter

Gravel and wire mesh filters are gravel barriers placed over the top of the inlet. This method does not provide an overflow. Design and installation specifications for gravel and wire mesh filters include:

- Use a hardware cloth or comparable wire mesh with 0.5 inch openings.
 - Place wire mesh over the drop inlet so that the wire extends a minimum of 1-foot beyond each side of the inlet structure.
 - Overlap the strips if more than one strip of mesh is necessary.
- Place coarse aggregate over the wire mesh.
 - Provide at least a 12-inch depth of aggregate over the entire inlet opening and extend at least 18-inches on all sides.

Catch Basin Filters

Catch basin filters are designed by manufacturers for construction sites. The limited sediment storage capacity increases the amount of inspection and maintenance required, which may be daily for heavy sediment loads. To reduce maintenance requirements, combine a catch basin filter with another type of inlet protection. This type of inlet protection provides flow bypass without overflow and therefore may be a better method for inlets located along active rights-of-way. Design and installation specifications for catch basin filters include:

- Provides 5 cubic feet of storage.
- Requires dewatering provisions.
- Provides a high-flow bypass that will not clog under normal use at a construction site.
- Insert the catch basin filter in the catch basin just below the grating.

Curb Inlet Protection with Wooden Weir

Curb inlet protection with wooden weir is an option that consists of a barrier formed around a curb inlet with a wooden frame and gravel. Design and installation specifications for curb inlet protection with wooden weirs

include:

- Use wire mesh with 0.5 inch openings.
- Use extra strength filter cloth.
- Construct a frame.
- Attach the wire and filter fabric to the frame.
- Pile coarse washed aggregate against the wire and fabric.
- Place weight on the frame anchors.

Block and Gravel Curb Inlet Protection

Block and gravel curb inlet protection is a barrier formed around a curb inlet with concrete blocks and gravel. See [Figure II-4.18: Block and Gravel Curb Inlet Protection](#). Design and installation specifications for block and gravel curb inlet protection include:

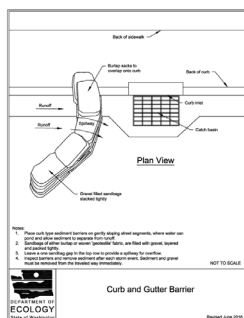
- Use wire mesh with 0.5 inch openings.
- Place two concrete blocks on their sides abutting the curb at either side of the inlet opening. These are spacer blocks.
- Place a 2x4 stud through the outer holes of each spacer block to align the front blocks.
- Place blocks on their sides across the front of the inlet and abutting the spacer blocks.
- Place wire mesh over the outside vertical face.
- Pile coarse aggregate against the wire to the top of the barrier.

[illegible]

Curb and Gutter Sediment Barrier

- Construct a horseshoe shaped berm, faced with coarse aggregate if using riprap, 3 feet high and 3 feet wide, at least 2 feet from the inlet.
- Construct a horseshoe shaped sedimentation trap on the upstream side of the berm. Size the trap to sediment trap standards for protecting a culvert inlet.

Figure II-4.19: Curb and Gutter Barrier



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Maintenance Standards

- Inspect all forms of inlet protection frequently, especially after storm events. Clean and replace clogged catch basin filters. For rock and gravel filters, pull away the rocks from the inlet and clean or replace. An alternative approach would be to use the clogged rock as fill and put fresh rock around the inlet.
- Do not wash sediment into storm drains while cleaning. Spread all excavated material evenly over the surrounding land area or stockpile and stabilize as appropriate.

Approved as Functionally Equivalent

Ecology has approved products as able to meet the requirements of this BMP. The products did not pass through the Technology Assessment Protocol – Ecology (TAPE) process. Local jurisdictions may choose not to accept these products, or may require additional testing prior to consideration for local use. Products that Ecology has approved as functionally equivalent are available for review on Ecology’s website at:

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies>

Washington State Department of Ecology

2024 Stormwater Management Manual for Western Washington (2024 SWMMWW)

Publication No. 24-10-013

BMP C233: Silt Fence

Purpose

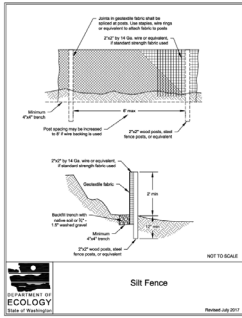
Silt fence reduces the transport of coarse sediment from a construction site by providing a temporary physical barrier to sediment and reducing the runoff velocities of overland flow.

Conditions of Use

Silt fence may be used downslope of all disturbed areas.

- Silt fence shall prevent sediment carried by runoff from going beneath, through, or over the top of the silt fence, but shall allow the water to pass through the fence.
- Silt fence is not intended to treat concentrated flows, nor is it intended to treat substantial amounts of overland flow. Convey any concentrated flows through the drainage system to a sediment trapping BMP.
- Do not construct silt fences in streams or use in V-shaped ditches. Silt fences do not provide an adequate method of silt control for anything deeper than sheet or overland flow.

Figure II-4.22: Silt Fence



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Design and Installation Specifications

- Use in combination with other construction stormwater BMPs.
- Maximum slope steepness (perpendicular to the silt fence line) 1H:1V.
- Maximum sheet or overland flow path length to the silt fence of 100 feet.
- Do not allow flows greater than 0.5 cfs.
- Use geotextile fabric that meets the following standards. All geotextile properties listed below are minimum average roll values (i.e. the test result for any sampled roll in a lot shall meet or exceed the values shown in [Table II-4.12: Geotextile Fabric Standards for Silt Fence](#)):

Table II-4.12: Geotextile Fabric Standards for Silt Fence

Geotextile Property	Minimum Average Roll Value
Polymeric Mesh AOS (ASTM D4751)	0.60 mm maximum for slit film woven (#30 sieve). 0.30 mm maximum for all other geotextile types (#50 sieve). 0.15 mm minimum for all fabric types (#100 sieve).
Water Permittivity (ASTM D4491)	0.02 sec ⁻¹ minimum
Grab Tensile Strength (ASTM D4632)	180 lbs minimum for extra strength fabric. 100 lbs minimum for standard strength fabric.
Grab Tensile Strength (ASTM D4632)	30% maximum
Ultraviolet Resistance (ASTM D4355)	70% minimum

- Support standard strength geotextiles with wire mesh, chicken wire, 2-inch x 2-inch wire, safety fence, or jute mesh to increase the strength of the geotextile. Silt fence materials are available that have synthetic

mesh backing attached.

- Silt fence material shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0°F to 120°F.
- 100% biodegradable silt fence is available that is strong, long lasting, and can be left in place after the project is completed, if permitted by the local jurisdiction.
- Refer to [Figure II-4.22: Silt Fence](#) for standard silt fence details. Include the following Standard Notes for silt fence on construction plans and specifications:
 1. The Contractor shall install and maintain temporary silt fences at the locations shown in the Plans.
 2. Construct silt fences in areas of clearing, grading, or drainage prior to starting those activities.
 3. The silt fence shall have a 2-foot min. and a 2.5-feet max. height above the original ground surface.
 4. The geotextile fabric shall be sewn together at the point of manufacture to form fabric lengths as required. Locate all sewn seams at support posts. Alternatively, two sections of silt fence can be overlapped, provided that the overlap is long enough and that the adjacent silt fence sections are close enough together to prevent silt laden water from escaping through the fence at the overlap.
 5. Attach the geotextile fabric on the up-slope side of the posts and secure with staples, wire, or in accordance with the manufacturer's recommendations. Attach the geotextile fabric to the posts in a manner that reduces the potential for tearing.
 6. Support the geotextile fabric with wire or plastic mesh, dependent on the properties of the geotextile selected for use. If wire or plastic mesh is used, fasten the mesh securely to the up-slope side of the posts with the geotextile fabric up-slope of the mesh.
 7. Mesh support, if used, shall consist of steel wire with a maximum mesh spacing of 2-inches, or a prefabricated polymeric mesh. The strength of the wire or polymeric mesh shall be equivalent to or greater than 180 lbs grab tensile strength. The polymeric mesh must be as resistant to the same level of ultraviolet radiation as the geotextile fabric it supports.
 8. Bury the bottom of the geotextile fabric 4-inches min. below the ground surface. Backfill and tamp soil in place over the buried portion of the geotextile fabric, so that no flow can pass beneath the silt fence and scouring cannot occur. When wire or polymeric back-up support mesh is used, the wire or polymeric mesh shall extend into the ground 3-inches min.
 9. Drive or place the silt fence posts into the ground 18-inches min. A 12-inch min. depth is allowed if topsoil or other soft subgrade soil is not present and 18-inches cannot be reached. Increase fence post min. depths by 6 inches if the fence is located on slopes of 3H:1V or steeper and the slope is perpendicular to the fence. If required post depths cannot be obtained,

the posts shall be adequately secured by bracing or guying to prevent overturning of the fence due to sediment loading.

10. Use wood, steel or equivalent posts. The spacing of the support posts shall be a maximum of 6 feet. Posts shall consist of one of the following:

- Wood with minimum dimensions of 2 inches by 2 inches by 3 feet. Wood shall be free of defects such as knots, splits, or gouges.
- No. 6 steel rebar or larger.
- ASTM A 120 steel pipe with a minimum diameter of 1-inch.
- U, T, L, or C shape steel posts with a minimum weight of 1.35 lbs./ft.
- Other steel posts having equivalent strength and bending resistance to the post sizes listed above.

11. Locate silt fences on contour as much as possible, except at the ends of the fence, where the fence shall be turned uphill such that the silt fence captures the runoff water and prevents water from flowing around the end of the fence.

12. If the fence must cross contours, with the exception of the ends of the fence, place check dams perpendicular to the back of the fence to minimize concentrated flow and erosion. The slope of the fence line where contours must be crossed shall not be steeper than 3H:1V.

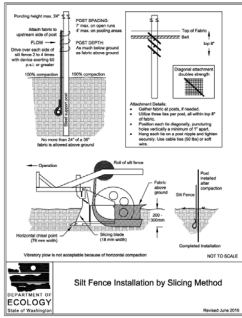
- Check dams shall be approximately 1 foot deep at the back of the fence. Check dams shall be continued perpendicular to the fence at the same elevation until the top of the check dam intercepts the ground surface behind the fence.
- Check dams shall consist of crushed surfacing base course, gravel backfill for walls, or shoulder ballast. Check dams shall be located every 10 feet along the fence where the fence must cross contours.

- Refer to [Figure II-4.23: Silt Fence Installation by Slicing Method](#) for slicing method details. The following are specifications for silt fence installation using the slicing method:

1. The base of both end posts must be at least 2 to 4 inches above the top of the geotextile fabric on the middle posts for ditch checks to drain properly. Use a hand level or string level, if necessary, to mark base points before installation.
2. Install posts 3 to 4 feet apart in critical retention areas and 6 to 7 feet apart in standard applications.
3. Install posts 24 inches deep on the downstream side of the silt fence, and as close as possible to the geotextile fabric, enabling posts to support the geotextile fabric from upstream water pressure.
4. Install posts with the nipples facing away from the geotextile fabric.

5. Attach the geotextile fabric to each post with three ties, all spaced within the top 8 inches of the fabric. Attach each tie diagonally 45 degrees through the fabric, with each puncture at least 1-inch vertically apart. Each tie should be positioned to hang on a post nipple when tightening to prevent sagging.
6. Wrap approximately 6 inches of the geotextile fabric around the end posts and secure with 3 ties.
7. No more than 24 inches of a 36 inch geotextile fabric is allowed above ground level.
8. Compact the soil immediately next to the geotextile fabric with the front wheel of the tractor, skid steer, or roller exerting at least 60 pounds per square inch. Compact the upstream side first and then each side twice for a total of four trips. Check and correct the silt fence installation for any deviation before compaction. Use a flat-bladed shovel to tuck the fabric deeper into the ground if necessary.

Figure II-4.23: Silt Fence Installation by Slicing Method



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Maintenance Standards

- Repair any damage immediately.
- Intercept and convey all evident concentrated flows uphill of the silt fence to a sediment trapping BMP.
- Check the uphill side of the silt fence for signs of the fence clogging and acting as a barrier to flow and then causing channelization of flows parallel to the fence. If this occurs, replace the fence and remove the trapped sediment.
- Remove sediment deposits when the deposit reaches approximately one-third the height of the silt fence, or install a second silt fence.
- Replace geotextile fabric that has deteriorated due to ultraviolet breakdown.

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BMP C235: Wattles

Purpose

Wattles are temporary erosion and sediment control barriers consisting of straw, compost, or other material that is wrapped in netting made of natural plant fiber or similar encasing material. They reduce the velocity and can spread the flow of rill and sheet runoff, and can capture and retain sediment.

Conditions of Use

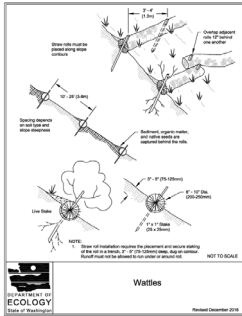
- Use wattles:
 - In disturbed areas that require immediate erosion protection.
 - On exposed soils during the period of short construction delays, or over winter months.
 - On slopes requiring stabilization until permanent vegetation can be established.
- The material used dictates the effectiveness period of the wattle. Generally, wattles are effective for one to two seasons.
- Prevent rilling beneath wattles by entrenching and overlapping wattles to prevent water from passing between them.

Design Criteria

- Wattles shall consist of cylinders of plant material such as weed-free straw, coir, wood chips, excelsior, or wood fiber or shavings encased within netting made of natural plant fibers unaltered by synthetic materials.
- See [Figure II-4.24: Wattles](#) for typical construction details.
- Wattles are typically 8 to 10 inches in diameter and 25 to 30 feet in length.
- Install wattles perpendicular to the flow direction and parallel to the slope contour.
- Place wattles in shallow trenches, staked along the contour of disturbed or newly constructed slopes. Dig narrow trenches across the slope (on contour) to a depth of 3 to 5 inches on clay soils and soils with gradual slopes. On loose soils, steep slopes, and areas with high rainfall, the trenches should be dug to a depth of 5 to 7 inches, or 1/2 to 2/3 of the thickness of the wattle.
- Start building trenches and installing wattles from the base of the slope and work up. Spread excavated material evenly along the uphill slope and compact it using hand tamping or other methods.

- Construct trenches at intervals of 10 to 25 feet depending on the steepness of the slope, soil type, and rainfall. The steeper the slope the closer together the trenches.
- Install the wattles snugly into the trenches and overlap the ends of adjacent wattles 12 inches behind one another.
- Install stakes at each end of the wattle, and at 4 foot centers along entire length of wattle.
- If required, install pilot holes for the stakes using a straight bar to drive holes through the wattle and into the soil.
- Wooden stakes should be approximately 0.75 x 0.75 x 24 inches minimum. Willow cuttings or 3/8 inch rebar can also be used for stakes.
- Stakes should be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Figure II-4.24: Wattles



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Maintenance Standards

- Wattles may require maintenance to ensure they are in contact with soil and thoroughly entrenched, especially after significant rainfall on steep sandy soils.
- Inspect the slope after significant storms and repair any areas where wattles are not tightly abutted or water has scoured beneath the wattles.

Approved as Functionally Equivalent

Ecology has approved products as able to meet the requirements of this BMP. The products did not pass through the Technology Assessment Protocol – Ecology (TAPE) process. Local jurisdictions may choose not to accept these products, or may require additional testing prior to consideration for local use. Products that Ecology has approved as functionally equivalent are available for review on Ecology’s website at:

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies>

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S419 BMPs for Mobile Fueling of Vehicles and Heavy Equipment

Description of Pollutant Sources: Mobile fueling, also known as fleet fueling, wet fueling, or wet hosing, is the practice of filling fuel tanks of vehicles by tank trucks that are driven to the yards or sites where the vehicles to be fueled are located. Diesel fuel is categorized as a Class II Combustible Liquid, whereas gasoline is categorized as a Flammable Liquid.

Note that some local fire departments may have restrictions on mobile fueling practices.

Historically organizations conducted mobile fueling for off-road vehicles operated for extended periods in remote areas. This includes construction sites, logging operations, and farms. Some organizations conduct mobile fueling of on-road vehicles commercially in the state of Washington.

Pollutant Control Approach: Fueling operators need proper training of fueling operations, the use of spill/drip control, and fuel transfer procedures.

Applicable Operational BMPs:

Organizations and individuals conducting mobile fueling operations must implement the BMPs in the following list. The operating procedures for the driver/operator should be simple, clear, effective, and their implementation verified by the organization liable for environmental and third party damage.

- Ensure that the local fire department approves all mobile fueling operations. Comply with local and Washington State fire codes.
- In fueling locations that are in close proximity to sensitive aquifers, designated wetlands, wetland buffers, or other waters of the State, approval by local jurisdictions is necessary to ensure compliance with additional local requirements.
- Ensure compliance with all 49 CFR 178 requirements for all fuel delivery vehicles or containers. Documentation from a Department of Transportation (DOT) Registered Inspector provides proof of compliance.
- Ensure the presence and the constant observation/monitoring of the driver/operator at the fuel transfer location at all times during fuel transfer and ensure implementation of the following procedures at the fuel transfer locations:
 - Locate the point of fueling at least 25 feet from the nearest storm sewer or inside an impervious containment with a volumetric holding capacity equal to or greater than 110 percent of the fueling tank volume, or covering the storm sewer to ensure no inflow of spilled or leaked fuel. Covers are not required for storm sewers that convey the inflow to a spill control separator approved by the local jurisdiction and the fire department. Potential spill/leak conveyance surfaces must be impervious and

in good repair. Do not remove the drain cover if sheen is present. Properly collect and dispose of any contaminated material.

- Place a drip pan, or an absorbent pad under each fueling location prior to and during all dispensing operations. The pan (must be liquid tight) and the absorbent pad must have a capacity of at least 5 gallons. There is no need to report spills retained in the drip pan or the pad.
- Manage the handling and operation of fuel transfer hoses and nozzle, drip pan(s), and absorbent pads as needed to prevent spills/leaks of fuel from reaching the ground, storm sewer, and receiving waters.
- Avoid extending the fueling hoses across a traffic lane without fluorescent traffic cones, or equivalent devices, conspicuously placed to block all traffic from crossing the fuel hose.
- Remove the fill nozzle and cease filling the tank when the automatic shut-off valve engages. Do not lock automatic shutoff fueling nozzles in the open position.
- Do not “top off” the fuel receiving equipment.
- Provide the driver/operator of the fueling vehicle with:
 - Adequate flashlights or other mobile lighting to view fuel fill openings with poor accessibility. Consult with local fire department for additional lighting requirements.
 - Two-way communication with his/her home base.
- Train the driver/operator annually in spill prevention and cleanup measures and emergency procedures. Make all employees aware of the significant liability associated with fuel spills.
- The responsible manager shall properly sign and date the fueling operating procedures. Distribute procedures to the operators, retain them in the organization files, and make them available in the event an authorized government agency requests a review.
- Immediately notify the local fire department (911), the appropriate regional office of the Department of Ecology, and the local jurisdiction in the event of any spill entering surface or ground waters. Establish a “call down list” to ensure the rapid and proper notification of management and government officials should any significant amount of product be lost off-site. Keep the list in a protected but readily accessible location in the mobile fueling truck. The “call down list” should also identify spill response contractors available in the area to ensure the rapid removal of significant product spillage into the environment.
- In all fueling vehicles, maintain a minimum of the following spill cleanup materials and have them readily available for use:
 - Non-water absorbents capable of absorbing at least 15 gallons of fuel.
 - A storm drain plug or cover kit.
 - A non-water absorbent containment boom of a minimum 10 feet in length with a 12-gallon minimum absorbent capacity.

- A non-spark generating shovel (a steel shovel could generate a spark and cause an explosion in the right environment around a spill).
- Two, five-gallon buckets with lids.
- Use automatic shutoff nozzles for dispensing the fuel. Replace automatic shut-off nozzles as recommended by the manufacturer.
- Maintain and replace equipment on fueling vehicles, particularly hoses and nozzles, at established intervals to prevent failures.
- Immediately remove and properly dispose of soils with visible surface contamination to prevent the spread of chemicals to groundwater or receiving water via stormwater runoff.
- Do not use dispersants to clean up spills or sheens unless properly removed for disposal following application. Dispersants are prohibited from use for spills on water or where the dispersant may enter storm drains, surface waters, treatment systems, or sanitary sewers.

Applicable Structural Source Control BMPs:

Include the following fuel transfer site components:

- Automatic fuel transfer shut-off nozzles.
- An adequate lighting system at the filling point.

S430 BMPs for Urban Streets

Description of Pollutant Sources: Urban streets can be the source of vegetative debris, paper, fine dust, vehicle liquids, tire and brake wear residues, heavy metals (lead and zinc), soil particles, ice control salts, domestic wastes, lawn chemicals, and vehicle combustion products. Street surface contaminants contain significant concentrations of particle sizes less than 250 microns ([Sartor and Boyd, 1972](#)).

Pollutant Control Approach: Conduct efficient street sweeping where and when appropriate to minimize the contamination of stormwater. Do not wash street debris into storm drains.

Facilities not covered under the Industrial Stormwater General Permit may consider a minimum amount of water washing of streets. All facilities must comply with their local stormwater requirements for discharging to storm sewers. Municipal NPDES permittees are required to limit street wash water discharges and may have special conditions or treatment requirements.

Recommended BMPs:

- For maximum stormwater pollutant reductions on curbed streets and high volume parking lots, use efficient vacuum sweepers.

Note: High-efficiency street sweepers utilize strong vacuums and the mechanical action of main and gutter brooms combined with an air filtration system that only returns clean air to the atmosphere (i.e., filters very fine particulates). They sweep dry and use no water since they do not emit any dust.

High-efficiency vacuum sweepers have the capability of removing 80 percent or more of the accumulated street dirt particles whose diameters are less than 250 microns ([Sutherland et al., 1998](#)). This assumes pavements under good condition and reasonably expected accumulation conditions.

- For moderate stormwater pollutant reductions on curbed streets use regenerative air sweepers or tandem sweeping operations.

Note: A tandem sweeping operation involves a single pass of a mechanical sweeper followed immediately by a single pass of a vacuum sweeper or regenerative air sweeper.

- *A regenerative air sweeper blows air down on the pavement to entrain particles and uses a return vacuum to transport the material to the hopper.*
- *These operations usually use water to control dust. This reduces their ability to pick up fine particulates.*

These types of sweepers have the capability of removing approximately 25 to 50 percent of the accumulated street dirt particles whose diameters are less than 250 microns. ([Sutherland et al., 1998](#)). This assumes pavements under good conditions and typical accumulation conditions.

- For minimal stormwater pollutant reductions on curbed streets use mechanical sweepers.
 - *Note: The industry refers to mechanical sweepers as broom sweepers and uses the mechanical action of main and gutter brooms to throw material on a conveyor belt that transports it to the hopper.*
 - *These sweepers usually use water to control dust. This reduces their ability to pick up fine particulates.*

Mechanical sweepers have the capability of removing only 10 to 20 percent of the accumulated street dirt particles whose diameters are less than 250 microns ([Sutherland et al., 1998](#)). This assumes pavements under good condition and the most favorable accumulation conditions.

- Conduct vacuum sweeping at optimal frequencies. Optimal frequencies are those scheduled sweeping intervals that produce the most cost-effective annual reduction of pollutants normally found in stormwater and can vary depending on tree cover, land use, traffic volume, receiving water, and rainfall patterns.
- Train operators in those factors that result in optimal pollutant removal. These factors include sweeper speed, brush adjustment and rotation rate, sweeping pattern, maneuvering around parked vehicles, and interim storage and disposal methods.
- Consider the use of periodic parking restrictions in low to medium density single-family residential areas to ensure the sweeper's ability to sweep along the curb.
- Establish programs for prompt vacuum sweeping, removal, and disposal of debris from special events that will generate higher than normal loadings.
- Do not sweep during rain events, if you can avoid it. The hopper on the sweeper will fill quickly with water from the street. Dispose of the combined water and solids at a decant facility, if possible.
- Disposal of street sweeping solids and liquids must comply with [Appendix IV-B: Management of Street Waste Solids and Liquids](#).
- Consider developing ordinances that prohibit citizens from putting yard debris in the street gutters, or doing vehicle maintenance on the street.
- Provide incentives to property owners for installing permeable pavement parking areas and driveways.
- Consider installing catch basin inserts in high use areas to remove trash and yard debris before it enters the system.
- Implement a storm drain stenciling program to label and educate the public not to dump materials into storm drains or onto sidewalks, streets, parking lots, and gutters.
- Provide household hazardous waste collection and used oil recycling for citizens to avoid illegal dumping.

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Appendix E

U.S. Army Corps of Engineers

Jurisdictional Determination

NWS-2025-896-WRD

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U.S. Army Corps of Engineers (USACE)
NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

Form Approved -
OMB No. 0710-0003
Expires 2027-10-31

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority The authorities for requesting this information are Sections 9, 10, 13, and 14, Rivers and Harbors Act of March 3, 1899; Section 404, Clean Water Act; and Section 103 Marine Protection Research and Sanctuaries Act of 1972. **Principal Purpose** This information serves as notification to affected parties regarding the USACE administrative appeal options and process, as well as to facilitate requests for appeal of USACE decisions with which they disagree.

Routine Uses Routine uses will include: (a) To serve as notification to affected parties of the Corps administrative appeal options and process and to facilitate requests for appeal of Corps decisions with which they disagree. (b) Records may be referred to the Department of Justice for possible criminal prosecution. (c) Records may be referred to other Federal, State, and local agencies for evaluation and enforcement purposes. **Disclosure** Disclosure of this information is voluntary on your part. However, failure of individual to provide requested information could result in inability to determine all pertinent information regarding a Department of the Army permit matter.

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PURPOSE: This form is used to facilitate the initiation of the administrative appeals process. The appeals process allows an affected party to pursue an administrative appeal of certain Corps of Engineers decisions with which they disagree.

Upon release, this form will also be available on the Corps website

Applicant: Port of Tacoma	File Number: NWS-2025-896-WRD	Date: 2026-03-25
Documents Attached (select all that apply):		Form Reference Section:
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of Permission)	B
☐	PERMIT DENIAL WITHOUT PREJUDICE	C
☐	PERMIT DENIAL WITH PREJUDICE	D
☒	APPROVED JURISDICTIONAL DETERMINATION	E
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: *You may accept or object to the permit*

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: *You may accept or appeal the permit*

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: *Not appealable*

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: *You may appeal the permit denial*

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: APPROVED JURISDICTIONAL DETERMINATION: *You may accept or appeal the approved JD or provide new information for reconsideration*

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- **RECONSIDERATION:** You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: *Not appealable*

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:		If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:	
Name: LeeAnn Simmons		Name: Melinda Larsen	
Street Address, City, State: US Army Corps of Engineers, Seattle District 4735 E. Marginal Way S., Bldg 1202 Seattle, WA 98134		Street Address, City, State: US Army Corps of Engineers, Northwestern Division 1201 NE Lloyd Blvd, Suite 400 Portland, OR 97232	
Phone: 206-764-3495		Phone: 503-726-6194	
Email: leeann.w.simmons@usace.army.mil		Email: melinda.m.larsen@usace.army.mil	

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: *(Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)*

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

Email address of appellant and/or agent

Telephone number

Signature of appellant or agent

Date

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Appendix F

Washington State Department of Transportation General Permit 62525

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Permit No. **62525****Applicant - Please print or type all information**

Application is Herby Made For: ☒ General Permit (no fee)
☐ General Permit \$2.50 (Subject to RCW 47.12.140(2))

Intended Use of State Right of Way is to Construct, Operate, and Maintain a:
Complete Topographic survey adjacent to the DD 23 drainage ditch near the intersection of SR 509 and Taylor Way in Tacoma, See attached image. (February 2026 activity)
Complete ditch maintenance to include vegetation control and dredging to re-establish original ditch profile to support better drainage within the ditch system. (August/September 2026 activity)
Install a temporary gravel access to allow access to Port Parcel 12 as shown on the attached image. No curb cuts will be required for access. This access will not be used except for limited activities within the habitat site and will be removed Spring 2030.

on a portion of State Route **509** from Mile Post **3.880** to Mile Post _____ in **Pierce** County,
____ 1/4 of ____ 1/4 of Section **1** Township **20** Range **3** West/East W.M. **E**

Fees in the amount of **N/A** are paid to defray the basic administrative expense incident to the processing of this application according to RCW 47.12.140(2) and amendments. The applicant further promises to pay additional costs incurred by the Department on the behalf of the applicant.

Checks or Money Orders are to be made payable to "Washington State Department of Transportation".

Port of Tacoma

Applicant (Referred to as Permit Holder)

David R Myers

Applicant Authorized Signature

PO Box 1837 1 Sitcum Plaza

Address

David Myers

Print or Type Name

Tacoma

City

WA

State

98401

Zip Code

Engineering Project Manager II

Title

253-428-8612

Telephone

Dated this **9th** day of **February**, **2026****Authorization to Occupy Only If Approved Below**

The Washington State Department of Transportation referred to as the "Department", hereby grants this Permit subject to the terms and conditions stated in the General Provisions, Special Provisions, and Exhibits attached hereto and by this reference made a part hereof. Construction facilities proposed under this application shall begin within one year and must be completed within three years from date of approval.

For Department Use Only**Exhibits Attached**

Exhibit "A" – GP Specials - 4 pages
Exhibit "B" – Right-of-Way Plan - 1 sheet
Exhibit "C" – Plan Sheet - 1 sheet
Exhibit "D" – TMC Requirements - 1 sheet

Department ApprovalBy: **Andrew Larson, PE**Title: **Development Services Engineer**

Date: _____

Expiration Date: **04/30/2030**

General Provisions

No changes to these General Provisions may be made without further approval of the Office of the Attorney General

DOCUMENTS, NON-EXCLUSIVE, COMPLIANCE WITH LAW, WORK

1. A copy of this Permit must be on the job site, protected from the elements, at all times during any Permit Holder activity, construction or improvement Work as authorized by this Permit. "Work" under this Permit shall include the use of WSDOT-owned right-of-way as authorized herein.
2. The Permit Holder shall be responsible for compliance with all applicable federal, state, tribal and local laws, ordinances and regulations, that affect work being performed pursuant to this Permit. The Permit Holder shall defend and indemnify WSDOT and the State of Washington against any claims that may arise because the Permit Holder (or any of its employees or subcontractors) violated a legal requirement.
3. The Permit Holder agrees that all Work shall be performed and completed to the satisfaction of WSDOT. All material and workmanship shall conform, in the sole discretion of WSDOT, to WSDOT's Standard Specifications for Road, Bridge, and Municipal Construction, current edition and amendments thereto, unless WSDOT has agreed in writing to a different standard, and shall be subject to WSDOT inspection. All WSDOT inspections of Work within WSDOT-owned highway right-of-way or upon state highway right-of-way under WSDOT jurisdiction, are solely for the benefit of WSDOT and not for the benefit of the Permit Holder, Permit Holder's contractor (if any), or any third party.
4. Upon approval of this Permit, the Permit Holder agrees to and shall diligently proceed with the Work and comply with all of the terms, provisions, and exhibits attached herein. Unless specified otherwise by WSDOT, or agreed to in writing by WSDOT, the work authorized by this Permit shall begin, be completed, or shall expire by the dates as agreed to by this Permit and its provisions, as indicated on page 1.

RIGHT OF ENTRY NON-EXCLUSIVE

5. Subject to the terms of this Permit, WSDOT hereby grants to the Permit Holder, its authorized agents, contractors, subcontractors, and employees, a right of entry upon WSDOT-owned highway right-of-way or upon state highway right-of-way under WSDOT jurisdiction, onto which access is necessary to construct, operate and/or maintain the completed Work.

If WSDOT has approved any limited access breaks, or inner corridor access breaks, for the Work, the Permit Holder shall strictly comply with the terms and conditions of such approval.

WSDOT NOTIFICATION: SURVEY MONUMENTS, HIGHWAY SIGNS, FENCES, LANDSCAPING

6. Unless authorized by WSDOT or other affected property owner in writing, the Permit Holder shall assure that all public and private property, including but not limited to traffic signal equipment, signs, guide markers, lane markers, fences, mailboxes, guardrail, barriers, and utilities, are not impacted, damaged, destroyed, or removed. If any such property is damaged, destroyed, or removed without prior written authorization, the Permit Holder shall notify WSDOT's representative immediately of such impact, damage, destruction or removal. The Permit Holder shall replace, repair, or fully restore any private or public property that is damaged, destroyed, or removed to WSDOT's sole satisfaction.
7. The Permit Holder shall not disturb, remove, or destroy any existing Survey Monument before first obtaining a Washington State Department of Natural Resources (DNR) permit. The Permit Holder agrees that resetting Survey Monuments shall be the sole responsibility, and at the sole expense, of the Permit Holder. Such resetting of any Survey Monument shall be performed by or under the direct supervision of a Licensed Professional Land Surveyor. The Permit Holder shall notify WSDOT in writing within ten (10) calendar days of any Survey Monument that has been disturbed, removed, destroyed, or reset, and shall restore the Survey Monument to its original place and condition at the Permit Holder's sole expense within ten (10) calendar days of its disturbance, damage or destruction.

If Permit holder does not perform the resetting work as required herein, WSDOT may perform such work and the Permit Holder agrees to fully reimburse and make payment to WSDOT within thirty (30) calendar days of the date of WSDOT's detailed invoice pursuant to Section 26 – Invoice and Payments, herein. If WSDOT chooses not to make the repairs, WSDOT may initiate an action to revoke this Permit.

A listing of Survey Monuments can be found at the WSDOT's Geographic Services Office Website:
<http://www.wsdot.wa.gov/monument/searchBroad.aspx>

DISTURBANCE OF EXISTING RIGHT-OF-WAY VEGETATION

8. Unless otherwise authorized by WSDOT's representative in writing prior to the start of any Work, this Permit does not authorize the Permit Holder, its' employees, contractors, or agents, any right to cut, spray, retard, remove, destroy, disfigure, or in any way modify the physical condition of any vegetative or landscaping material located on WSDOT owned highway right-of-way or upon state highway right-of-way under WSDOT jurisdiction. Should the Permit Holder anticipate that its' Work will alter the appearance of WSDOT-owned highway right-of-way vegetation or landscaping material, the Permit Holder shall notify the WSDOT representative listed in Special Provision 1 to obtain WSDOT's prior written approval of the Permit Holder's proposed Work. If WSDOT allows the Permit Holder to modify WSDOT-owned highway right-of-way vegetation, it agrees that any vegetation cutting and/or trimming activities shall be conducted in such a manner that WSDOT-owned highway right-of-way vegetation and landscaping material appearance or functionality will not be altered or damaged. Should the Permit Holder alter or damage the appearance of WSDOT-owned highway right-of-way vegetation and landscaping without WSDOT's prior written approval, the Permit Holder is subject to penalties provided for in RCW's 47.40.070, 47.40.080, and 4.24.630, as applicable.

REMOVAL OF TIMBER

9. This Permit is issued pursuant to the applicable terms of RCW 47.12.140 (Severance and Sale of Timber and other personalty - Removal of nonmarketable materials). This Permit does not authorize the Permit Holder, its' employees, contractors, or agents, any right to cut or remove any trees or timber located on WSDOT right-of-way or upon state highway right-of-way under WSDOT jurisdiction without prior written approval from WSDOT.

MERCHANDISING

10. It is unlawful for any person to build, erect, establish, operate, maintain, or conduct along and upon the right-of-way of any state highway any platform, box, stand, or any other temporary or permanent device or structure used or to be used for the purpose of receiving, vending, or delivering any milk, milk cans, vegetables, fruits, merchandise, produce, or any other thing or commodity of any nature unless a permit therefore has first been obtained from WSDOT. WSDOT shall in each instance determine where any platform, box, stand, or any other temporary or permanent device or structure shall be permitted pursuant to RCW 47.32.110.

EROSION CONTROL AND DRAINAGE

11. All discharges to WSDOT right-of-way or upon WSDOT highway right-of-way under WSDOT jurisdiction, if allowed, shall conform to State and Local water quality regulations and shall meet WAC 173-201A (Water Quality Standards for Surface Waters of the State of Washington).
12. During construction of this work, the Permit Holder shall comply with all provisions of the WSDOT Highway Runoff Manual, or WSDOT approved equivalent plan, and implement Best Management Practices (BMP's) to mitigate erosion.

CULTURAL RESOURCES

13. If any archaeological or historical resources are revealed in the Work vicinity, the Permit Holder shall immediately STOP Work, notify WSDOT's Representative and retain a United States Government Secretary of the Interior's qualified archaeologist. Said archaeologist shall evaluate the site and make recommendations to WSDOT regarding the continuance of the Work.

COMPLIANCE WITH CLEARZONE GUIDELINES

14. The Permit Holder hereby agrees that the Work described in this permit is in compliance with WSDOT's Clear Zone Guidelines pursuant to Chapter 1600 of WSDOT's Design Manual (M 22-01) and any revisions thereto. For any Work performed on a managed access state highway within an incorporated city or town, the Permit Holder may use the applicable city or towns clear zone guidelines if the city or town has their own published clear zone guidelines.

PERMIT EXTENSION AND ASSIGNMENT

15. The expiration date of this Permit may not be extended without WSDOT's prior written approval.
16. This Permit shall not be deemed or held to be an exclusive one and shall not prohibit WSDOT from granting permits or franchise rights; or entering into other agreements with other public or private companies or individuals, nor shall it prevent WSDOT from using any of its highways, streets, or public places, or affect its right to full supervision and control over all or any part of them, none of which is hereby surrendered.

MAINTENANCE DEFICIENCIES

17. The Permit Holder shall correct any maintenance deficiency related to, or contributed to in any way by, the Work within thirty (30) consecutive calendar days upon receiving written notice of such deficiency from WSDOT, unless WSDOT authorizes in writing a different time period. Should the Permit Holder fail to correct a deficiency within the prescribed time period after receiving written notice of the deficiency from WSDOT, WSDOT reserves the right to perform the necessary maintenance work to preserve WSDOT right-of-way or upon state highway right-of-way under WSDOT jurisdiction or for the protection of the traveling public including bicycles or pedestrians. If WSDOT performs maintenance work as provided herein, the Permit Holder agrees to fully reimburse and make payment to WSDOT within thirty (30) calendar days of the date of WSDOT's detailed invoice pursuant to Section 26 – Invoice and Payments, herein. If WSDOT chooses not to make the repairs; WSDOT may initiate an action to revoke this Permit.

INTERFERENCE WITH OTHER PROJECTS

18. The Permit Holder agrees to schedule and perform the Work herein in such a manner as not to interfere with any WSDOT maintenance or other activities on WSDOT right-of-way or upon state highway right-of-way under WSDOT jurisdiction, including any WSDOT authorized construction activities that may be occurring in the general vicinity of the Work authorized by this Permit.

INSURANCE

19. Insurance (Applicable on a case by case basis)

The Permit Holder shall provide proof of insurance coverage prior to performing any Work within State-owned highway right of way, as follows:

- Commercial General Liability covering the risks of bodily injury (including death), property damage, and personal injury, including coverage for contractual liability, with a limit of not less than \$5 million per occurrence and in the aggregate; OR
- Business Automobile Liability (owned, hired, or non-owned) covering the risks of bodily injury (including death) and property damage, including coverage for contractual liability, with a limit of not less than \$1 million per accident; OR
- Employers Liability covering the risks of Permit Holder's employees' bodily injury by accident or disease, with limits of not less than \$1 million per accident for bodily injury by accident and \$1 million per employee for bodily injury by disease.

WSDOT and the State shall be expressly named as an additional insureds under these general liability and automobile liability policies, by endorsing these policies with form CG2010 1185 or CA2048 (as appropriate), which shall contain no additional limitations with respect to completed operations or ongoing operations coverages, nor shall there be any limitation with respect to the negligence of WSDOT and the State. These policies shall be primary and non-contributory with respect to WSDOT and the State, and shall contain a waiver of subrogation in favor of WSDOT and the State. The Permit Holder shall furnish WSDOT proof of these insurance requirements prior to performing any Work under the Permit. A forty-five (45) calendar day written notice shall be given to the Department prior to termination of or any material change to the policy(ies) as such relate(s) to this Permit.

MODIFICATION OR REVOCATION OF THE PERMIT BY WSDOT

- 20a. Modification: If this Permit is modified in writing by WSDOT, the Permit Holder will have thirty (30) calendar days from the date of the written notice to modify the Work as required by WSDOT. If the modifications cannot be made within thirty (30) calendar days, the Permit Holder shall request from WSDOT, in writing, during the prescribed time period, an extension of time in which to make the modifications. Any extension of time shall be made in writing and is solely within WSDOT's discretion.

Should the Permit Holder breach any of the conditions or requirements of the permit or if WSDOT determines that emergency maintenance of the Work is required to (1) protect any aspect of the state highway right-of-way or upon state highway right-of-way under WSDOT jurisdiction, or (2) secure the safety of the traveling public due to a failure of the Permit Holder's Work or its maintenance thereof, WSDOT may perform the emergency maintenance work without the Permit Holder's prior approval, and the Permit Holder agrees to reimburse WSDOT's actual direct and related indirect costs and expenses for performing the emergency maintenance work pursuant to the provisions of Section 26 - Invoice and Payments. WSDOT will notify the Permit Holder of the emergency work performed as soon as practicable.

- 20b. Revocation: If the Permit is revoked and the Permit Holder fails to return the property back to its original condition, as solely determined by WSDOT, WSDOT shall perform such Work at the Permit Holder's sole cost and expense, and the Permit Holder shall reimburse WSDOT's actual direct and related indirect costs and expenses for performing the Work pursuant to the provisions of Section 27 - Invoice and Payments.
- 20c. Plan Corrections: WSDOT reserves the right to require changes or corrections due to plan omissions or details not in conformance with WSDOT's Standard Specifications, Standard Plans, Design Manual, or Project Special Provisions.

MODIFICATION OF THE PERMIT BY THE PERMIT HOLDER

21. If the Permit Holder desires to modify this permit and/or the Work, it shall notify the WSDOT Representative listed in Exhibit A, Special Provisions, in writing of all proposed changes for WSDOT's prior written approval. WSDOT agrees to provide written acceptance or rejection of the proposed change(s) to the Permit Holder within Ten (10) business days.

ADDITIONAL PERMIT CONDITIONS

22. The Permit Holder shall not excavate or place any obstacle within the limits of state highway right-of-way in such a manner as to interfere with WSDOT's construction, operation, and maintenance of the State Highway right-of-way or the public's travel thereon without WSDOT's prior written approval and/or as may be provided in this Permit.
23. Upon completion of all Work, the Permit Holder shall immediately remove all rubbish and debris from WSDOT right-of-way or upon state highway right-of-way under WSDOT jurisdiction, leaving WSDOT right-of-way in a neat, presentable, and safe condition, to WSDOT's sole satisfaction. Any Work-related rubbish and debris clean up, or any necessary slope treatment to restore and/or protect WSDOT right-of-way or upon state highway right-of-way under WSDOT jurisdiction, not done within seven (7) calendar days of Work completion, will be done by WSDOT at the expense of the Permit Holder, unless otherwise approved in writing by WSDOT prior to the expiration of the (7) day period.
- The Permit Holder agrees to reimburse WSDOT's actual direct and related indirect costs and expenses for performing the Work pursuant to the provisions of Section 26 - Invoice and Payments.
24. The Permit Holder agrees to maintain, at its sole expense, its Work under this Permit in a manner satisfactory to WSDOT, in WSDOT's sole discretion.
25. WSDOT shall in no way be held liable for any damage to the Permit Holder by reason of any such work by or authorized by WSDOT, its agents or representatives, or by the exercise of any rights by WSDOT upon roads, streets, public places, or structures in question.

EXTENSION OF THE EXPIRATION DATE

26. If requested by the Permit Holder, the Expiration Date of this Permit may be extended by WSDOT after review of the contributing circumstances.

INVOICE AND PAYMENTS

27. If WSDOT deems it necessary to perform Work as provided for in this Permit by WSDOT forces or its' contractor, including but not limited to any modification, repair, clean up or removal of the Work authorized under this Permit:
- WSDOT will assign a reimbursable account to the Permit Holder as a means of invoicing the Permit Holder for the costs associated with the Work performed by WSDOT.
 - WSDOT will provide a detailed invoice, including direct and related indirect costs, to the Permit Holder for the Work performed by WSDOT or its contractor(s), and the Permit Holder agrees to pay WSDOT within thirty (30) calendar days of receipt of an invoice.
 - The Permit Holder agrees that if payment is not made to WSDOT as herein agreed, WSDOT may charge late fees, interest and/or refer the debt to a Collection Agency, all in accordance with Washington State Law.

OTHER PERMITS AND APPROVALS

28. The Permit Holder shall be responsible for securing all necessary permits, including but not limited to, federal, state, and local regulatory, tribal, environmental, archeological, and railroad permits and permits from the Washington State Department of Ecology, the Washington State Department of Fish and Wildlife, and/or the U.S. Army Corps of Engineers prior to beginning the Work authorized by this Permit. The Permit Holder shall be responsible for mitigation measures where wetlands have been disturbed and agrees that it is solely responsible for any fines imposed for noncompliance with the permit(s) conditions or for failure to obtain the required permits. In addition, the Permit Holder, on behalf of itself and its contractors, officers, officials, employees, and agents, agrees to indemnify, hold harmless, and defend, at its sole cost and expense, WSDOT and its officers, officials, employees, and agents from any and all fines, costs, claims, judgments, and/or awards of damages to regulatory agencies, persons, and/or property, arising out of, or in any way resulting from, the Permit Holder's failure to (1) obtain any required permit for the Permit Holder Work or (2) comply with permit conditions.

INDEMNIFICATION, WAIVER, VENUE, AND ATTORNEYS FEES

29. The Permit Holder, its successors and assigns, shall indemnify, defend at its sole cost and expense, and hold harmless the State of Washington, its officers, employees, and agents from all claims, suits, demands, actions for damages (both to persons and/or property), expenses, regulatory fines, and/or suits in law and in equity that (1) arise out of or are incident to, or alleged to arise out of or are incident to, any acts or omissions of the Permit Holder, its agents, contractors, subcontractors, employees, invitees, successors, assigns and/or any other person in the use of the WSDOT-owned highway right-of-way or upon state highway right-of-way under WSDOT jurisdiction as authorized by the terms and conditions of this Permit, or (2) are caused by the breach of any of the terms or conditions of this Permit by the Permit Holder, its successors and assigns, and its contractors, subcontractors, agents, employees, invitees and/or any other person. The Permit Holder, its successors and assigns, shall not be required to indemnify, defend, or hold harmless the State of Washington, its' officers, employees and/or agents, if the claim, suit, or action for damages (both to persons and/or property) is caused by the sole acts or omissions of the State of Washington, its' officers, employees and/or agents; provided that, if such claims, suits, or actions result from the concurrent negligence of (1) the State of Washington, its officers, employees and/or agents, and (2) the Permit Holder, its agents, contractors, subcontractors, employees, invitees, successors, assigns and/or any other person or involves those actions covered by RCW 4.24.115, the indemnity provisions provided herein shall be valid and enforceable only to the extent of the acts or omissions of the Permit Holder, its agents, contractors, subcontractors, employees, invitees, successors, assigns and/or any other person.
30. The Permit Holder agrees that its obligations under this Permit extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its' employees or agents while performing Work under this Permit while located on or off WSDOT-owned highway right of way or upon state highway right of way under WSDOT jurisdiction. For this purpose, the Permit Holder, by mutual negotiation, hereby waives, with respect to the State of Washington only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provisions in chapter 51.12 RCW.
31. The indemnification and waiver provided for in Sections 29 and 30 shall survive the termination of this Permit.
32. In the event that the Permit Holder or WSDOT deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Permit, the Permit Holder and WSDOT agree that any such action or proceedings shall be brought in the superior court situated in Thurston County, Washington. Further, the Permit Holder agrees that it shall be solely responsible for its own attorney's fees and costs and agrees that it shall not seek nor be entitled to recovery of such attorney's fees and costs.

NONAPPLICABILITY OF RELOCATION ASSISTANCE/EMINENT DOMAIN

33. The Permit Holder acknowledges that this Permit does not at any time entitle the Permit Holder, its successors or assigns, to assistance under the Relocation Assistance - Real Property Acquisition Policy (Chapter 8.26 RCW). Further, the revocation or other termination of this Permit shall not be deemed a taking by WSDOT under the laws of eminent domain.

EXHIBIT “A”



These Special Provisions, in no way, relieve the responsibility of the Permit Holder or their authorized agents, contractor's, subcontractor's and employees (hereinafter called the Permit Holder) to meet the requirements of, but not limited to, WSDOT Standard Specifications and Standard Plans.

Applicable provisions are denoted by ()

1. WSDOT REPRESENTATIVE *(Applicable to All Projects)*

No Work under this Permit shall be performed until the PERMIT HOLDER is authorized in writing by letter or by email to begin Work, by the following WSDOT Representative:

NAME: _____

TITLE: _____

ADDRESS: _____

CITY: _____

STATE: _____ ZIP CODE: _____

PHONE: _____ CELL: _____

EMAIL: _____

2. PRE-CONSTRUCTION CONFERENCE. *(Applicable to ALL Projects)*

Prior to the beginning of construction, a Pre-Construction Conference shall be held at which WSDOT Representative, the Permit Holder Representative(s), and Permit Holder's contractor shall be present.

3. INSPECTION. *(Applicable to ALL Projects)*

Upon completion of work, the Permit Holder shall request a Preliminary Final Inspection for Conditional Acceptance and Conditional Approval by WSDOT.

4. UNSUITABLE MATERIALS. *(Applicable to ALL Projects)*

If determined necessary by WSDOT, unsuitable, hazardous, or contaminated materials encountered during any excavation shall be removed and replaced to the satisfaction of WSDOT at the Permit Holder's expense. The replacement material shall be free-draining and granular, or other materials as determined by WSDOT's Construction Representative in accordance with the Standard Specifications.

5. LANDSCAPING ON STATE RIGHT-OF-WAY *(Applicable to Counties and Limited Access in All Cities)*

• PLANTINGS.

If the Permit Holder desires to plant and/or cultivate any shrubs, trees, hedges, or other domestic or native ornamental growth on WSDOT owned highway right-of-way that is more extensive than regular WSDOT vegetation, the Permit Holder shall obtain a Roadside Vegetation Permit (DOT Form 220-018) from WSDOT for the maintenance of the plantings.

• IRRIGATION SYSTEMS.

If the Permit Holder desires to install an irrigation system, the Permit Holder may be required to obtain additional approval. The Permit Holder shall be responsible for water and electrical costs.

6. TRAFFIC CONTROL PLAN *(Applicable to all City Projects within Limited Access Areas and/or City Projects within Managed Access Areas involving WSDOT maintained Traffic Signals, Freeway Ramps, or Ferry Traffic. Applicable to all other City Projects when WSDOT assistance is requested by the City. Applicable to all County Projects)*

Prior to construction and/or maintenance of this facility, the Permit Holder shall submit Traffic Control Plans to WSDOT for Review and Approval at least ten (10) days in advance of the time that signing and other traffic control devices will be required. These TCP's shall be in compliance with The Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways – Part 6 (Temporary Traffic Control) <https://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part6.pdf> and Washington modifications thereto. All TCP's shall be site specific, unless allowed otherwise by WSDOT.

The primary function of work zone traffic control is to allow vehicles, cyclists, and pedestrians to move safely and easily through or around work areas while still allowing for safe and efficient work operations to be conducted. Effective temporary traffic control enhances traffic safety and efficiency. Drivers and pedestrians need to be guided in a clear and positive manner while approaching and navigating temporary traffic control zones.

- **MODIFICATION, REVOCATION, OR SUSPENSION OF APPROVED TRAFFIC CONTROL PLANS**
WSDOT reserves the right to modify or revoke any Traffic Control Plan at any time due to unexpected emergencies or safety and operational problems for the traveling public. All costs and time delays associated with modification or revocation shall be borne by the Permit Holder. WSDOT shall in no way be held liable for any delays, costs, or other damages to the Permit Holder by reason of any such WSDOT action.
- **PERMITTED HOURS FOR LANE CLOSURES / WSDOT NOTIFICATION**
The working hours within WSDOT owned highway right-of-way or highway right-of-way under WSDOT jurisdiction for this project are restricted per the Approved Traffic Control Plan(s). Any extension of these hours must be requested in writing and approved prior to construction. Weekend or Holiday (including Canadian Holidays-Skagit & Whatcom Counties) work is not permitted without written permission from WSDOT. Five (5) working days notification shall be given to WSDOT's Representative prior to any lane closure.
- **HAZARD PROTECTION**
All hazards to vehicular, pedestrian, and bicycle traffic shall be marked by warning signs, barricades, and lights.
- **STORAGE OF EQUIPMENT AND MATERIALS**
All lanes shall be open and the shoulders shall be clear of construction equipment and materials during non-working hours. The Work Zone Clear Zone (WZCZ) applies during working and non-working hours. The WZCZ applies only to temporary roadside objects introduced by the Contractor's operations and does not apply to pre-existing conditions or permanent work. Those work operations that are actively in progress shall be in accordance with adopted and approved Traffic Control Plans, and other Contract or Permit requirements.

During nonworking hours, equipment or materials shall not be within the WZCZ unless they are protected by permanent guardrail or temporary concrete barrier. The use of temporary concrete barrier shall be permitted only if WSDOT approves the installation and location.

During actual hours of work, unless protected as described above, only materials absolutely necessary to construction shall be within the WZCZ and only construction vehicles absolutely necessary to construction shall be allowed within the WZCZ or allowed to stop or park on the shoulder of the roadway.

The Contractor's non-essential vehicles and employee's private vehicles shall not be permitted to park within the WZCZ at any time unless protected as described above.

Deviation from the above requirements shall not occur unless the Contractor has requested the deviation in writing, and WSDOT has provided written approval.

7. WORKER VISIBILITY *(Applicable to Counties and Limited Access in All Cities)*

- **FLAGGER APPAREL**
Traffic Control Supervisors, Flaggers, Spotters, and others performing Traffic Control Labor of any kind shall comply with the following: (1) During daylight hours with clear visibility, workers shall wear a high-visibility ANSI/ ISEA 107-2010 Class 2 or 3 vest or jacket, and hardhat meeting the high-visibility headwear requirements of WAC 296-155-305; and (2) During hours of darkness (½ hour before sunset to ½ hour after sunrise) or other low visibility conditions (snow, rain, fog, etc.), workers shall wear a high-visibility ANSI/ISEA 107-2010 Class 2 or 3 vest or jacket, high-visibility lower garment meeting ANSI/ISEA 107-2010 Class E, and hardhat meeting the high-visibility headwear requirements of WAC 296-155-305.
- **APPAREL - OTHER CONTRACTOR PERSONNEL**
The Permit Holder and/or the Contractor shall require all other personnel in WSDOT owned highway right-of-way or highway right-of-way under WSDOT jurisdiction under their control (including Service Providers, Subcontractors, and lower tier Subcontractors) that are on foot in the work zone and are exposed to vehicle traffic or construction equipment to wear the high-visibility apparel meeting Performance Class 2 or 3 requirements of the ANSI/ISEA 107-2010 publication titled "American National Standard for High Visibility Safety Apparel and Headwear."

8. DIRECTIONAL BORING OPERATIONS *(Applicable to Counties and Limited Access in All Cities)*

- To prevent loss of ground and settlement, or possible damage to overlying structures, pipe installation operations shall be conducted in such a manner that restricts the excavation of materials to only those materials that are physically displaced by the casing. The Permit Holder shall control the advance rate, monitor the volume of material excavated and adjust the advance rate, as required, to avoid loss of ground, over excavation, and surface heave.
- During the bore, the Permit Holder shall monitor and calculate the volume of the spoils quantities removed, taking in consideration the swelling factor for the material. This will be measured against the calculated volume of the casing to ensure over-excavation has not occurred.
- If caving or sloughing occurs the Permit Holder shall modify the construction method to prevent further sloughing or caving. The soil shall be stabilized and the void outside the pipe in the area of the caving shall be filled with grout or other approved material.

- The pipes shall be installed without damage to traveled lanes and shoulders, or other facilities above the pipe. Damage to existing facilities as a result of the Permit Holder's operations shall be repaired to the satisfaction of WSDOT at the Permit Holder's expense. The repair procedure shall be proposed by the Permit Holder and approved by WSDOT.
- Removal of material from the pipe by washing or sluicing will not be permitted.
- All concrete, steel, lumber, and other manmade materials shall be removed from the insertion and receiving pits. The pit backfill shall restore contours to the pre-existing condition.

9. CRANE BOOM WITHIN WSDOT RIGHT-OF-WAY. *(Applicable to Counties and Limited Access in All Cities)*

This Permit provides the Permit Holder temporary use of WSDOT's airspace right of way; no permission is granted for use of WSDOT's right of way at the ground level.

Unloaded crane swings, including "weather vaning" will be permitted as shown in the Exhibits.

Crane load swings within thirty (30) feet of the paved edge of WSDOT highway right-of-way or ramps are prohibited and will be cause for immediate revocation of Permit.

No use other than operating or "weather vaning" one (1) construction tower-crane booms within WSDOT's airspace right of way is permitted without the prior written approval from WSDOT.

Signs, display lights, or advertising media/materials are not permitted unless they comply with Chapter 47.42 RCW and Chapter 468-66 WAC and are completely detailed on a separate plan sheet which requires specific prior written authorization by WSDOT. Advertising signs or banners shall not be allowed on any portion or parts of the cranes operating within WSDOT right-of-way.

10. CRANE OPERATIONS WITHIN WSDOT RIGHT OF WAY. *(Applicable to Counties and Limited Access in All Cities)*

The Permit Holder shall:

- Comply with all applicable federal, state and local laws, ordinances, and regulations, including environmental requirements that are in force or which may hereafter be in force. The Permit Holder shall also secure all necessary permits and licenses for the use of WSDOT's right of way authorized by this Permit.
- Provide WSDOT with a crane safety and operations plan for approval and receive safety and operations plan approval from WSDOT prior to operating any crane within WSDOT's right-of-way. The plan shall:
 - 1) List how the Permit Holder will comply with applicable state and federal laws.
 - 2) Ensure that crane operators will not swing loads within thirty (30) feet of the paved edge of WSDOT highway or ramps.
 - 3) Designate the individual responsible to oversee and perform Permit Holder's crane operations and safety measures.
 - 4) Provide names and telephone contact numbers affording 24-hour, 7-day-a-week contact.
 - 5) Show any suitable crane "limit" switches installed and provide specific details describing how the Permit Holder will ensure compliance with the safety and operations plan.

The plan shall be submitted to WSDOT's Representative for written approval prior to the start of any Crane Operations. The plan shall:

- Designate a signal person and a safety officer to oversee crane operations. The officer, signal person or any construction person on-site shall have authority to stop the operation of the crane if a load appears that it will swing any closer than thirty (30) feet from the paved edge of WSDOT highway or ramps.
- Require a daily pre-lift meeting by the crane operator, signal person, and designated safety officer to discuss their operating plan prior to commencing daily crane operations.
- Ensure that the signal person shall remain in continuous sight of, or in direct communication with, the crane operator in accordance with WAC 296-155-5245.
- Provide a crane operations safety training program for all employees who will access the Permit Holder's construction site.
- Secure access to the project site to prevent unauthorized entry during non-operating hours and take steps to prevent unauthorized crane operation during non-operating hours, such as locking/disabling the crane operator's controls and disconnecting electrical power to the crane.
- Post emergency or after-hour contact telephone numbers on a WSDOT approved sign attached to State Highway right-of-way fence and a sign at the entrance to Permit Holder's construction site.
- Provide evidence of crane inspection certified by state/federal regulators as applicable.
- Ensure a minimum vertical crane boom clearance of eighty (80) feet as measured from the highest point of the roadway finished grade to the lowest point on the boom arm.

11. REMOVAL OF MONITORING WELLS. *(Applicable to Counties and Limited Access in All Cities)*

In accordance with the timeline stated in WAC 173-160-151 the Permit Holder shall notify WSDOT Representative in writing at least five (5) days prior to the removal of any Wells to allow WSDOT staff to monitor and review said removal. The Permit Holder shall remove the Wells at its expense in accordance with WAC 173-160 and any amendments thereto.

Further, upon termination of this Permit under any provision hereof, the improvements constructed by the Permit Holder on the premises shall be removed by the Permit Holder at Permit Holder's expense in accordance with WAC 173-160 and the Permit Holder shall restore the premises to the original condition prior to Permit Holder's operations.

12. ADVERTISING SIGNS. *(Applicable to Counties and Limited Access in All Cities)*

Any advertising adjacent to state highways must be in compliance with the Scenic Vistas Act of 1971, Chapter 47.42 RCW and Chapter 468-66 WAC. Violation of this section of the statutes will be sufficient cause for cancellation of this Permit. Advertising signs are allowed off State Highway right-of-way, subject to Local Codes and Regulations.

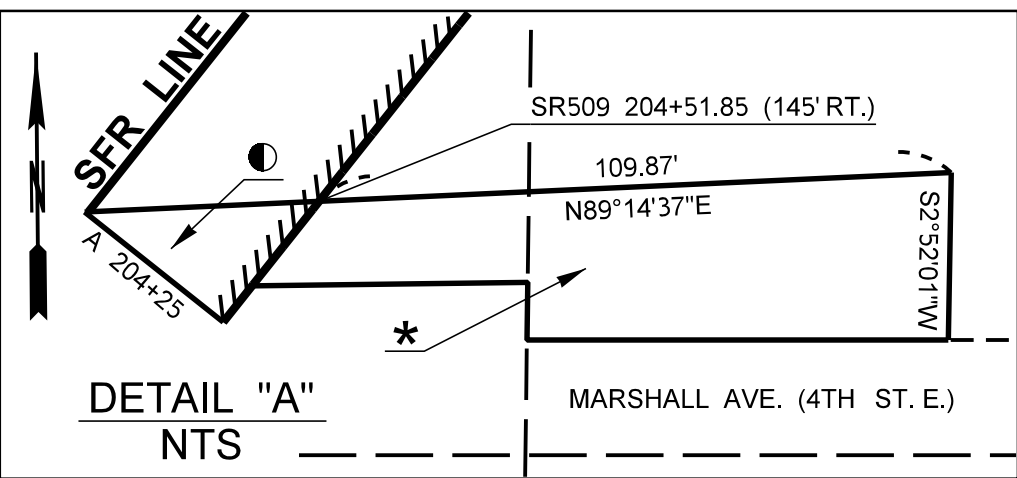
13. AS-BUILT CONSTRUCTION PLANS *(Applicable on a case by case basis)*

The Permit Holder shall provide WSDOT representative(s), listed in Special Provision (1), with detailed as-built drawings within ninety (90) calendar days of Work completion, if the originally approved Permit construction plans have been revised during the course of construction or if WSDOT requires modifications.

14. FINAL INSPECTION *(Applicable on a case by case basis)*

Upon completion of the Work, as proposed in Exhibit X - Plans, the Permit Holder shall notify WSDOT's representative, listed in Special Provision (1), in writing within ten (10) calendar days to obtain WSDOT's final inspection of the Work. Should WSDOT require any changes to the Work, Permit Holder agrees to make such modification as WSDOT deems necessary, in its sole discretion. Permit Holder shall make all such modifications at its sole cost and expense.

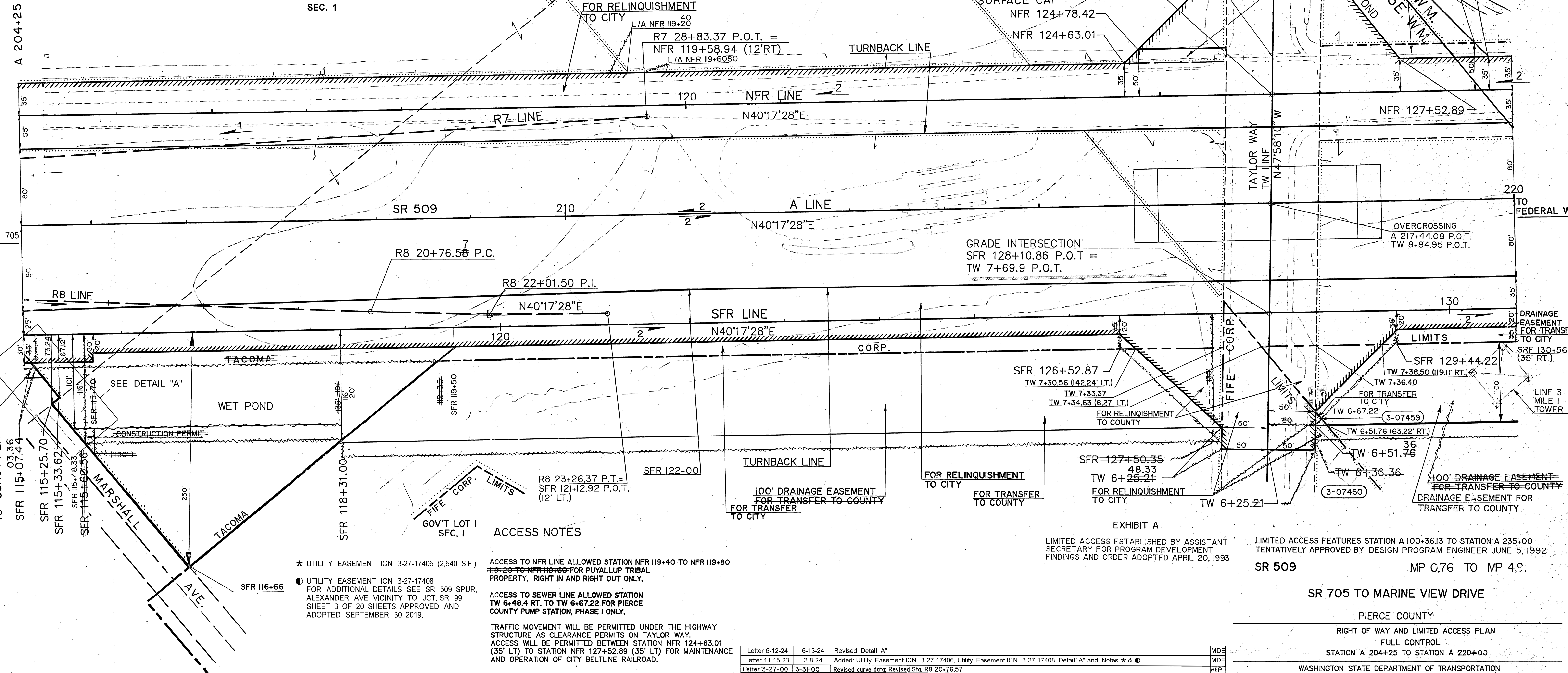
EXHIBIT “B”



CURVE DATA				
P.I. STATION	DELTA	RADIUS	TANGENT	LENGTH
R8 22+01.50	02°51'45" LT.	5000'	124.93	249.80

TW 13+08.50 FOUND 5/8" IRON ROD IN PAVEMENT

RELINQ. NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.
10	WASH.		



OWNERSHIPS		PHASE 1		PHASE 2	
PARCEL NO.	NAME	TOTAL AREA	R/W	LT. REMAINDER RT.	EASMT
3-07580	U.S.A. (B.I.A.)	78,713	ACCESS	ONLY	
3-07462	NOT USED				
3-07461	PORT OF TACOMA	SEE	SHEET	17	
3-07460	CONDUFF	25,249			52 **
3-07459	PIERCE COUNTY	49	ACCESS (2)	ONLY (1)	49 * *
3-07458	U.S.A. (B.P.A.)	371,450	130/174	143,177	98,099
3-07451	PORT OF TACOMA	SEE	SHEET	8	

Sverdrup

LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

SCALE IN FEET

0 50 100

Letter	Date	Revised Detail "A"	MDE
Letter 6-12-24	6-13-24	Revised Detail "A"	MDE
Letter 11-15-23	2-8-24	Added: Utility Easement ICN 3-27-17406, Utility Easement ICN 3-27-17408, Detail "A" and Notes * & ①	MDE
Letter 3-27-00	3-31-00	Revised curve data; Revised Sta. R8 20+76.57	HEP
Letter 9-3-96	10-18-96	Rev. R/W and Deleted Const. Permit on Rt. Sta. SFR 115+48.33 to 118+31.00	HEP
Letter 9-19-94	9-30-94	Changed Drainage Easement to R/W on Rt. Sta. TW 6+67.22 to A 220+00; Rev. areas Pcl. 3-07458	RSP
Letter 6-22-94	7-1-94	Added Monument Tie on Lt. Sta. TW 13+08.50	RSP
Letters 4-13-94	4-22-94	Revised access rights acquisition from phase 1 to phase 2 parcel 3-07459	HEP
Letter 1-11-94	1-28-94	Added construction permit on Rt. Sta. SFR 115+48.33 to SFR 115+70	HEP
Letter 12-16-93	1-14-94	Noted Access to be acquired during Phase 1 and Drainage Easement to be acquired during Phase 2 for parcel 3-07459	RSP
Letter 11-23-93	12-13-93	Changed area for relinquishment to City, to area for transfer to City; Noted area for relinquishment to county on Lt. and Rt. vicinity Sta. TW 7+00	HEP
Letter 11-4-93	11-19-93	Deleted parcel 3-07462	HEP
Letter 10-7-93	10-25-93	Rev. Puyallup Tribal Property Access Note; Added Pierce County Pump Station Access Note	RSP
Letter 9-21-93	10-4-93	Added parcel 3-07580	RSP
Letter 6-3-93 and 6-16-93	7-16-93	Rev. area pcl. 3-07460; Rev. City of Tacoma Corp. Limits on Rt. SFR Line; Noted areas for transfer to City and to County	HEP
F & O 4-20-93	5-14-93	Added F&O; Revised areas pcls. 3-07458, 3-07459 and 3-07460; Revised R/W, LA Rt. Sta. A 204+25 to A 220+00; Revised Wet Pond Rt. Sta. SFR 115+03.36 to SFR 119+50; Revised drainage easement Rt. Sta. SFR 118+31 to SFR 130+70; Deleted L/A Lt. Sta. NFR 119+20 to NFR 119+60; Added access notes	HEP
Authority	Date	Subsequent Approval	By

LIMITED ACCESS ESTABLISHED BY ASSISTANT SECRETARY FOR PROGRAM DEVELOPMENT FINDINGS AND ORDER ADOPTED APRIL 20, 1993

LIMITED ACCESS FEATURES STATION A 100+36.13 TO STATION A 235+00 TENTATIVELY APPROVED BY DESIGN PROGRAM ENGINEER JUNE 5, 1992

SR 509 MP 0.76 TO MP 4.9

SR 705 TO MARINE VIEW DRIVE

PIERCE COUNTY

RIGHT OF WAY AND LIMITED ACCESS PLAN

FULL CONTROL

STATION A 204+25 TO STATION A 220+00

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

OLYMPIA, WASHINGTON

DUANE BERENTSON SECRETARY

APPROVED JUNE 5, 1992

SHEET 16 OF 18 SHEETS

DESIGN PROGRAM ENGINEER

Designated For Limited Access Control By DOT Order No. 79-S4, Dated May 11, 1979

EXHIBIT “C”

Exhibit C

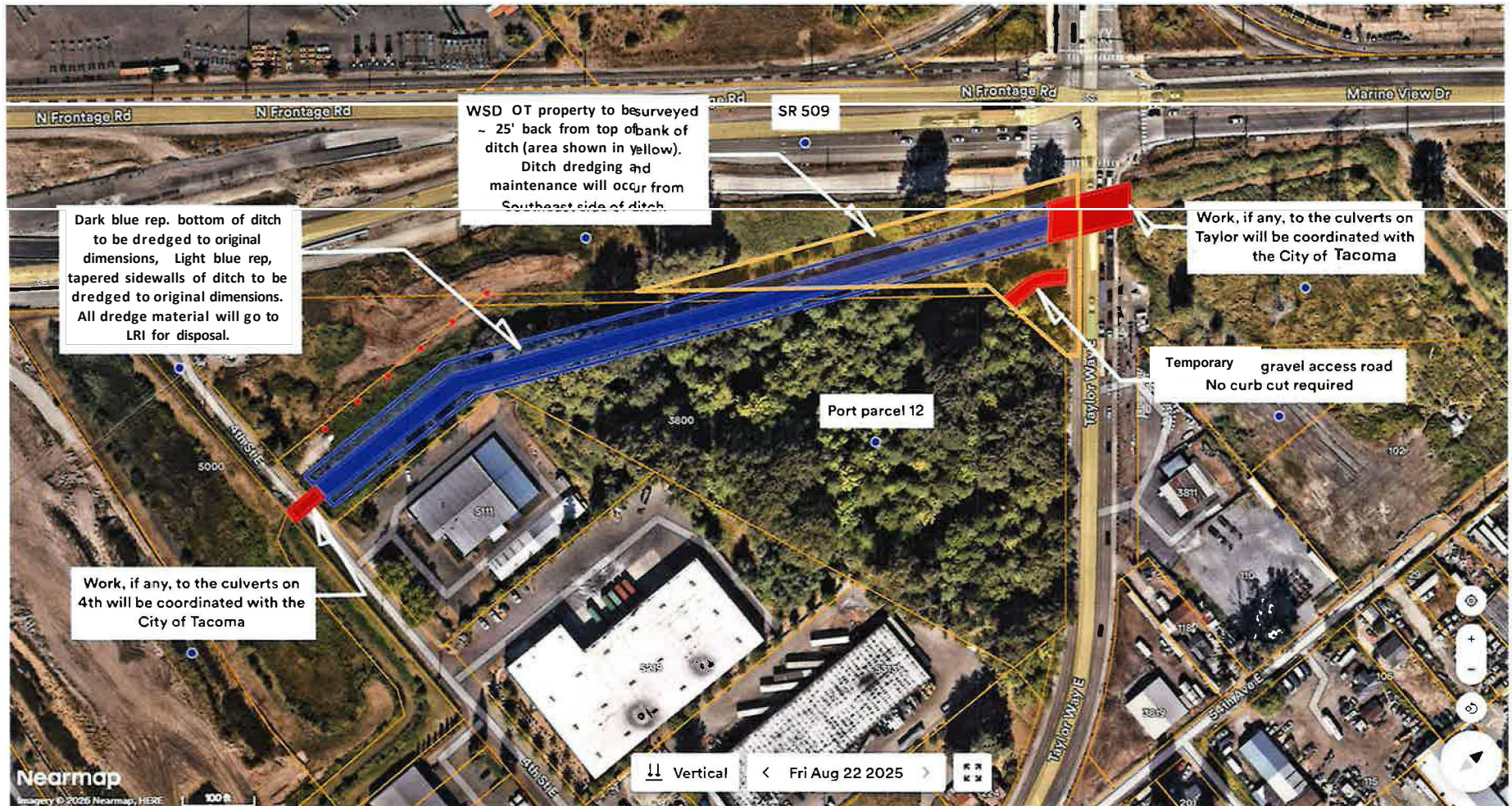


EXHIBIT “D”

Olympic Region Traffic Management Center

(TMC) Requirements

The Olympic Region Traffic Management Center (TMC) is the central resource for tracking highway traffic activity reporting relative to all maintenance, construction, and other highway work activities that are or will be occurring in the Region. The TMC is staffed 24 hours a day seven days a week. Traffic impact activities to be called in and reported by the permit holder include, but are not limited to, the following:

- Any lane closure on a state highway.
- Any shoulder closure on a state highway in the more urban higher traffic volume areas.
- Any work activity of any kind on a state highway limited access freeway.
- Any work activity that may or does cause traffic delays or other distractions to the traveling public on a state highway.

The permit holder shall call the TMC at (253) 538-3300 each time a possible traffic impact activity is about to commence or occurs. The permit holder shall call the TMC 30 minutes in advance of the activity commencing, during the activity if conditions arose that initially did not require the call-in, and at the conclusion of any activity that was reported. Information that shall be provided to the TMC each time an activity begins shall include the following:

- Name of caller,
- State Route (SR) number,
- SR milepost if known, or other description adequately describing the location of the activity (e.g. nearest intersection),
- Brief description of the activity that is about to start,
- The expected duration of the activity that is about to occur,
- Permit number allowing the work,
- Contact names and phone number(s) that allow for direct communication between the TMC and the person(s) onsite that is/are in charge of the activity that is occurring.

Please note the TMC number listed above is to be used for official state business only, and is not a public number to be used for inquiries or other reporting of activities on the state highway system. Call 911 for emergencies, or other activities such as reporting a disabled vehicle on the shoulder.

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Appendix G

SEPA

Determination of

Nonsignificance

WAC 197-11-970

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People. Partnership. Performance.

P.O. Box 1837
Tacoma, WA 98401-1837
www.portoftacoma.com

DETERMINATION OF NONSIGNIFICANCE WAC 197-11-970

Project Name: Neptune Environmental Clean-up and Pre-development Improvements

Description of proposal: The proposed project prepares 30-acres of undeveloped and underdeveloped land at the Port of Tacoma on the Blair-Hylebos Peninsula, referred to as the Neptune Development Site, for future industrial development. The Project includes three onsite elements including invasive snail eradication; Model Toxics Control Act cleanup of two sites on the Washington State Department of Ecology's Confirmed and Suspected Contaminated Sites List, and pad-ready development consisting of demolition of existing structures and fill and grading the entire Site. The Project includes wetland mitigation that will occur at two off-site Port-owned properties and potential use of advanced mitigation credits from the Port's Lower Wapato Creek Advance Mitigation Site.

No other site development or improvements are proposed as part of the current action. Future industrial development will be evaluated and permitted separately.

Proponent: Port of Tacoma

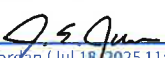
Location of proposal, including street address, if any: The project is located at 1212 Taylor Way, Tacoma WA 98401 between Taylor Way and E Alexander Ave.

Lead agency: Port of Tacoma

The lead agency for this proposal has determined that the project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under Revised Code of Washington (RCW) 43.21C.030(2)(c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. Additional project and/or State Environmental Policy Act (SEPA) information is available upon request at the Port of Tacoma's Administration building, located at One Sitcum Plaza, Tacoma, WA 98421 or at the Port's website at: <https://www.portoftacoma.com/environment/state-environmental-policy-act>.

Comments: This Determination of Non-Significance (DNS) is issued under Chapter 197-11-340(2) Washington Administrative Code (WAC). Pursuant to Port policy, all interested parties shall have 14 calendar days to comment on the proposed SEPA threshold determination. The lead agency will not act on this proposal for 14 days from the start date of the comment period described below. Comments shall be submitted to the Port of Tacoma, Environmental Programs, C/O Heather Curbow at One Sitcum Plaza, Tacoma, WA 98421 or at the Port's website: <https://www.portoftacoma.com/environment/state-environmental-policy-act>.

Responsible Official: Jason Jordan, Sr. Director, Environmental and Planning Services

Signature: 
Jason Jordan (Jul 18, 2025 11:43 PDT)

Comment Start Date: July, 29 2025

Comment End Date: August 12, 2025

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Appendix H

Stormwater Feature Maintenance

U.S. Army Corps of Engineers NWS-2017-32-WRD

Department of Ecology 401 Water Quality Cert.

Order No. 15819 Corps Ref. NWS-2017-32-WRD

U.S. Army Corps of Engineers NWS-2025-896-WRD

Parcel 12 Jurisdictional Determination

U.S. Army Corps of Engineers Memorandum for Record

NWS-2025-896-WRD

U.S. Army Corps of Engineers NWS-2025-896-WRD

AJD Figures

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DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SEATTLE DISTRICT
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

Regulatory Branch

May 2, 2019

Ms. Jennifer Stebbings
Port of Tacoma
Post Office Box 1837
Tacoma, Washington 98401-1837

Reference: NWS-2017-32-WRD
Tacoma, Port of
(Stormwater Feature
Maintenance)

Dear Ms. Stebbings:

Enclosed is a Department of the Army permit which authorizes performance of the work described in your referenced application. You are cautioned that any change in the location or plans of the work will require submittal of revised plans to this office for approval prior to accomplishment. Deviation from the approved plans may result in imposition of criminal or civil penalties.

Your attention is drawn to General Condition 1 of the permit which specifies the expiration date for completion of the work. Upon completing the authorized work, please fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit* form.

We are interested in your experience with our Regulatory Program and encourage you to complete a customer service survey form. This form and information about our program is available on our website at: www.nws.usace.army.mil select "Regulatory Branch, Permit Information" and then "Contact Us." If you have any questions please contact Mr. Frank Nichols at thomas.f.nichols@usace.army.mil or at (206) 764-6182.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Walker", is positioned below the "Sincerely," text.

Michelle Walker
Chief, Regulatory Branch

Enclosures



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SEATTLE DISTRICT
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

Regulatory Branch

MAY 02 2019

Ms. Jennifer Stebbings
Port of Tacoma
Post Office Box 1837
Tacoma, Washington 98401-1837

Reference: NWS-2017-32-WRD
Tacoma, Port of
(Stormwater Feature
Maintenance)

Dear Ms. Stebbings:

Enclosed for your signature are two initial proffered Department of the Army permit forms for your proposal to remove sediment, vegetation, stumps, and debris in 31 stormwater features that drain to Blair Waterway, Hylebos Waterway, Hylebos Creek, Wapato Creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch at Tacoma, Washington as described in the enclosed drawings dated April 5, 2017 (Revised April 3, 2019). If you object to this permit decision, you may submit your objections on the enclosed *Notification of Administrative Appeal Options and Process and Request for Appeal* form. For your objections to be considered, the appeal form describing your objections must be received in our office within 60 days of the date on the appeal form.

If the entire permit is acceptable, you must sign and date both permit forms and return them in the enclosed envelope. Your copy of the fully executed permit will then be returned to you. The time limit for completing the work at General Condition 1 will be 10 years from the effective date of the permit. You may not modify these permit forms or their accompanying drawings. By signing the permit forms you will be indicating your acceptance of all the permit's general and special conditions, some of which require you to take action by specific due dates. The signed permit forms must be returned to us within 90 days from the date of this letter or your application will be canceled.

Since a Department of the Army permit is necessary for this work, do not commence construction before obtaining a valid permit. You can begin the work authorized by this permit

only after you have received your copy of the fully executed permit form. If you have any questions please contact Mr. Frank Nichols at thomas.f.nichols@usace.army.mil or at (206) 764-6182.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Walker". The signature is fluid and cursive, with the first name "Michelle" and last name "Walker" clearly distinguishable.

Michelle Walker
Chief, Regulatory Branch

Enclosures

DEPARTMENT OF THE ARMY PERMIT

Permittee: Tacoma, Port of

Permit No: NWS-2017-32-WRD

Issuing Office: Seattle District

Ms. Jennifer Stebbings

Post Office Box 1837

Tacoma, Washington 98401-1837

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the U.S. Army Corps of Engineers (Corps) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Remove sediment, vegetation, stumps, and debris waterward of Ordinary High Water (OHW). Up to 2,067 cubic yards of initial sediment removal would occur and then an annual average of 614 cubic yards of maintenance sediment removal would occur each year. Removal would be conducted by hand or with mechanized equipment (e.g., backhoe). Removed material would be sorted and disposed of at an appropriate upland facility (in accordance with the plans and drawings dated April 5, 2017 (Revised April 3, 2019) attached hereto which are incorporated in and made a part of this permit). The purpose of the project is stormwater management.

Project Location: In 31 stormwater features that drain to Blair Waterway, Hylebos Waterway, Hylebos Creek, Wapato Creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch at Tacoma, Washington.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on May 2, 2029. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least 1 month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in accordance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification to this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

7. After a detailed and careful review of all the conditions contained in this permit, the permittee acknowledges that, although said conditions were required by the Corps, nonetheless the permittee agreed to those conditions voluntarily to facilitate issuance of the permit; the permittee will comply fully with all the terms of all the permit conditions.

Special Conditions:

- a. You must provide a copy of the permit transmittal letter, the permit form, and drawings to all contractors performing any of the authorized work.
- b. By accepting this permit, the permittee agrees to accept such potential liability for response costs, response activity and natural resource damages as the permittee would have under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq. (CERCLA) or the Model Toxics Control Act, R.C.W. 70.105 (MTCA) absent the issuance of this permit. Further, the permittee agrees that this permit does not provide the permittee with any defense from liability under the CERCLA or the MTCA. Additionally, the permittee shall be financially responsible for any incremental response costs attributable under CERCLA or MTCA to the permittee's activities under this permit.
- c. An annual report must be submitted to the EPA Commencement Bay remedial project manager (currently Kristine Koch at Koch.kristine@epa.gov) by January 31st of any year this permit is valid. The annual report must be submitted even if no work was performed in the previous year and make clear if maintenance is anticipated the following year. In addition to the information outlined in the JARPA supplement, dated May 4, 2018, the annual report must include any sediment characterization and water quality testing data gathered in the previous year. Any proposed maintenance in a "red" location designation per the May 4, 2018 JARPA supplement, must be pre-identified in the annual report, and must be coordinated with EPA as well as Ecology (including coordination of the site-specific WQMPP).
- d. Any Water Quality Monitoring Protection Plans (WQMPP) submitted and approved by Ecology (i.e. at "yellow" sites) must be provided to the EPA Commencement Bay remedial project manager (currently Kristine Koch at Koch.kristine@epa.gov) for inclusion in the EPA Site record.
- e. You must implement and abide by the Endangered Species Act (ESA) requirements and/or agreements set forth in the *Stormwater Infrastructure Maintenance Project, No Effect Determination on Multiple ESA-Listed Species*, dated March 27, 2017, in its entirety. The U.S. Army Corps of Engineers (Corps) made a determination of No Effect for all species and critical habitat based on this document. Failure to comply with the commitments made in this document constitutes non-compliance with the ESA and your Corps permit.
- b. **SECTION 10 PERMITS ONLY:** The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

Further Information:

1. Congressional Authorities. You have been authorized to undertake the activity described above pursuant to:

- ☐ Section 10 of the Rivers and Harbor Act of 1899 (33 United States Code (U.S.C.) 403).

- ☒ Section 404 of the Clean Water Act (33 U.S.C. 1344).
- ☐ Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C 1413).

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of the permit.
- b. The information provided by you in support of your application proves to have been false, incomplete, or inaccurate (See 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 Code of Federal Regulations (CFR), Part 325.7 or enforcement procedures such as those contained in 33 CFR, Parts 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified

in 33 CFR, Part 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


 Jennifer Stebbings, Port of Tacoma

05/02/2019
 (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


 Mark A. Geraldi
 Colonel, Corps of Engineers
 District Engineer

5/2/19
 (DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFeree)

(DATE)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Tacoma, Port of	File Number: NWS-2017-32-WRD	Date: MAY 02 2019
Attached is:		See Section below
X	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found in Corps regulations at 33 CFR Part 331 or at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/FederalRegulation.aspx>

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Frank Nichols, Project Manager
U.S. Army Corps of Engineers, Seattle District
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone: (206) 764-6182

For questions about the appeal process, you may also contact:

U.S. Army Corps of Engineers, Northwestern Division
ATTN: Melinda Larsen, Regulatory Appeals Review Officer
1201 NE Lloyd Blvd., Suite 400
Portland, OR 97232
Telephone: (503) 808-3888
Email: Melinda.M.Larsen@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

May 18, 2018

Port of Tacoma
ATTN: Ms. Jennifer Stebbings
PO Box 1837
Tacoma, WA 98401-1837

RE: Water Quality Certification Order No. 15819 for Corps Public Notice No. NWS-2017-32-WRD for the Stormwater Infrastructure Maintenance Project, drainage ditches directly or indirectly associated with Blair and Hylebos Waterways, Hylebos Creek, Wapato Creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch, Tacoma, Pierce County, Washington

Dear Ms. Stebbings:

On March 7, 2017, the Port of Tacoma submitted a Joint Aquatic Resource Permit Application (JARPA) to the Department of Ecology (Ecology) for a Section 401 Water Quality Certification (401 Certification) under the federal Clean Water Act for the proposed Stormwater Infrastructure Maintenance Project. A revised JARPA was submitted on April 7, 2017. A request to withdraw and re-apply for a 401 Certification was submitted on April 2, 2018.

On behalf of the State of Washington, Ecology certifies that the work described in the JARPA and the public notice complies with applicable provisions of Sections 301, 302, 303, 306, and 307 of the Clean Water Act, as amended, and applicable state laws. This certification is subject to the conditions contained in the enclosed Order.

If you have any questions, please contact Lori Kingsbury at (360) 407-6926. The enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,



Perry J Lund, Section Manager
Shorelands and Environmental Assistance Program
Southwest Regional Office

Enclosure

By Certified Mail 9489 0090 0027 6019 1530 09

cc: Frank Nichols, Corps of Engineers
Justin Parker, Northwest Indian Fisheries Commission



**e-cc: Linda Storm, EPA
Justine Barton, EPA
Kristine Koch, EPA
ecyrefedpermits@ecy.wa.gov
Loree' Randall, HQ SEA
Zach Meyer, SWRO SEA
Carol Serdar, SWRO WQ
Angela Vincent, SWRO WQ
Marv Coleman, SWRO TCP
Lori Kingsbury, SWRO SEA**

IN THE MATTER OF GRANTING A	) ORDER No. 15819
WATER QUALITY	) Corps Reference No. NWS-2017-32-WRD
CERTIFICATION TO	) Stormwater Infrastructure Maintenance Project,
Port of Tacoma	) in stormwater ditches that drain directly or
in accordance with 33 U.S.C. 1341	) indirectly to Blair Waterway, Hylebos Waterway,
(FWPCA § 401), RCW 90.48.120, RCW	) Hylebos Creek, Wapato Creek, DD23 Ditch,
90.48.260 and Chapter 173-201A WAC	) Erdahl Ditch, and Lincoln Avenue Ditch within
	) the Port of Tacoma tide flats, Pierce County,
	) Washington

TO: Port of Tacoma
ATTN: Ms. Jennifer Stebbings
PO Box 1837
Tacoma, WA 98401-1837

On March 7, 2017, the Port of Tacoma submitted a Joint Aquatic Resource Permit Application (JARPA) to the Department of Ecology (Ecology) requesting a Section 401 Water Quality Certification (WQC). A revised JARPA was submitted to Ecology on April 7, 2017. The U.S. Army Corps of Engineers issued a joint public notice for the project pursuant to the provisions Chapter 173-225 WAC on May 22, 2017.

A request to withdraw and re-apply for a WQC was submitted to Ecology on April 2, 2018. Ecology issued a second public notice for the above-referenced project on April 13, 2018.

The proposed project entails the removal of sediment, debris, and vegetation within stormwater features located throughout the Port of Tacoma. Removal will be conducted either by hand or with motorized equipment such as a backhoe, tractor, or brush hog. Removed material will be segregated and tested for disposal at an approved upland facility.

Actual sediment quantities removed to maintain design capacity for each ditch will vary based on deposition rates. Stormwater features will not be enlarged or deepened.

The purpose of the proposal is to restore and maintain the functionality of the existing stormwater infrastructure on Port of Tacoma property.

The stormwater ditches drain directly or indirectly to the Blair and Hylebos Waterways, Hylebos Creek, Wapato Creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch within the Port of Tacoma property, Pierce County, WA. Sections 26, 34, 35, 36, of Township 21 North, Range 3 East, and Sections 01, 02, 03 of township 20 North, Range 3 East, WRIA 10, Puyallup-White Watershed

AUTHORITIES:

In exercising authority under 33 U.S.C. §1341, RCW 43.21C.060, and RCW 90.48.260, Ecology has examined this application pursuant to the following:

1. Conformance with applicable water quality-based, technology-based, and toxic or pretreatment effluent limitations as provided under 33 U.S.C. Sections 1311, 1312, 1313, 1316, and 1317 (FWPCA Sections 301, 302, 303, 306, and 307).
2. Conformance with the state water quality standards contained in Chapter 173-201A WAC and authorized by 33 U.S.C. 1313 and by Chapter 90.48 RCW, and with other applicable state laws; and,
3. Conformance with the provision of using all known, available and reasonable methods to prevent and control pollution of state waters as required by RCW 90.48.010.

WATER QUALITY CERTIFICATION CONDITIONS:

Through issuance of this Order, Ecology certifies that it has reasonable assurance that the activity as proposed and conditioned will be conducted in a manner that will comply with applicable water quality standards and other appropriate requirements of state law. In view of the foregoing and in accordance with 33 U.S.C. § 1341, RCW 90.48.120, RCW 90.48.260, Chapter 173-200 WAC and Chapter 173-201A WAC, water quality certification is granted to the Applicant subject to the conditions within this Order.

Certification of this proposal does not authorize the Applicant to exceed applicable state water quality standards (Chapter 173-201A WAC), ground water standards (Chapter 173-200 WAC) or sediment quality standards (Chapter 173-204 WAC). Furthermore, nothing in this certification shall absolve the Applicant from liability for contamination and any subsequent cleanup of surface waters, ground waters or sediments occurring as a result of project construction or operations.

A. General Conditions:

1. For purposes of this Order, the term "Applicant" shall mean the Port of Tacoma and its agents, assignees, and contractors.
2. All submittals required by this Order shall be sent to Ecology's Southwest Regional Office, Attn: Federal Permit Manager, SEA Program, P.O. Box 47775, Olympia, WA 98504-7775 or via e-mail to fednotification@ecy.wa.gov with a copy to Lori.kingsbury@ecy.wa.gov. All submittals shall reference Order No. 15819 and Corps No. NWS-2017-32-WRD and include the Applicant name, project name, project contact, and the contact's phone number.
3. Work authorized by this Order is limited to the work described in the JARPA received by Ecology on April 7, 2017, and the Port's Memo with supplemental information dated May 4, 2018.

4. The Applicant shall obtain Ecology review and approval before undertaking any changes to the proposed project that may affect water quality and are not authorized by this Order.
5. Within 30 days of receipt of updated information, Ecology will determine if the revised project requires a new Water Quality Certification and Public Notice or if a modification to this Order is required.
6. This Order shall be rescinded if the U.S. Army Corps of Engineers does not issue a Section 404 permit.
7. Copies of this Order shall be kept on the job site and readily available for reference by Ecology personnel, the construction superintendent, construction managers and lead workers, and state and local government inspectors.
8. The Applicant shall provide access to the project site and all mitigation sites upon request by Ecology personnel for site inspections, monitoring, necessary data collection, and/or to ensure that conditions of this Order are being met.
9. Nothing in this Order waives Ecology's authority to issue additional orders if Ecology determines that further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if additional impacts due to project construction or operation are identified (e.g., violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect water quality.
10. The Applicant shall ensure that all appropriate project engineers and contractors at the project site have read and understand relevant conditions of this Order and all permits, approvals, and documents referenced in this Order. The Applicant shall provide Ecology a signed statement (see Attachment A for an example) from each project engineer and contractor that they have read and understand the conditions of this Order and the above-referenced permit, plans, documents, and approvals. These statements shall be provided to Ecology before construction begins at the project site.
11. This Order does not authorize direct, indirect, permanent, or temporary impacts to waters of the state or related aquatic resources, except as specifically provided for in conditions of this Order.
12. Failure of any person or entity to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

B. Water Quality Conditions:

1. This Order does not authorize temporary turbidity exceedances of water quality standards beyond the limits established in WAC 173-201A-200(1)(e)(i) and WAC 173-201A-210(1)(e).
2. The Applicant shall submit a Water Quality Monitoring and Protection Plan (WQMPP) to Ecology's Federal Permit Manager (per Condition A2, above) for **review and approval** at least 30 days prior to any work within ditches with surface water present or designated as yellow per the Port of Tacoma memo dated May 4, 2018. Ditches that have been designated as red will require further coordination with Ecology and a separate WQMPP. Work is not authorized to begin until written approval of the WQMPP is received. The WQMPP shall include at a minimum, the following information:
 - a. The name(s) and contact information of the person or firm responsible for on-site monitoring and reporting;
 - b. The Best Management Practices (BMPs) and procedures to be used to protect water quality during the specific segments of work activities;
 - c. A water sampling plan for turbidity that includes the sampling method and frequency; and,
 - d. A contingency plan that includes the steps to be taken if monitoring results indicate that an exceedance has occurred.
3. Ecology must approve, in writing, any changes or additions to the WQMPP.
4. Results of the water quality monitoring shall be documented in a report and submitted weekly to the Federal Permit Manager per condition A.2. The Report must include the following monitoring information: Date, time, monitoring location, turbidity observations, name of personnel doing the monitoring, and the weather conditions at the time of the monitoring.
5. If water quality exceedances are observed outside the point of compliance, work shall cease immediately and the Applicant or the contractor shall assess the cause of the water quality problem and take immediate action to stop, contain, correct the problem and prevent further water quality turbidity exceedances. If an exceedance occurs, the Applicant shall follow the procedures below:
 - a. Notification of exceedances: Notification of exceedances shall be made to Ecology within **24 hours of occurrence**. Notification shall be made with reference to Order # 15189, Attn: Federal Permit Manager by telephone at (360) 407-6926 or by e-mail at fednotification@ecy.wa.gov with a copy to Lori.kingsbury@ecy.wa.gov. The Applicant shall, at a minimum, provide Ecology with the following information:
 - i. A description of the nature, extent, and cause of the exceedance;
 - ii. The period of non-compliance, including exact dates, duration, and times and/or anticipated time when the project will return to compliance;

- iii. The steps taken, or to be taken to reduce, eliminate, and prevent a recurrence of the non-compliance; and,
 - iv. In addition, within five (5) days after the notification of the exceedance, the Applicant shall submit a written report to Ecology (per conditions A.2.) that describes the nature of the exceedance(s), corrective action taken and/or planned, steps taken to prevent a recurrence, photographs, and any other pertinent information.
- b. Mitigation and/or additional monitoring may be required if the monitoring results indicate that the water quality standards have not been met.

C. Timing Requirements:

This Order shall remain in effect for a period of five (5) years from the date of issuance. Continuing this project beyond the five (5) year term of this Order will require the Applicant to submit a request for an extension at least 60 days prior to the expiration of this Order.

D. Notification Requirements:

1. The Applicant shall provide a copy of the final Corps Permit to Ecology's Southwest Regional Office Federal Permit Manager (in accordance with Condition A.2, above) within two weeks of receipt of the permit.
2. Written notification (e-mail is preferred) shall be made to Ecology's Southwest Regional Office Federal Permit Manager in accordance with condition A2, above for the following activities:
 - a. Immediately following a violation of the state water quality standards or any condition of this Order.
 - b. At least ten (10) days prior to the onset of in-water work in each construction season.
 - c. At the beginning of each year and by no later than March 31, the Applicant shall submit a Work Plan with associated SWPP(s) and map(s) of the proposed monitoring locations.
 - d. The Applicant shall provide an Annual Report by January 31 of the following year of the work conducted the previous year as outlined in the Port's Memo dated May 4, 2018.

E. Project Specific Conditions:

General Construction

1. Maintenance activities shall be conducted "in the dry" to the extent practicable.
2. Excavated sediments shall not be side cast into wetlands or along the banks of the watercourse.
3. All work in and near waters of the state shall be done so as to minimize turbidity, erosion, and other water quality impacts. Construction stormwater, sediment, and erosion control Best Management Practices (BMP's) suitable to prevent exceedances of state water

quality standards shall be in place at before starting maintenance work and shall be maintained throughout the duration of the maintenance activity.

4. Within the project limits, all environmentally sensitive areas that are to be protected from disturbance shall be fenced with high visibility construction (HVF) prior to commencing construction activities. All project staff shall be trained to recognize construction fencing or flagging that identifies sensitive area boundaries.
5. The project shall be clearly marked/staked prior to commencing project activities on site. Clearing limits, travel corridors, stockpile sites, and staging areas shall be clearly marked and maintained until all work is completed. Equipment shall enter and operate within the marked clearing limits, corridors, and stockpile areas.
6. Staging areas will be located a minimum of 50 feet from waters of the state, including wetlands. If a staging area must be located within 50 feet of waters of the state, then the Applicant shall provide a written explanation (with additional BMPs) and obtain approval from Ecology's Federal Permit Manager before placing the staging area within the setback area.
7. Machinery and equipment used during construction shall be serviced, fueled, and maintained on uplands a minimum of 50 feet, and where practical, 100 feet, from waters of the state including wetlands, unless otherwise approved by Ecology, in order to prevent contamination to any surface water.
8. No petroleum products, fresh concrete, lime, chemicals, or other toxic or deleterious materials shall be allowed to enter waters of the state.
9. All equipment that will operate over or within waters of the state shall be free of external petroleum-based products. Accumulation of soils or debris shall be removed from the drive mechanisms and the undercarriage of equipment prior to use. Equipment shall be inspected daily for leaks, accumulation of grease, etc. Any identified problems shall be fixed before operating over or within waters of the state.
10. Wash water containing oils, grease, or other hazardous materials resulting from wash down of equipment or working area shall not be discharged into state waters. The Applicant shall establish a separate, contained area for washing down vehicles and equipment that does not have any possibility of draining to surface waters and/or wetlands.
11. All construction debris, concrete waste material, excess sediment, and other solid waste shall be properly managed and disposed of in an upland disposal site approved by the appropriate regulatory authority.

Potentially Contaminated Soils

12. Contaminants may be present at the proposed project site. Material removed from ditches shall be segregated and sampled for constituents of concern.

13. If contamination is discovered, it must be reported to Ecology (per Condition A2, above). Contaminated soils or water may require special handling and/or disposal to avoid escaping dust, soil erosion, and water pollution during maintenance activities.
14. If contamination is currently known or observed during maintenance activities, sampling of the potentially contaminated media must be conducted. Protective measures to isolate or remove contaminated soils shall be implemented. Contaminated soils detected during maintenance activities shall be managed and disposed of in accordance with state and local regulations.
15. If a Phase II site assessment is required and contamination of the soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified per condition A.2. above.

Temporary Diversion Structure and Dewatering

16. Temporary cofferdams to divert water around the work area shall be in place prior to initiation of work within the wetted perimeter and shall remain in place until in-water work is completed and disturbed areas are stabilized.
17. The temporary diversion shall be of sufficient size, constructed of non-erosive materials, and installed to divert the entire flow through the bypass or around the isolated work area for the duration of the maintenance activity.
18. The diversion system shall be designed and operated so as not to cause erosion in the channel or on the bank of the waterbody in which the work is being conducted.
19. Prior to returning water flow to the work area, all bank protection measures shall be in place.
20. Re-introduction of water into the isolated work area shall be done gradually, and at a rate not higher than the normal flow, in order to minimize the mobilization of sediments and fines.
21. Upon completion of the maintenance activities, all material used for the temporary cofferdam and diversion shall be removed from the site.

G. Emergency/Contingency Measures:

1. The Applicant shall develop and implement a Spill Prevention and Containment Plan for all aspects of this project and shall have spill cleanup materials and an emergency call list available on site.
2. Any work that is out of compliance with the provisions of this Order, or conditions causing distressed or dying fish, or any discharge of oil, fuel, or chemicals into state waters, or onto land with a potential for entry into state waters, is prohibited. If these occur, the Applicant or Operator shall immediately take the following actions:

- a. Cease operations that are causing the compliance problem.
 - b. Assess the cause of the water quality problem and take appropriate measures to correct the problem and/or prevent further environmental damage.
 - c. In the event of finding distressed or dying fish, the Applicant or Operator shall collect fish specimens and water samples in the affected area within the first hour of the event. These samples shall be held in refrigeration or on ice until instructed by Ecology on what to do with them. Ecology may require analysis of these samples before allowing the work to resume.
 - d. In the event of a discharge of oil, fuel, or chemicals into state waters, or onto land with a potential for entry into state waters, containment and cleanup efforts shall begin immediately and be completed as soon as possible, taking precedence over normal work. Cleanup shall include proper disposal of any spilled material and used cleanup materials.
 - e. Immediately notify Ecology's 24-Hour Spill Response Team at 1-800-258-5990 and within 24 hours of spills or other events to Ecology's Federal Permit Manager at (360) 407-6926 or (360) 407-6300.
 - f. Submit a detailed written report to Ecology within five (5) days that describes the nature of the event, corrective action taken and/or planned, steps taken to prevent recurrence, results from any samples taken, and any other pertinent information.
3. Fuel hoses, oil drums, oil or fuel transfer valves and fittings, etc., shall be checked regularly for drips or leaks, and shall be maintained and stored properly to prevent spills into state waters.
 4. If at any time during work the proponent finds buried chemical containers, such as drums, or any unusual conditions indicating disposal of chemicals, the proponent shall immediately notify Ecology using the above phone numbers.

YOUR RIGHT TO APPEAL

You have a right to appeal this Order to the Pollution Control Hearing Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do the following within 30 days of the date of receipt of this Order:

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

ADDRESS AND LOCATION INFORMATION

Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608
Pollution Control Hearings Board 1111 Israel Rd SW STE 301 Tumwater, WA 98501	Pollution Control Hearings Board PO Box 40903 Olympia, WA 98504-0903

CONTACT INFORMATION

Please direct all questions about this Order to:

Lori Kingsbury
Department of Ecology
Southwest Regional Office
P.O. Box 47775
Olympia, WA 98504-7775
Lori.kingsbury@ecy.wa.gov

MORE INFORMATION

Pollution Control Hearings Board Website
www.ecy.wa.gov/Boards_PCHB.aspx

Chapter 43.21B RCW - Environmental Hearings Office – Pollution Control Hearings Board
<http://apps.leg.wa.gov/RCW/default.aspx?cite=43.21B>

Chapter 371-08 WAC – Practice and Procedure
<http://apps.leg.wa.gov/WAC/default.aspx?cite=371-08>

Chapter 90.48 RCW – Water Pollution Control
<http://apps.leg.wa.gov/RCW/default.aspx?cite=90.48>

Chapter 173.204 WAC – Sediment Management Standards

www.ecy.wa.gov/biblio/wac173204.html

Chapter 173-200 WAC – Water Quality Standards for Ground Waters of the State of Washington

www.ecy.wa.gov/biblio/wac173200.html

Chapter 173-201A WAC – Water Quality Standards for Surface Waters of the State of Washington

www.ecy.wa.gov/biblio/wac173201A.html

SIGNATURE



Perry J Lund, Section Manager
Shorelands and Environmental Assistance Program
Southwest Regional Office

MAY 18, 2018
Date

**Attachment A
Statement of Understanding
Water Quality Certification Conditions**

Stormwater Infrastructure Maintenance Project
Port of Tacoma
Water Quality Certification Order No. 15819
and
Corps Reference No. NWS-2017-32-WRD

I, _____, state that I will be involved as an agent or contractor for Port of Tacoma in the Stormwater Infrastructure Maintenance Project located in drainage ditches either directly or indirectly associated with the Blair and Hylebos Waterways, Hylebos Creek, Wapato creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch, Tacoma, Pierce County, Washington. I further state that I have read and understand the relevant conditions of Washington Department of Ecology Water Quality Certification Order No. 15819 and the applicable permits and approvals referenced therein which pertain to the project-related work for which I am responsible.

Signature

Date

Title

Phone

Company

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REFERENCE: NWS-2017-32-WRD

APPLICANT: PORT OF TACOMA

PROJECT: STORMWATER INFRASTRUCTURE
MAINTENANCE

ADJACENT PROPERTY OWNERS:

1. CITY OF FIFE
2. WSDOT
3. CITY OF TACOMA
4. PUYALLUP TRIBE OF INDIANS
5. NUMEROUS PRIVATE LANDOWNERS

FIGURE 1 - VICINITY MAP

LOCATION: TACOMA, WA

RANGE: 3 EAST

TOWNSHIP: 20 & 21 NORTH

IN: COMMENCEMENT BAY

NEAR: TACOMA

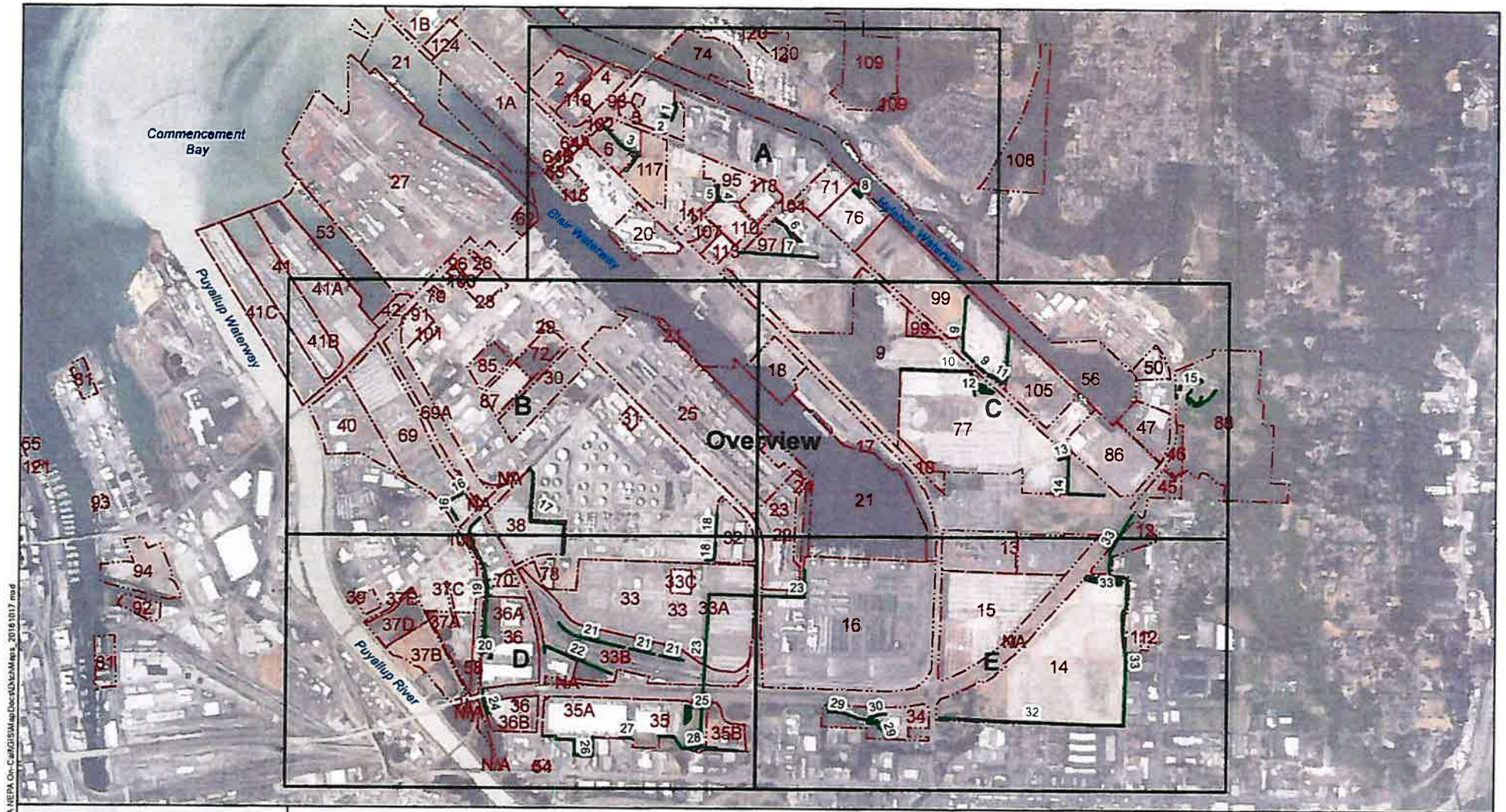
COUNTY OF: PIERCE

STATE OF: WASHINGTON

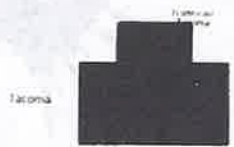
APPLICATION BY: PORT OF TACOMA

DATE: APRIL 5, 2017

SHEET 1 of 36 Revised: April 3, 2019



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REFERENCE NUMBER: NWS-2017-32-WRD

APPLICANT NAME: PORT OF TACOMA

PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.

LOCATION: TACOMA, WA

SHEET 2 of 36

DATE: 4/5/2017 Revised: April 3, 2019

Legend

Port Parcels

Ditches

"12" JARPA ID

0 750 1,500 3,000 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
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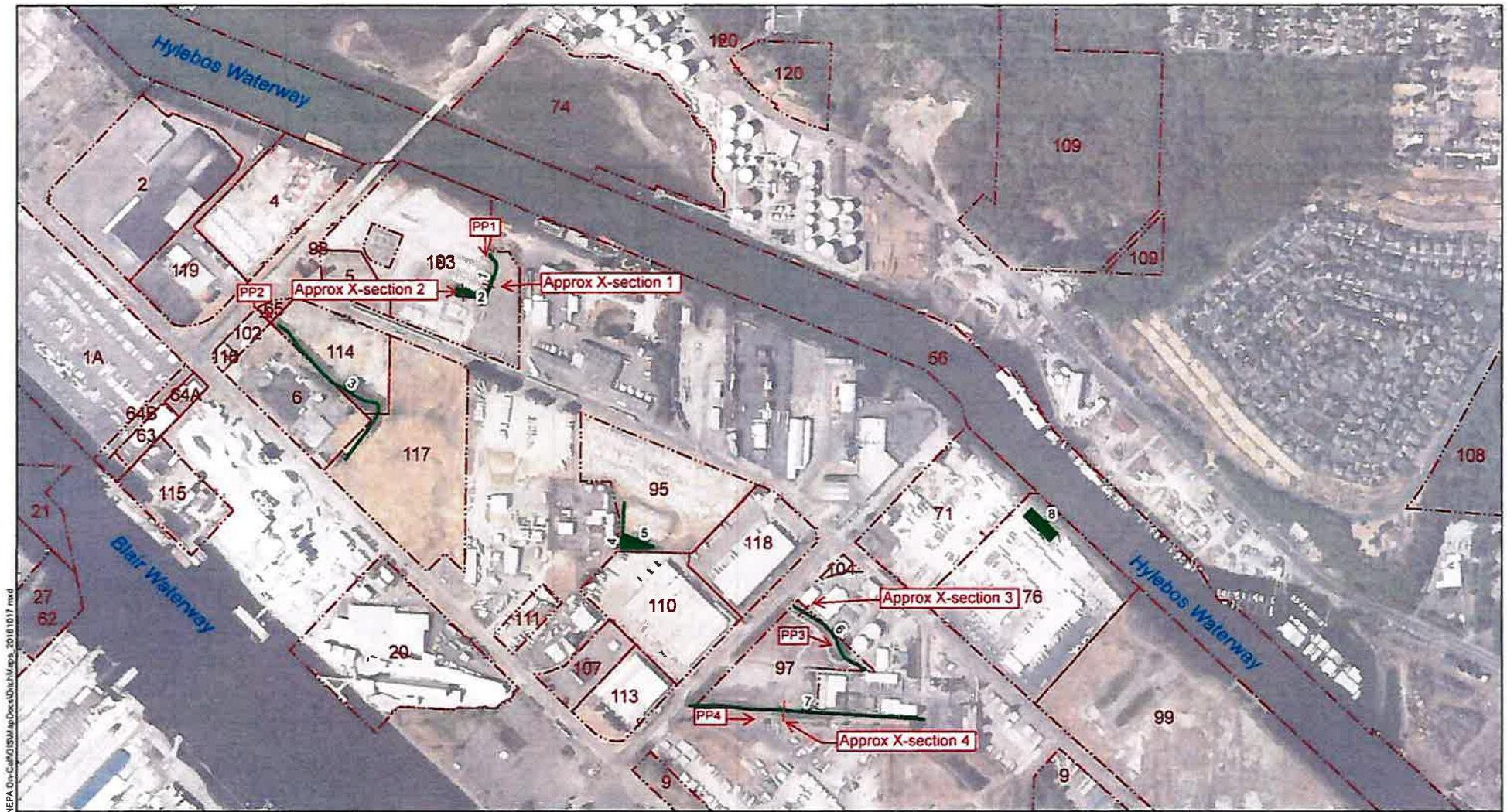
Port of Tacoma
Tacoma, Washington

**Stormwater Infrastructure
Maintenance - Overview**

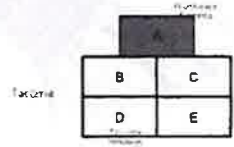
12773-01

HART CROWSER

Figure
2



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REFERENCE NUMBER: NWS-2017-32-WRD

APPLICANT NAME: PORT OF TACOMA

PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.

LOCATION: TACOMA, WA

SHEET 3 of 36

DATE: 4/5/2017 Revised: April 3, 2019

Legend

- Port Parcels
- Ditches
- 12 JARPA ID
- PP12 → Photo Point

0 250 500 1,000 Feet

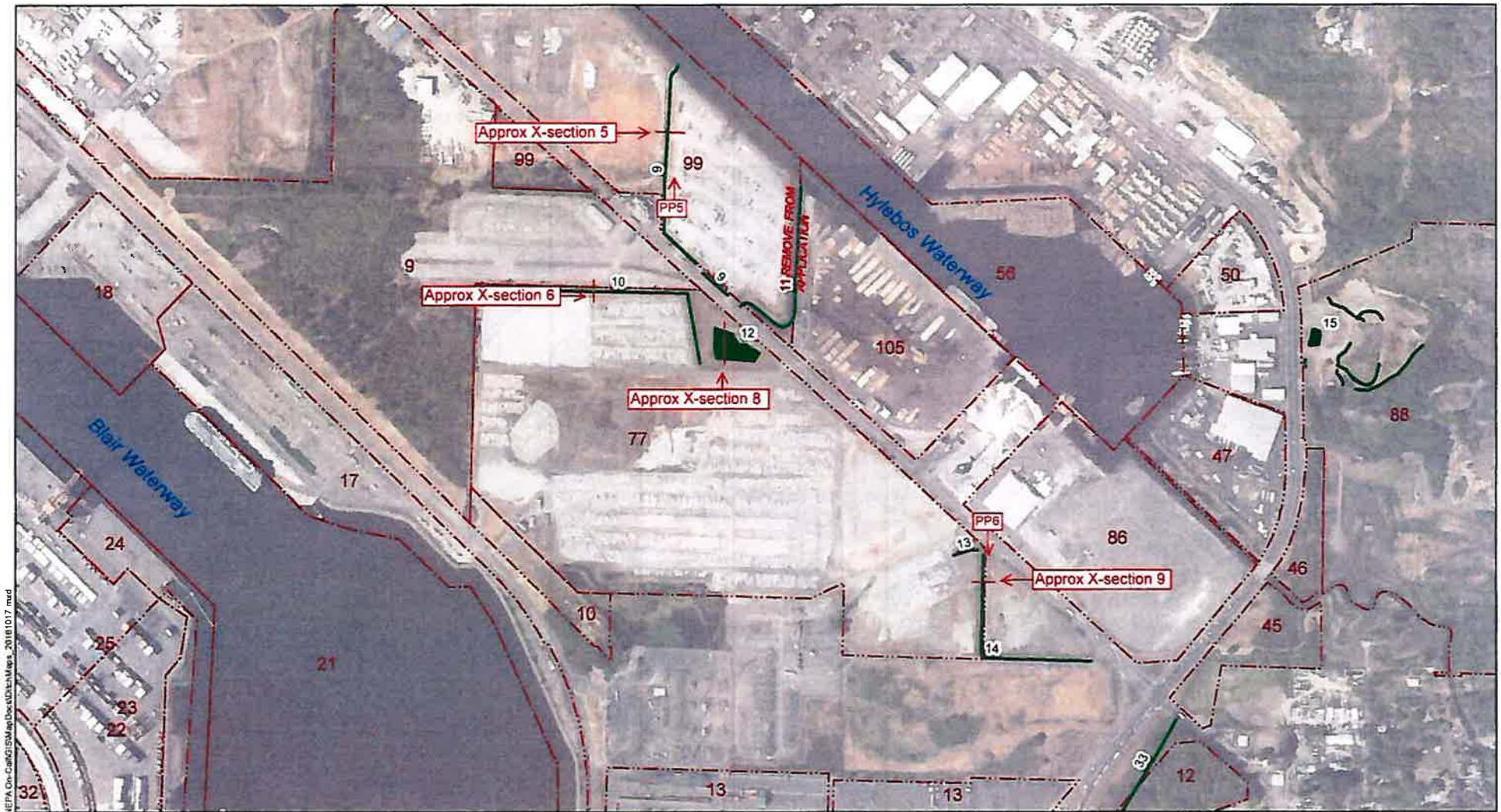
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
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Port of Tacoma
Tacoma, Washington

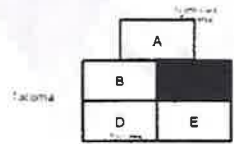
Stormwater Infrastructure Maintenance - Area A



Figure
2A



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REFERENCE NUMBER: NWS-2017-32-WRD

APPLICANT NAME: PORT OF TACOMA

PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.

LOCATION: TACOMA, WA

SHEET 5 of 36

DATE: 4/5/2017 Revised: April 3, 2019

Legend

- Port Parcels
- Ditches
- 12 JARPA ID
- PP12 Photo Point

0 250 500 1,000 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
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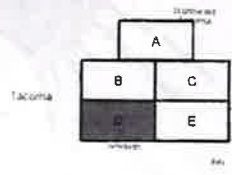
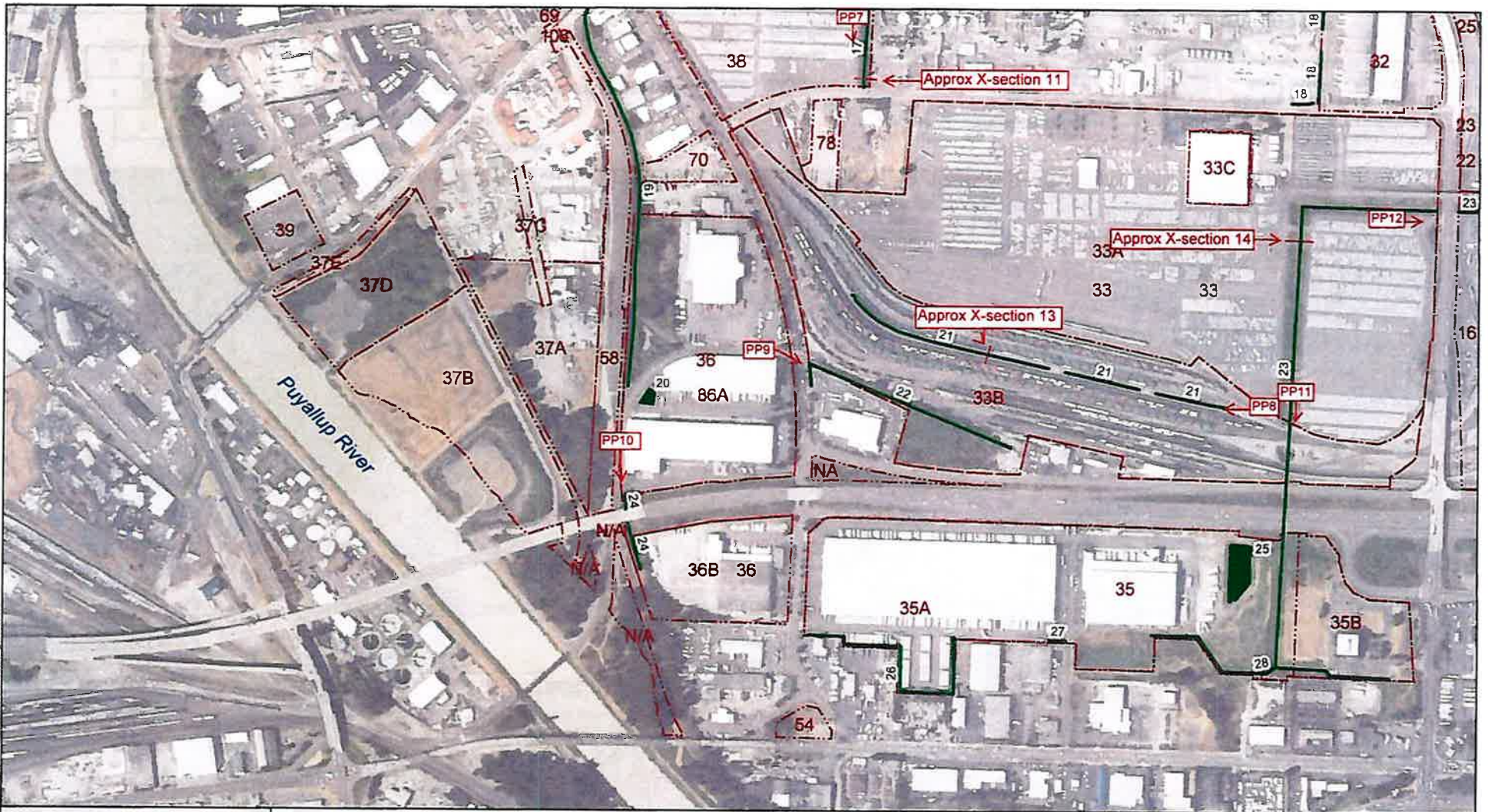
Port of Tacoma
Tacoma, Washington

**Stormwater Infrastructure
Maintenance - Area C**

HART CROWSER

Figure
2C

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REFERENCE NUMBER: NWS-2017-32-WRD

APPLICANT NAME: PORT OF TACOMA

PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.

LOCATION: TACOMA, WA

SHEET 6 of 36

DATE: 4/5/2017

Revised: April 3, 2019

Legend

-  Port Parcels
-  Ditches
-  JARPAID
-  Photo Point

0 250 500 1,000
Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community
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Port of Tacoma
Tacoma, Washington

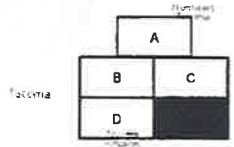
**Stormwater Infrastructure
Maintenance - Area D**


HART-CROWSER

Figure
2D



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REFERENCE NUMBER: NWS-2017-32-WRD
 APPLICANT NAME: PORT OF TACOMA
 PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.
 LOCATION: TACOMA, WA
 SHEET 7 of 36 DATE: 4/5/2017 Revised: April 3, 2019

Legend
 Port Parcels
 Ditches
 JARPA ID
 Photo Point

0 250 500 1,000 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
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Port of Tacoma
 Tacoma, Washington

**Stormwater Infrastructure
 Maintenance - Area E**



Figure
2E

Table 1. Port of Tacoma ditch maintenance JARPA ID and location

JARPA ID	Location	Tax Parcel	Lat/Long	Port Parcel	Stormwater Feature	Activity*	X-Section
1	1171 Taylor Way (Steampoint)	0321263046	47.2753°N / -122.3925°W	103	Biofiltration trench	Sediment/debris/veg removal	Y X-section 1
2	1171 Taylor Way (Steampoint)	0321263046	47.2751°N / -122.3932°W	103	Detention pond	Sediment/debris/veg removal	Y X-section 2
3	1202 Taylor Way (TPU and PQ site)	0321263016, 0321263045, 2275200260, 5000350060	47.2732°N / -122.3952°W	114/117	TPU ditch	Sediment/debris/veg removal	Typical
4	1714 Taylor Way (Prologis)	0321355007, 0321356008	47.2720°N / -122.3894°W	95	Parcel 95 ditch	Sediment/debris/veg removal	Typical
5	1714 Taylor Way (Prologis)	0321355007, 0321356008	47.2712°N / -122.3891°W	95	Prologis pond	Sediment/debris/veg removal	In Corps file
6	3410 Lincoln Ave (Haub Yard)	0321355004	47.2698°N / -122.3845°W	97	Haub Yard Ditch North	Those portions that the Port is responsible for. Sediment/debris/veg removal	Y X-section 3
7	3402 Lincoln Ave (Haub Yard)	0321355003	47.2686°N / -122.3862°W	97	Haub Yard Ditch South	Those portions that the Port is responsible for. Sediment/debris/veg removal	Y X-section 4
8	2301 Taylor Way (Carlisle)	0321351039	47.2716°N / -122.3795°W	76	Detention pond	Sediment/debris/veg removal	N
9	3701 Taylor Way	0321351053	47.2654°N / -122.3716°W	99	East-West Ditch	Sediment/debris/veg removal	Y X-section 5
10	3520 Taylor Way	0321363034	47.2632°N / -122.3733°W	77	Parcel 77 North Ditch	REMOVE FROM PERMIT APPLICATION	
11	3401 Taylor Way	0321351053, 0321362046	47.2634°N / -122.3686°W	105	Kaiser Ditch	REMOVE FROM PERMIT APPLICATION	
12	3520 Taylor Way	0321363034	47.2623°N / -122.3700°W	77	Kaiser Pond	Sediment/debris/veg removal	Y X-section 8
13	3400 Taylor Way	0321363033	47.2592°N / -122.3643°W	77	Parcel 77 East Ditch	REMOVE FROM PERMIT APPLICATION	
14	3400 Taylor Way	0321363033	47.2583°N / -122.3640°W	77	Parcel 77 East Ditch	Those portions that the Port is responsible for. Sediment/debris/veg removal	Y X-section 9
15	1635 Marine View Drive (Parcel 88 North)	0421313090, 0421313091, 0321364043	47.2627°N / -122.3563°W	88	Parcel 88 North pond and ditches	Sediment/debris/veg removal	Typical
16	1736 Milwaukee Way	5000350690	47.2561°N / -122.4076°W	69	Lincoln Loop Road Bioswale	Sediment/debris/veg removal	N
17	1712 Lincoln Avenue	0320031044	47.2555°N / -122.4018°W	38	Parcel 38 Ditch	Sediment/debris/veg removal	Y X-section 10 and 11
18	2602/2608 Port of Tacoma Road	0320021002	47.2554°N / -122.3887°W	32	K-Pak Ditch	Sediment/debris/veg removal	Y X-section 12
19	1678 Lincoln Avenue	5000350580, 6970000084, 6970000121, 6970000262	47.2513°N / -122.4047°W	36A	Bullfrog ditch	Those portions that the Port is responsible for. Sediment/debris/veg removal	N
20	2140 Milwaukee Way	6970000331, 6970000341	47.2487°N / -122.4043°W	36A	Detention Pond	Sediment/debris/veg removal	N



JARPA ID	Location	Tax Parcel	Lat/Long	Port Parcel	Stormwater Feature	Activity*	X-Section
21	2603 SR 509 N Frontage Road	0320022003, 0320023062, 0320031029	47.2495°N / -122.3961°W	33B	Banana One Ditch	Sediment/debris/veg removal	Y X-section 13
22	2601 SR 509 N Frontage Road	0320023062	47.2488°N / -122.3984°W	33B	Tacoma Rail Ditch	Sediment/debris/veg removal	Typical
23	3401 Marshall Avenue	0320021002, 0320022003, 0320023062, 0320023065, 0320021002, 0320024098, 0320024099	47.2521°N / -122.3891°W	16, 33A, 35	Erdahl Ditch	Sediment/debris/veg removal	Y X-section 14
24	2140 Milwaukee Way	6970000331	47.2465°N / -122.4048°W	36A	Bullfrog Ditch South	Those portions that the Port is responsible for. Sediment/debris/veg removal	Typical
25	1307 26 th Avenue East	5190000024	47.2462°N / -122.3903°W	35	Versacold Detention Pond	Sediment/debris/veg removal	N
26	2309 Milwaukee Way	0320023064, 0320034063	47.2448°N / -122.3982°W	35A	Versacold Ditch	Sediment/debris/veg removal	Typical
27	1930 SR 509 N Frontage Road	0320023064	47.2450°N / -122.3945°W	35A	Parcel 35A Ditch	Sediment/debris/veg removal	Typical
28	3600 Port of Tacoma Road	0320023065, 0320024099, 0519000024, 0519000040	47.2446°N / -122.3875°W	35A, 35B	Fabulich Center Ditch	Those portions that the Port is responsible for. Sediment/debris/veg removal	Typical
29	4012 SR 509 S Frontage Road	0320013143, 0320017021, 0320024099	47.2466°N / -122.3800°W	34	Parcel 34 Ditch	Sediment/debris/veg removal	Typical
30	4012 SR 509 S Frontage Road	0320013143, 0320017021	47.2465°N / -122.3767°W	34	Parcel 34 Ditch	Sediment/debris/veg removal	Typical
31	4012 SR 509 S Frontage Road	0320017021	47.2461°N / -122.3770°W	34	Bioswale	Sediment/debris/veg removal	Typical
32	5101 E 12 th Street	0320013145, 0320014016, 0320014103	47.2464°N / -122.3635°W	14	Fife Ditch	Sediment/debris/veg removal	Y X-section 15
33	5201 8 th Street East	0320011010, 0320011013, 0320011041, 0320011087, 0320011091, 0320014016, 0320014092,	47.2534°N / -122.3609°W	12, 14	DD23 Ditch and Stormwater Pond	Sediment/debris/veg removal	Y X-section 16, 17 and 18

* Debris removal includes trash and incidental items that have accumulated below Ordinary High Water. Vegetation includes cutting and mowing to the ground surface manually or with equipment (e.g., tractor or brush hog); grubbing is not considered vegetation removal. Sediment removal includes removing accumulated sediment with hand tools or equipment (e.g., small excavator) and may include vegetation grubbing or stump removal if needed. See Table 2 for estimated sediment removal quantities. Best Management Practices (BMPs) for sediment removal include conducting work in the dry. This minimizes the potential for sedimentation downstream. BMPs for erosion and sediment control may also include but are not limited to silt fence/curtain, straw wattles, nets/blankets, and catch basin socks (as needed). Once sediment removal is complete, temporary BMPs will be removed and slopes will be seeded and mulched with an erosion and sediment control mix, as appropriate.

Table 2 Estimated Sediment Removal Quantities

JARPA ID	Stormwater Feature Name	Approximate Area of Stormwater	Estimated Initial Depth of Sediment Removal (inches)	Estimated Maximum Quantity of Initial Sediment Removal (CY)	Estimated Quantity of Maintenance Sediment Removal (CY)**
1	Biofiltration Trench	324	up to 24	24	2
2	Detention Pond	2710	up to 12'	100	17
3	TPU Ditch	1135	up to 12'	42	7
4	Parcel 65 Ditch	185	up to 12'	7	1
5	Prologis Pond	8225	up to 24	633	57
6	Haub Yard Ditch North	500	N/A	N/A	4
7	Haub Yard Ditch South	740	up to 12'	27	5
8	Carlisle Detention Pond	1705	up to 12'	63	11
9	East-West Ditch	1405	N/A	N/A	9
10	Parcel 77 North Ditch	REMOVE FROM PERMIT APPLICATION – NOT A DITCH (REMNANT CONSTRUCTION SW BMP)			
11	Kaiser Ditch	REMOVE FROM PERMIT APPLICATION			
12	Kaiser Pond	5220	N/A	N/A	32
13	Parcel 77 East Ditch	REMOVE FROM PERMIT APPLICATION – NOT A DITCH (REMNANT CONSTRUCTION SW BMP)			
14	Parcel 77 East Ditch	600	up to 30'	58	4
15	Parcel 68 North Pond and Ditches	5360	up to 12'	199	33
16	Lincoln Loop Road Bioswale	585	N/A	N/A	4
17	Parcel 38 Ditch	2075	up to 24	154	13
18	K-Pak Ditch	650	N/A	N/A	4
19	Bullfrog Ditch	1115	up to 24	83	7
20	Parcel 36A Detention Pond	3350	up to 12'	124	21
21	Banana One Ditch	2140	up to 18'	119	13
22	Tacoma Rail Ditch	1280	up to 18'	72	8
23	Erdahl Ditch	4420	N/A	N/A	27
24	Bullfrog Ditch South	210	up to 12'	8	1
25	Versacold Detention Pond	15360	N/A	N/A	95
26	Versacold Ditch	1500	N/A	N/A	9
27	Parcel 35A Ditch	85	N/A	N/A	1
28	Fabulich Center Ditch	1540	up to 12'	57	10
29	Parcel 34 Ditch	1020	N/A	N/A	6
30	Parcel 34 Ditch	280	N/A	N/A	2
31	Bioswale	205	N/A	N/A	1
32	Fife Ditch	2570	up to 12'	95	16
33	DD23 Ditch	4020	up to 12'	149	25
33a	Parcel 14 Stormwater Pond	25850	N/A	N/A	158
TOTAL		97304		2062	603

*Assumption: Average width of ditch is 12 inches. Actual ditch width varies.

**Ditches will not have sediment removed every year. This is an estimated annualized average over the 10-year permit life cycle after initial sediment removal (if applicable). The Port estimates approximately 2 inches of sediment will be removed from stormwater infrastructure when maintained. Actual sediment quantities removed to maintain design capacity for each ditch will vary based on deposition rates and budget constraints.

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA
Revised: April 3, 2019
SHEET 10 OF 36 DATE: 4/5/2017

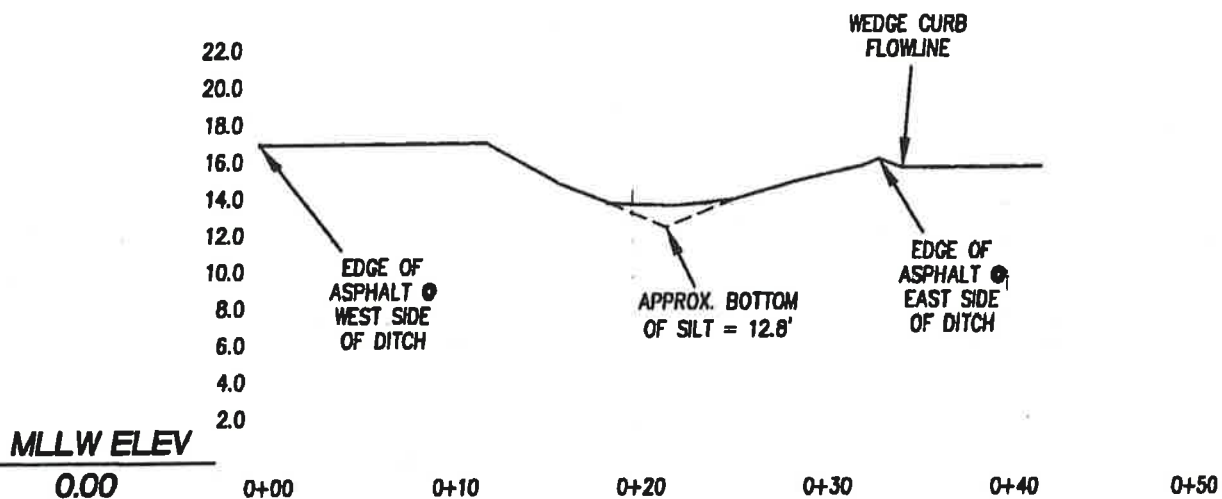
PORT PARCEL 103 DITCH CROSS SECTION EXHIBIT

X-section 1
JARPA ID 1

PORT OF TACOMA PARCEL 103 EAST DITCH

EAST DITCH CROSS SECTION

SCALE:
HORIZ 1" = 10'
VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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(253) 473-4484 FAX: (253) 473-0589

**PORT of
TACOMA
U.S.A.**
PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253)383-6841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA
SHEET 11 OF 36
Revised: April 3, 2019
DATE: 4/5/2017

PORT PARCEL 103 CROSS SECTION EXHIBIT

X-section 2
JARPA ID 2

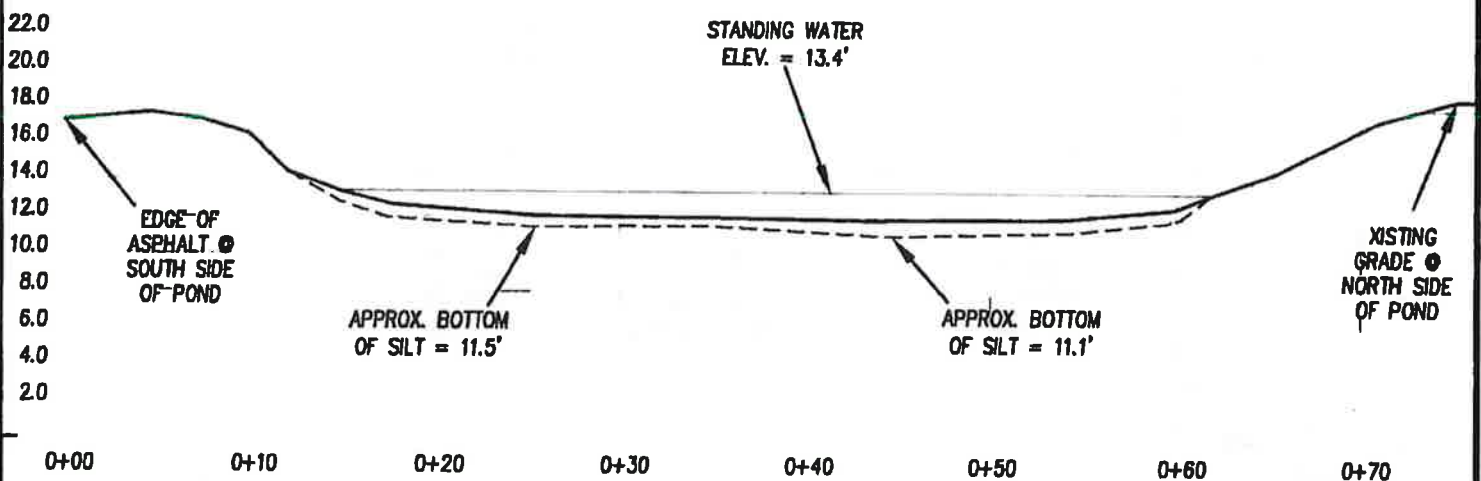
PORT OF TACOMA PARCEL 103 POND

POND CROSS SECTION

SCALE:

HORIZ 1" = 10'

VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253) 383-6841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA

SHEET 12 OF 36
Revised: April 3, 2019
DATE: 4/5/2017

PORT PARCEL 97 DITCH CROSS SECTION EXHIBIT

X-section 3
JARPA ID 6

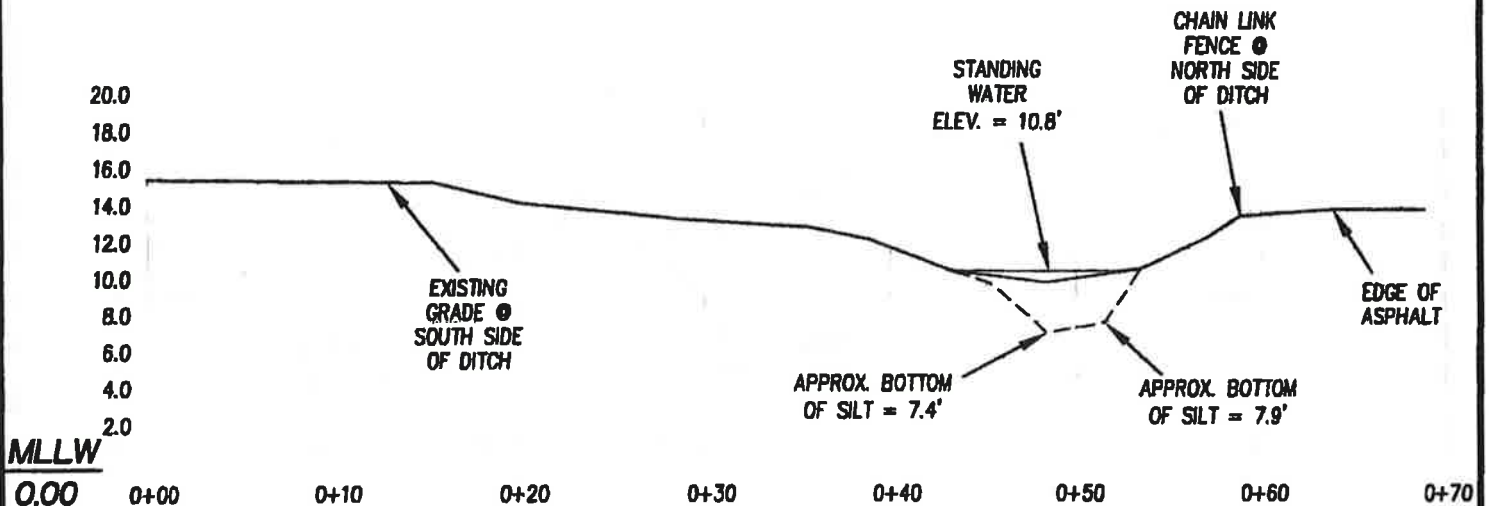
PORT OF TACOMA PARCEL 97 NORTH DITCH

NORTH DITCH CROSS SECTION

SCALE:

HORIZ 1" = 10'

VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253) 383-6841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA

SHEET 13 OF 36

Revised: April 3, 2019
DATE: 4/5/2017

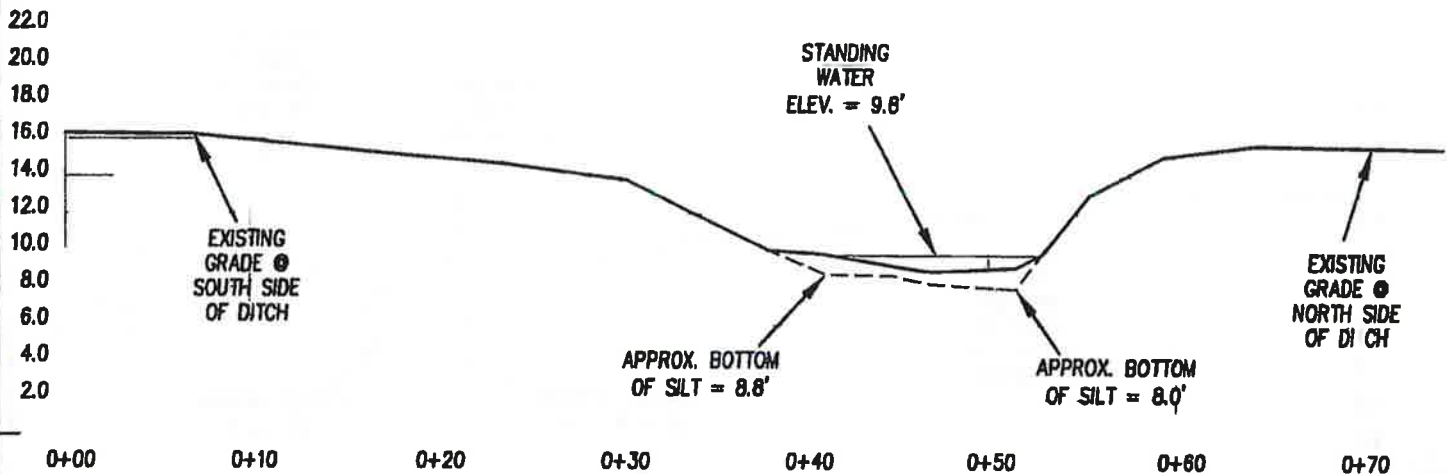
PORT PARCEL 97 DITCH CROSS SECTION EXHIBIT

X-section 4
JARPA ID 7

PORT OF TACOMA PARCEL 97 SOUTH DITCH

SOUTH DITCH CROSS SECTION

SCALE:
HORIZ 1" = 10'
VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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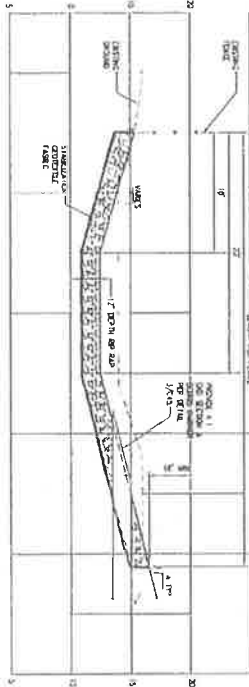
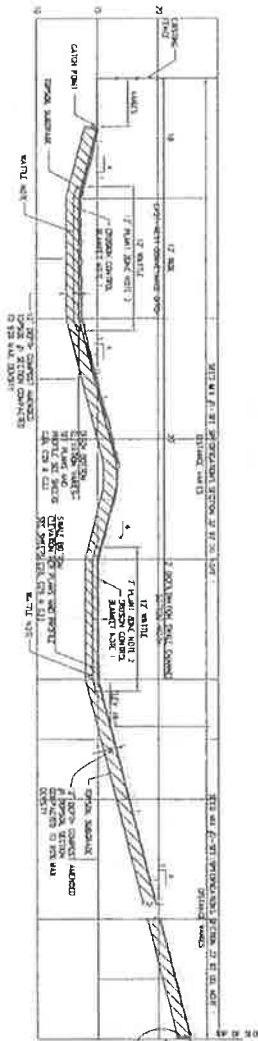
PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253) 383-8841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA

SHEET 14 OF 36

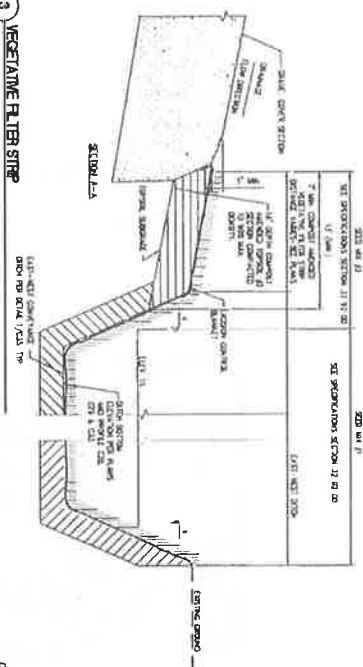
Revised: April 3, 2019
DATE: 4/5/2017

RIP-RAP PAD SECTION
SCALE: 1"=5' HORIZONTAL; 1"=8" VERTICAL

Schell, C. S. *Wormholes and Monkeys*

1. PROTECTION SCHEME SHALL BE AS FOLLOWS:
 - A. 45' ALL IRRADIATION SECTION
 - B. DETAIL BATTLES
 - C. DETAIL SQUADS
 - D. DETAIL PROTECTION CORNER BATTERY
 - E. DETAIL EAST-WEST DETONATION BOMB PROTECTION
2. DET. PROTECTION 12 FT. CO. - PLANTING FOR REQUIRED PLANT FOR PLANTING

SCOTT M. JONES



DISCLAIMER:
THIS DRAWING DOES NOT REPRESENT
THE AS-BUILT CONDITION.

		PORT OF TACOMA P.O. BOX 1037 TACOMA, WA 98401-0377 SITTS & HILL ENGINEERS, INC. 1001 1 st Avenue, Suite 100 Tacoma, WA 98401		
MARK	REVISION	BY	APPR	DATE

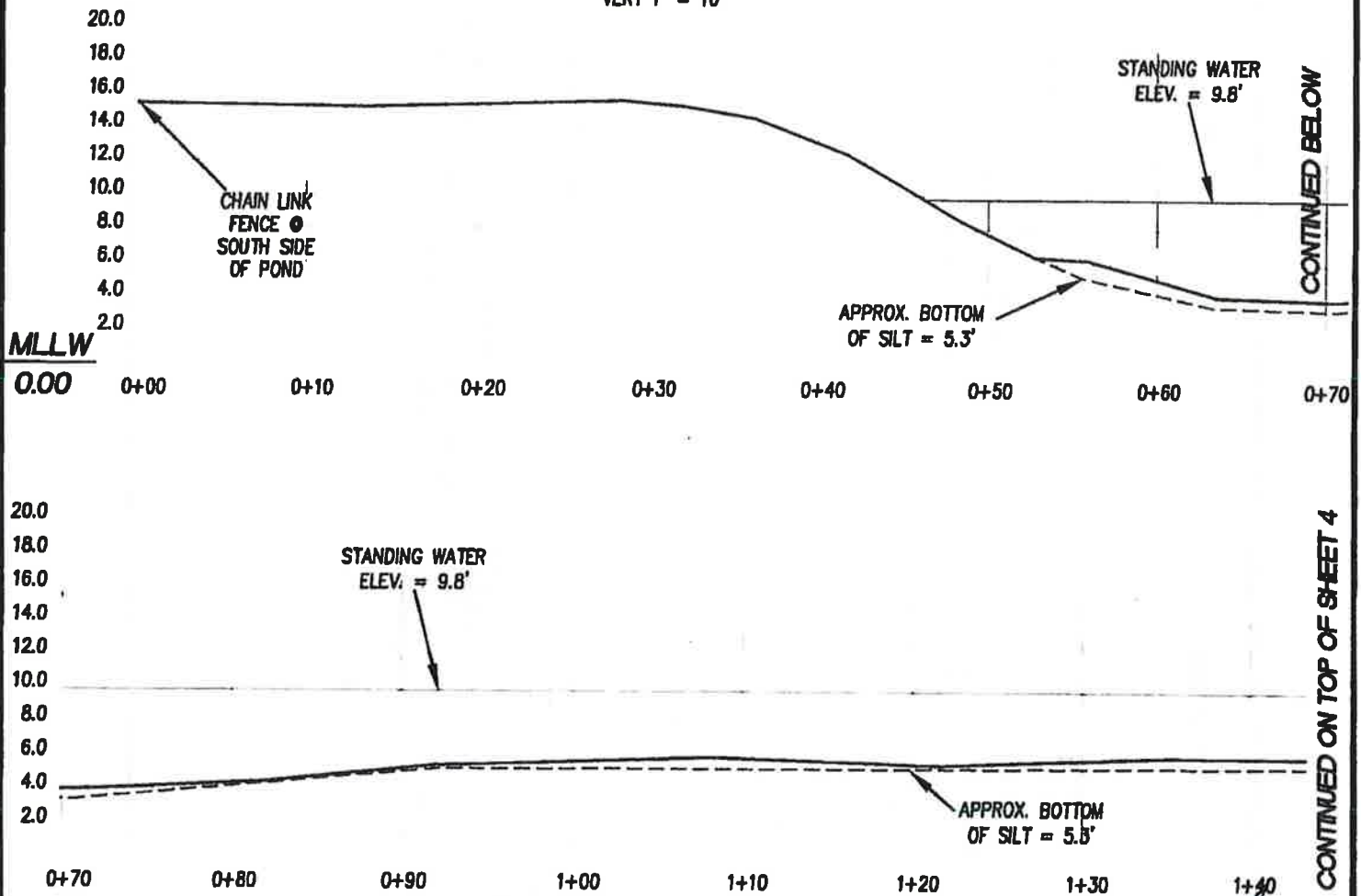
PORT PARCEL 77 DITCH CROSS SECTION EXHIBIT

X-section 8
JARPA ID 12

PORT OF TACOMA PARCEL 77 POND

POND CROSS SECTION

SCALE:
HORIZ 1" = 10'
VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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PORT OF
TACOMA
U.S.A.

PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253) 383-5841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA

Revised: April 3, 2019
SHEET 16 OF 36 DATE: 4/5/2017

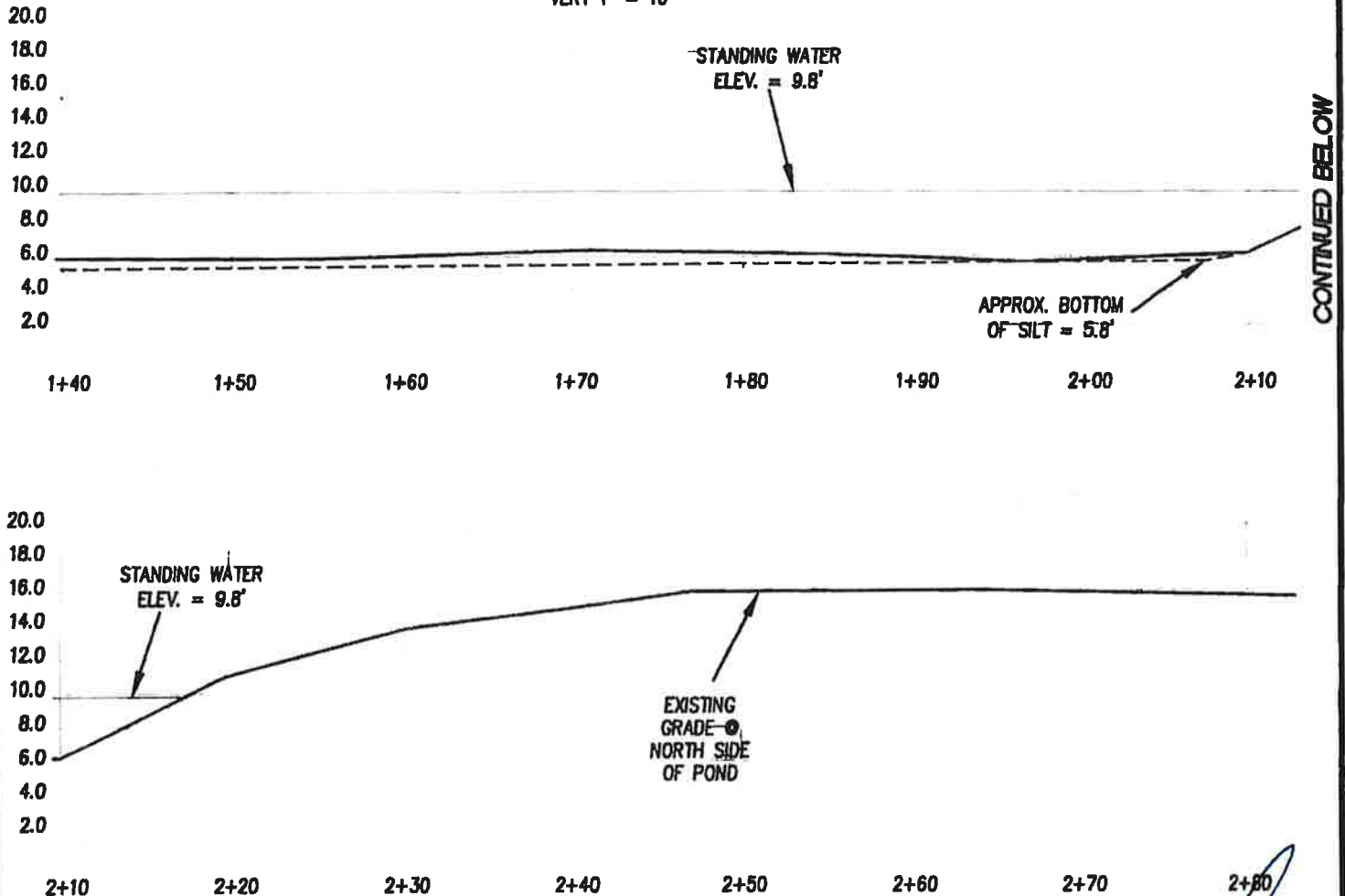
PORT PARCEL 77 DITCH CROSS SECTION EXHIBIT

X-section 8, cont.
JARPA ID 12

PORT OF TACOMA PARCEL 77 POND

POND CROSS SECTION

SCALE:
HORIZ 1" = 10'
VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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(253) 473-4494 FAX: (253) 473-0699

**PORT OF
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U.S.A.**

PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253) 383-6841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA
Revised: April 3, 2019
SHEET 17 OF 36 DATE: 4/5/2017

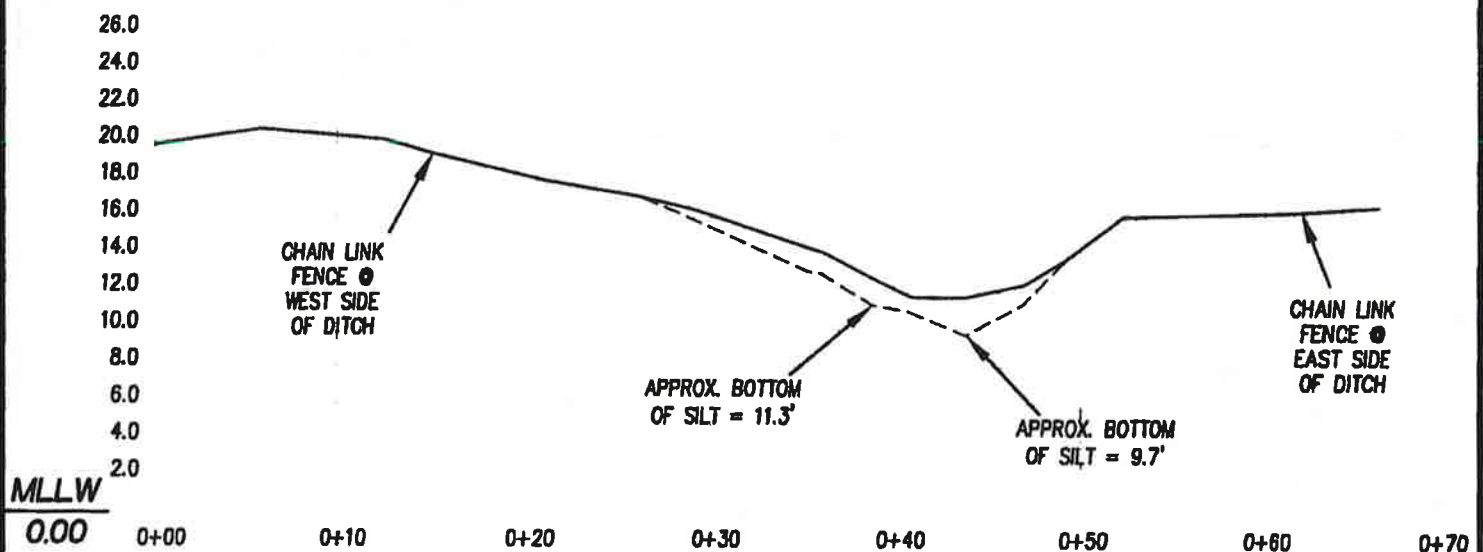
PORT PARCEL 77 DITCH CROSS SECTION EXHIBIT

X-section 9
JARPA ID 14

PORT OF TACOMA PARCEL 77 EAST DITCH

EAST DITCH CROSS SECTION

SCALE:
HORIZ 1" = 10'
VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253) 383-5841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA

Revised: April 3, 2019
SHEET 18 OF 36 DATE: 4/5/2017

PORT PARCEL 38 DITCH CROSS SECTION EXHIBIT

X-section 10
JARPA ID 17

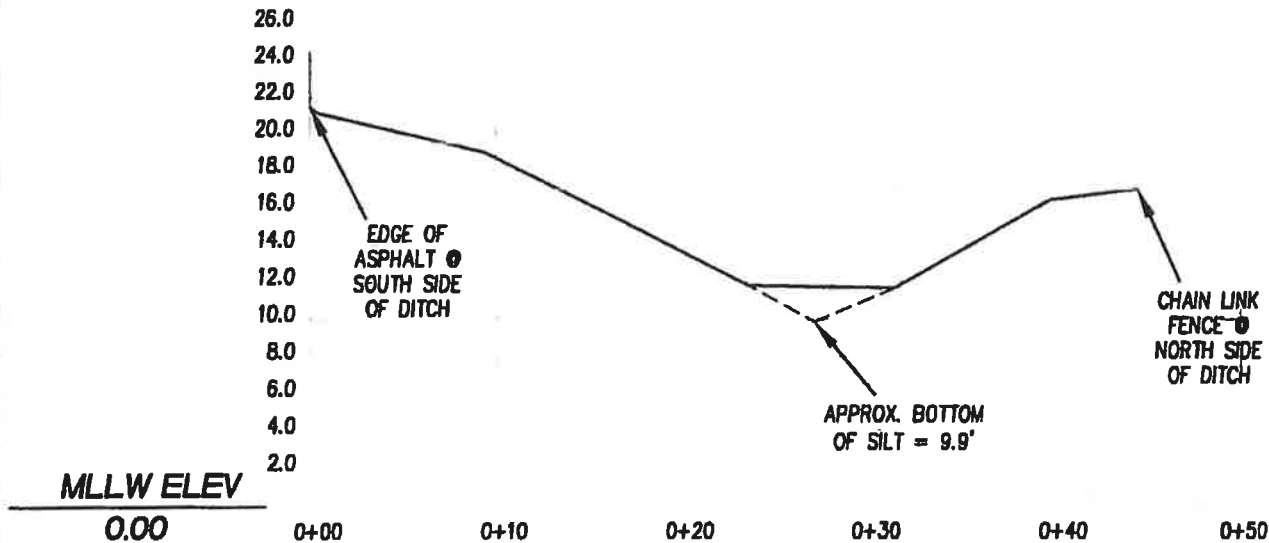
PORT OF TACOMA PARCEL 38 NORTH DITCH

NORTH DITCH CROSS SECTION

SCALE:

HORIZ 1" = 10'

VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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(253) 383-5841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA

Revised: April 3, 2019
SHEET 19 OF 36 DATE: 4/5/2017

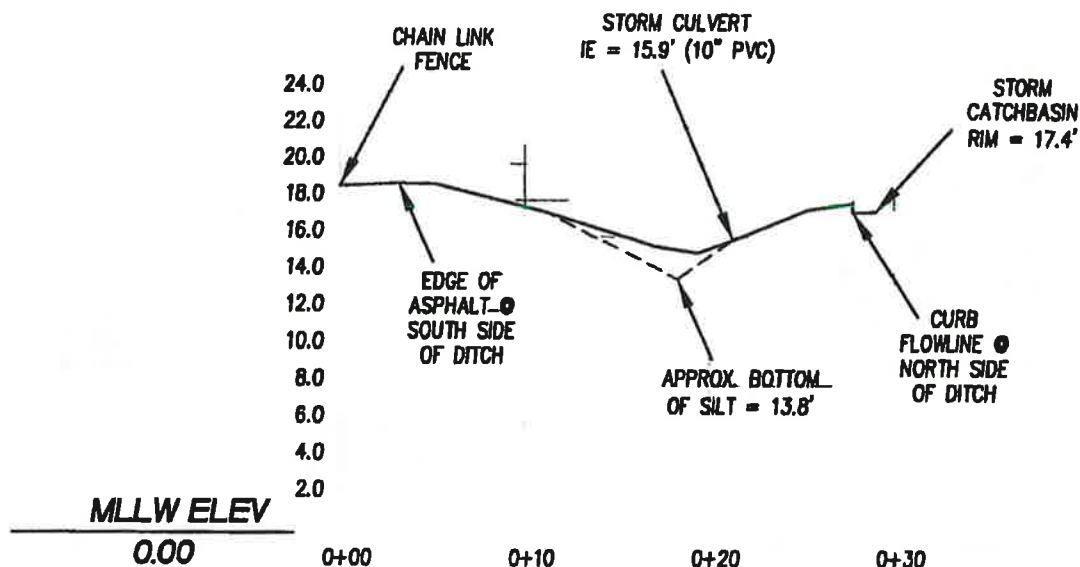
PORT PARCEL 33 DITCH CROSS SECTION EXHIBIT

X-section 11
JARPA ID 17

PORT OF TACOMA PARCEL 33 NORTH DITCH (MARSHALL AVE. DITCH)

NORTH DITCH CROSS SECTION

SCALE:
HORIZ 1" = 10'
VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 7-5-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



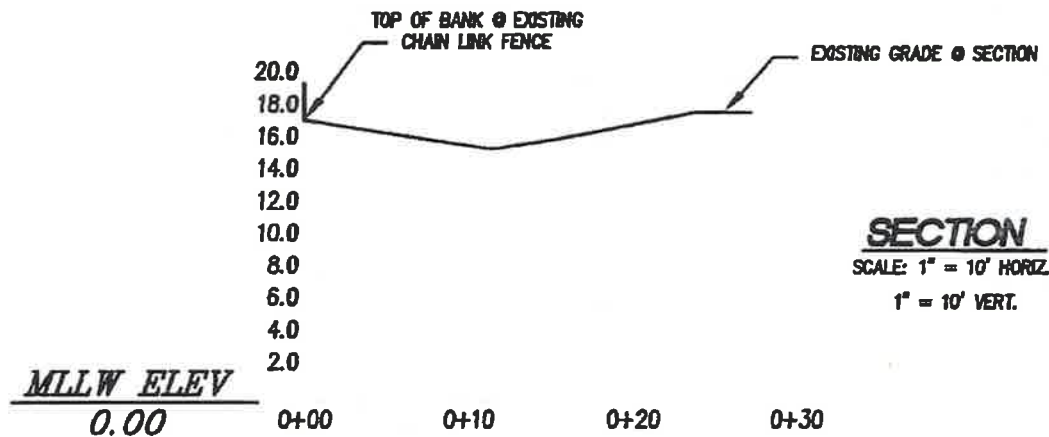
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(253) 473-4464 FAX: (253) 473-0599

**PORT of
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U.S.A.**
PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253)383-5841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA
Revised: April 3, 2019
DATE: 4/5/2017
SHEET 20 OF 36

X-section 12
JARPA ID 18



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW VERTICAL DATUM BASED
ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED ON 2-17-10.

REFERENCE NUMBER:

NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT:
STORMWATER INFRASTRUCTURE
MAINT.
LOCATION: TACOMA, WA

Revised: April 3, 2019

SHEET 21 OF 36 DATE: 4/5/2017

**K-PAK DITCH
CROSS SECTION EXHIBIT**

APEX JOB NO: 31935

DATE: 02/18/2010

DRAWN BY: TJM

CHECKED BY: MFG

DWG. NO: 31935-DITCH.DWG

SCALE: 1"=10'



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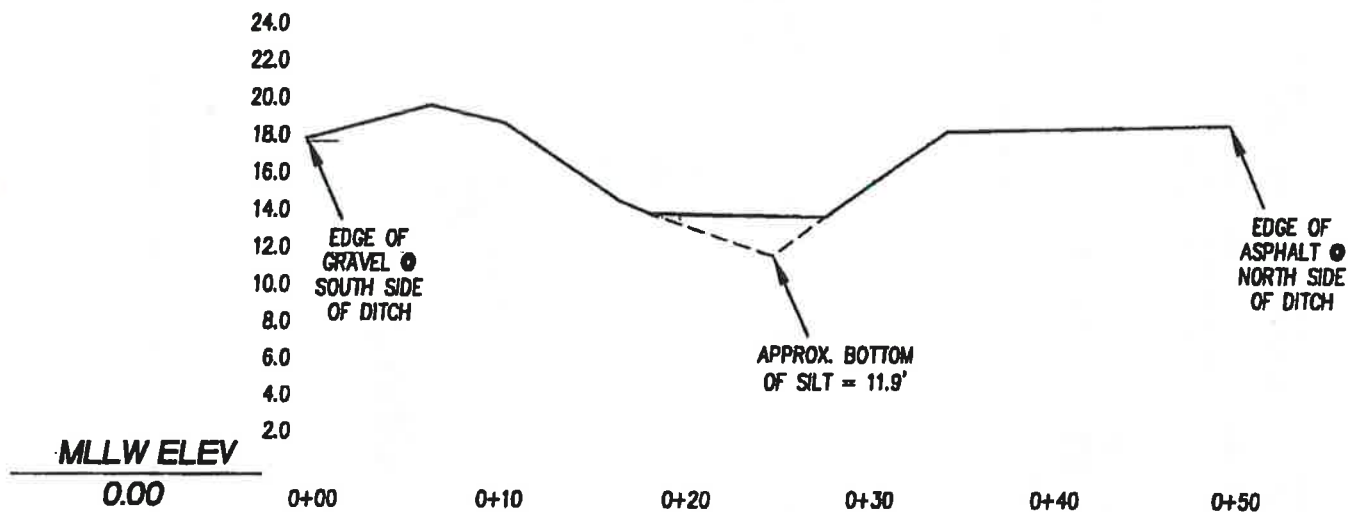
PORT PARCEL 33 DITCH CROSS SECTION EXHIBIT

X-section 13
JARPA ID 21

PORT OF TACOMA PARCEL 33 SOUTH DITCH (BANANA YARD)

SOUTH DITCH CROSS SECTION

SCALE:
HORIZ 1" = 10'
VERT 1" = 10'



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW DATUM BASED ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED 6-18-12.
3. BOTTOM OF SILT IS AN APPROXIMATE LOCATION BASED ON PUSHING A STAFF INTO THE MUD/SILT UNTIL REFUSAL AND RECORDING ELEVATION. THE SILT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.



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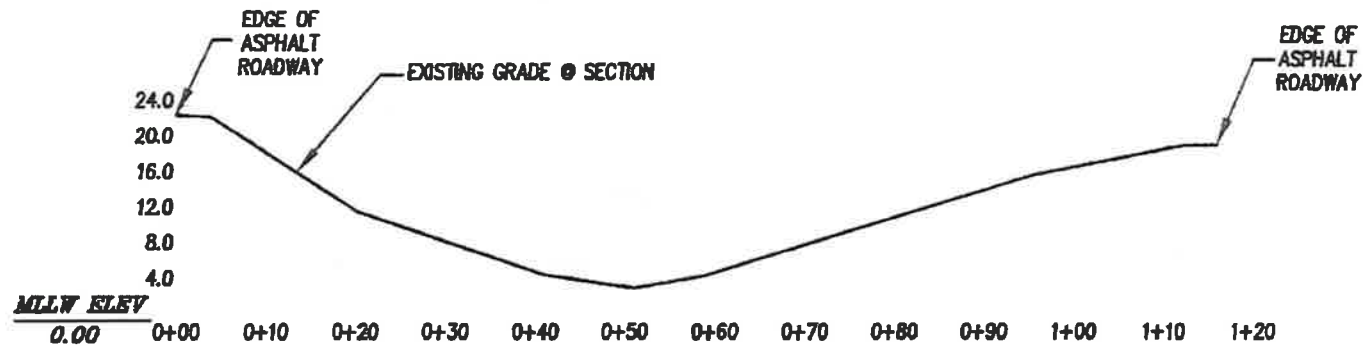


PORT OF TACOMA
P.O. BOX 1837 TACOMA, WA 98401
(253)383-6841

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER
INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA

Revised: April 3, 2019
SHEET 22 OF 36 DATE: 4/5/2017

**X-section 14
JARPA ID 23**



SECTION
SCALE: 1" = 20' HORIZ
1" = 20' VERT

NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLW VERTICAL DATUM BASED
ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED ON 2-18-10.

REFERENCE NUMBER:

NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT:
STORMWATER INFRASTRUCTURE
MAINT.
LOCATION: TACOMA, WA

Revised: April 3, 2019

SHEET 23 OF 36 DATE: 4/5/2017

**ERDAHL DITCH
CROSS SECTION EXHIBIT**

APEX JOB NO: 31935

DATE: 02/18/2010

DRAWN BY: TJM

CHECKED BY: MFG

DWG. NO: 31935-DITCH.DWG

SCALE: 1"=20'

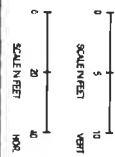
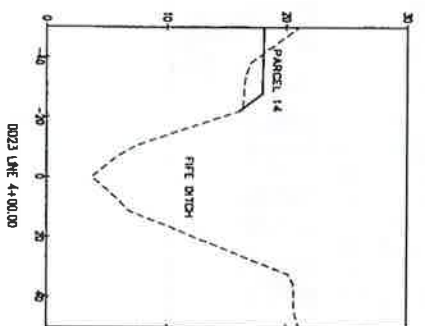
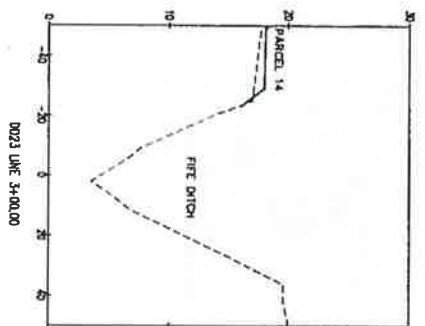
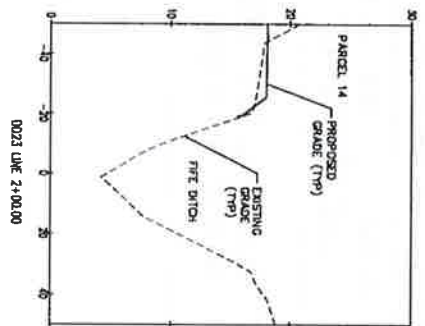
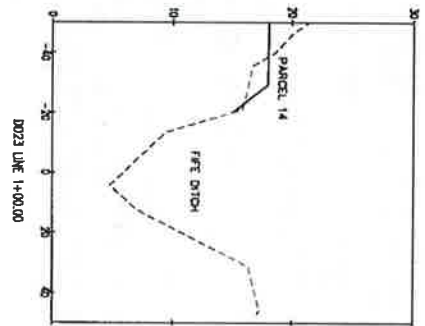
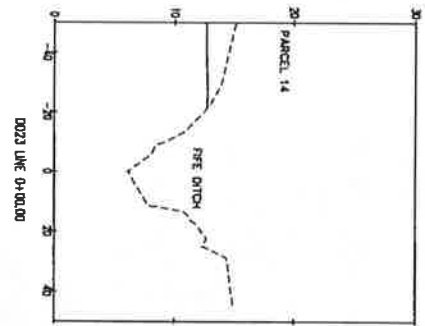
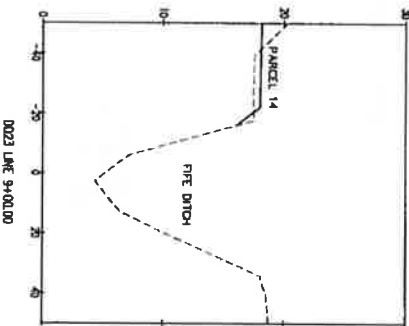
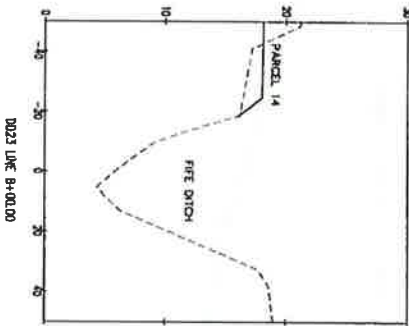
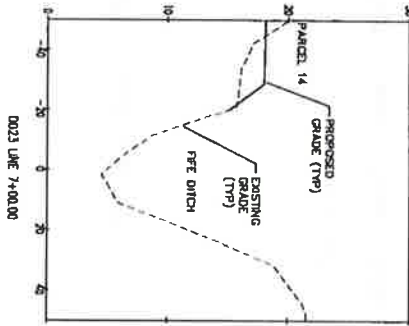
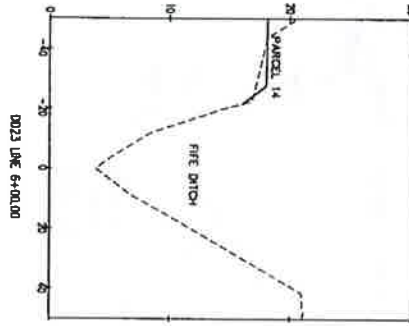
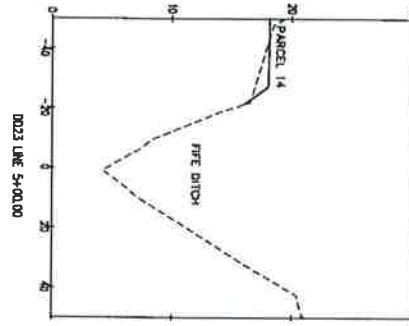


2/18/10

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X-section 15 **JARPA ID 33**



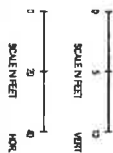
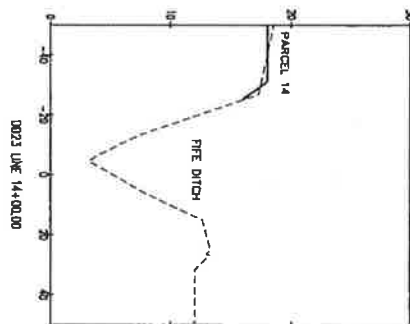
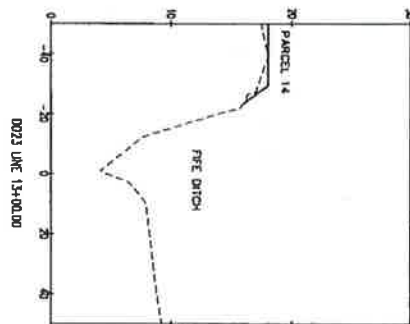
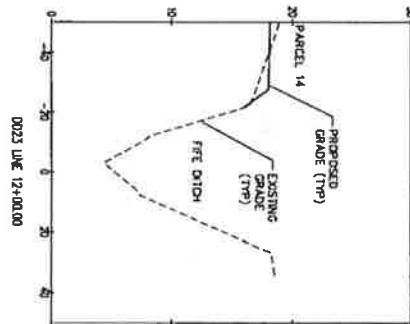
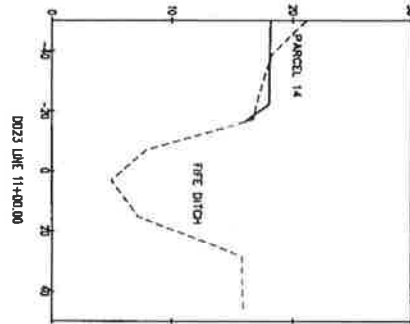
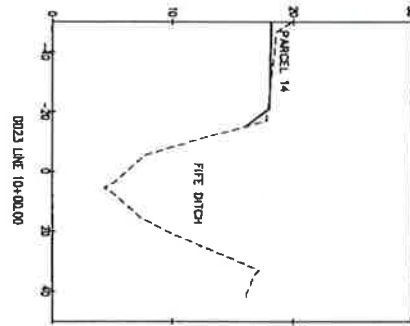
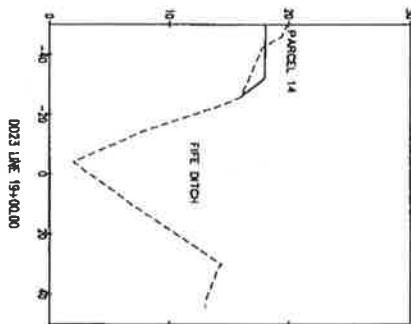
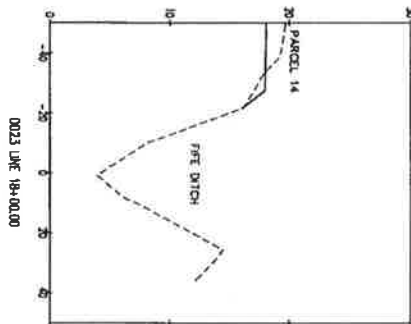
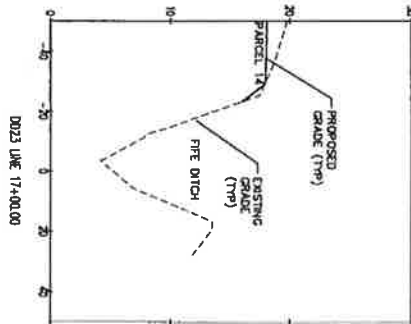
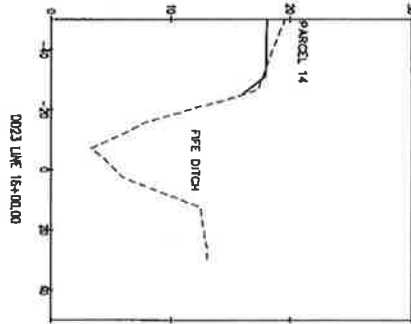
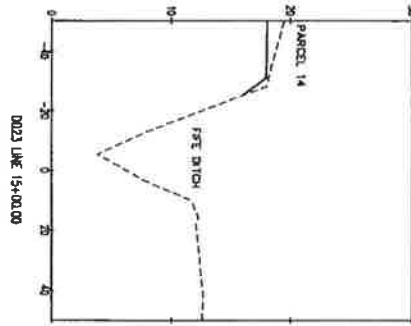
APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
APPROVAL EXPRESSES

NOTE: SECTIONS SHOWN AT STATIONS ALONG FIRE DITCH, SEE SHEETS 22, 23 AND 24 FOR PLAN VIEW

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA
SHEET 24 OF 36 DATE: 4/5/2017 Revised: April 3, 2019

 SCJ ALLIANCE CONSULTING ENGINEERS		 Port of Tacoma	
MARK:	REVISION:	BY:	APPR:
1	REVISED GRADES	JEG	
			DATE:
			10/1/14

X-section 16 **JARPA ID 33**



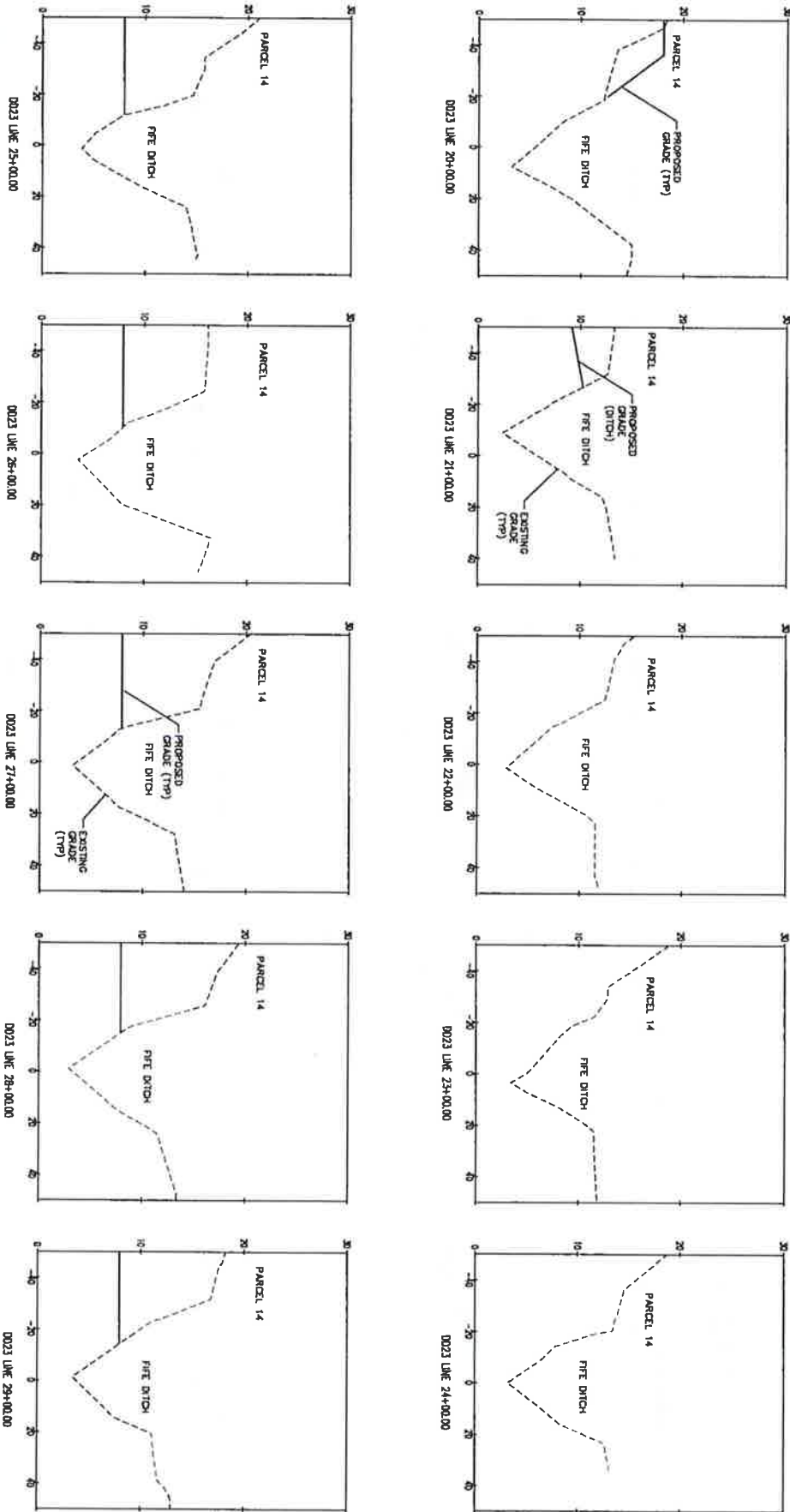
APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
APPROVAL EXPENSE: _____

NOTE: SECTIONS SHOWN AT STATIONS
ALONG FIRE DITCH SEE SHEETS
G11, G12 AND G13 FOR PLAN
VIEW

REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA
SHEET 25 OF 36 DATE: 4/5/2017 Revised: April 3, 2019

SCJ ALLIANCE		Port of Tacoma	
MARK	REVISION	BY	DATE
1	REVISED GRADES	JEO	10/1/14

X-section 17 **JARPA ID 33**



SCALE HORIZ. 1" = 10'

SCALE VERT. 1" = 10'

NOTE: SECTIONS SHOWN AT STATIONS
ALONG FIRE DITCH. SEE SHEETS 0021,
0026 AND 0027 FOR PLAN VIEW

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

APPROVAL EXPRESS: _____

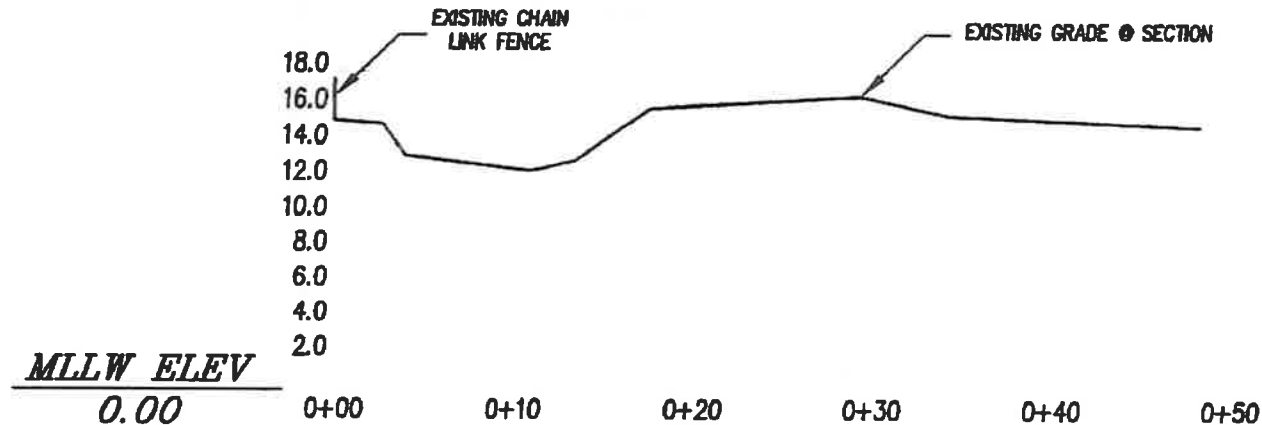
REFERENCE NUMBER: NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.
LOCATION: TACOMA, WA
SHEET 26 OF 36 DATE: 4/5/2017 Revised: April 3, 2019

SCJ ALLIANCE
CONSULTING ENGINEERS
1000 1ST AVENUE, SUITE 200
TACOMA, WA 98402
TEL: 253.473.1111 FAX: 253.473.1112

Port of Tacoma
1100 WEST PALMER AVENUE, TACOMA, WA 98402
TEL: 253.473.1111 FAX: 253.473.1112

MARK	REVISION	BY	APPR	DATE
1	REVISED GRADES	JEG		10/1/14

Typical X-section



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW VERTICAL DATUM BASED
ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED ON 2-17-10.

SECTION
SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

REFERENCE NUMBER:
NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT:
STORMWATER INFRASTRUCTURE
MAINT.
LOCATION: TACOMA, WA
Revised: April 3, 2019
SHEET 28 OF 36 DATE: 4/5/2017

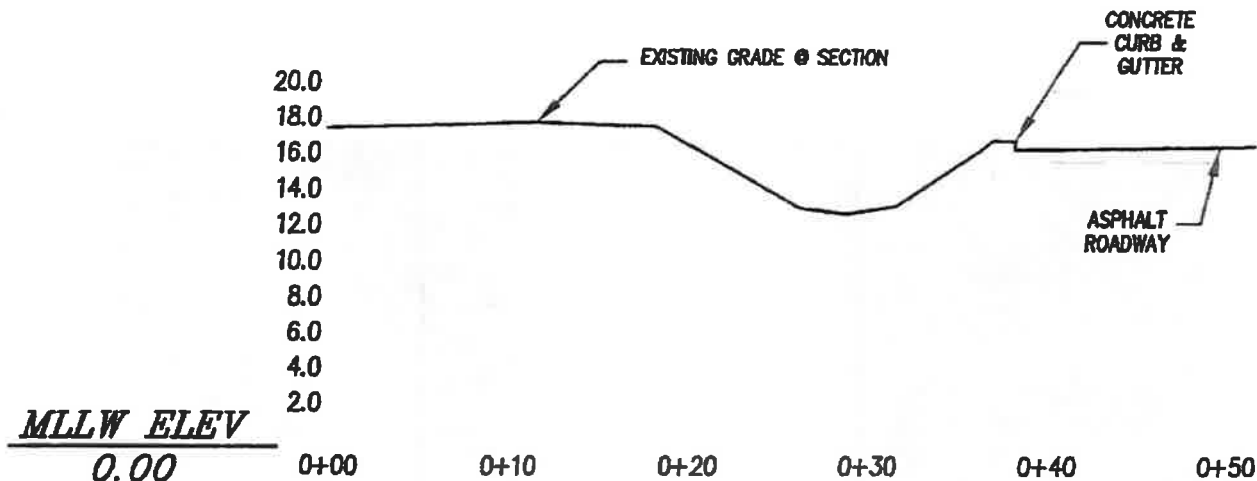
CROSS SECTION EXHIBIT

APEX JOB NO: 31935	DATE: 02/18/2010
DRAWN BY: TJM	CHECKED BY: MFG
DWG. NO: 31935-DITCH.DWG	SCALE: 1"=10'



Apex
Engineering
2801 South 35th, Suite 200
Tacoma, Washington 98408-7478
(253) 473-4494 FAX: (253) 473-0588

Typical X-section



NOTES:

1. VERTICAL DATUM
PORT OF TACOMA MLLW VERTICAL DATUM BASED
ON NGS TIDE 22 BENCHMARK.
2. DITCH CROSS SECTION FIELD LOCATED ON 2-17-10.

SECTION
SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

REFERENCE NUMBER:

NWS-2017-32-WRD
APPLICANT: PORT OF TACOMA
PROPOSED PROJECT:
STORMWATER INFRASTRUCTURE
MAINT.
LOCATION: TACOMA, WA

Revised: April 3, 2019

SHEET 29 OF 36 DATE: 4/5/2017

SW-X DITCH CROSS SECTION EXHIBIT

APEX JOB NO: 31935

DATE: 02/18/2010

DRAWN BY: TJM

CHECKED BY: MFG

DWG. NO: 31935-DITCH.DWG

SCALE: 1"=10'



2/18/10

Apex
Engineering

2801 South 35th, Suite 200
Tacoma, Washington 98408-7479
(253) 473-4484 FAX: (253) 473-0589

1



2



3



4



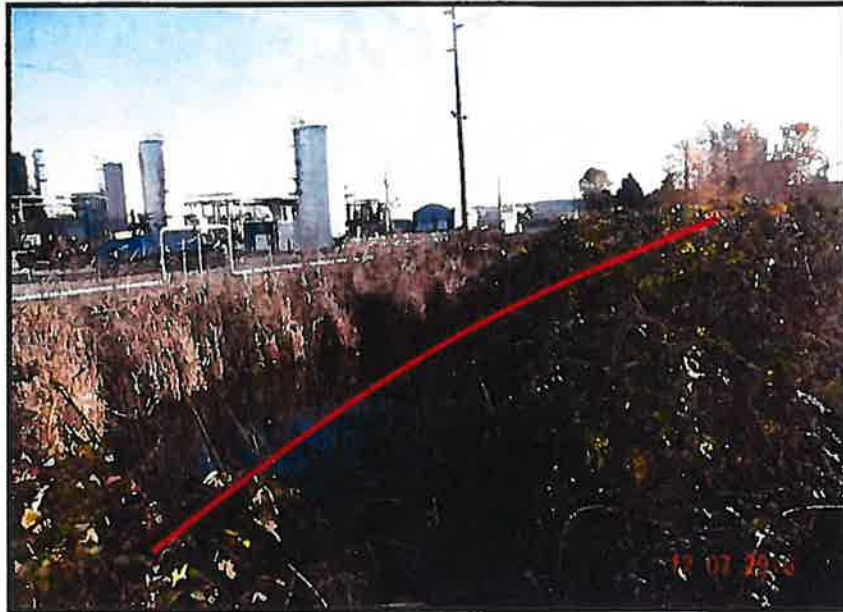
5



6



7



8



9



10



11



12



13



14



13. View to the west of Ditch JARPA ID 32 (Figure 2E), otherwise known as Fife Ditch. Downstream is in the foreground.

14. View to the north of Ditch JARPA ID 33 (Figure 2E), otherwise known as Drainage District 23 Ditch. Downstream in in the background. Fife Ditch (JARPA ID 32) drains into Drainage District 23 Ditch.

REFERENCE NUMBER: NWS-2017-32-WRD

APPLICANT: PORT OF TACOMA

PROPOSED PROJECT: STORMWATER INFRASTRUCTURE MAINT.

LOCATION: TACOMA, WA

SHEET 36 OF 36 DATE: 4/5/2017 Revised: April 3, 2019

MEMORANDUM

DATE: May 4, 2018

TO: Lori Kingsbury, Washington Department of Ecology, Frank Nichols, U.S. Army Corps of Engineers

FROM: Jenn Stebbings, Port of Tacoma

Cc: Loreé Randall, Washington Department of Ecology; Kristine Koch, U.S. EPA; Justine Barton, U.S. EPA; Tony Warfield, Port of Tacoma; Rob Healy, Port of Tacoma

SUBJECT: Port of Tacoma Stormwater Infrastructure Maintenance JARPA Supplemental Information

The following memo provides supplemental JARPA information to address comments provided by the Washington Department of Ecology (Ecology) and the U.S. Environmental Protection Agency (EPA) regarding pollutants potentially located within the Port of Tacoma's (Port) stormwater ditches/ponds proposed for maintenance activities. Specifically, this memo provides a classification system of the stormwater infrastructure to determine Best Management Practices (BMPs) and reporting requirements on maintenance activities that will be conducted; it also describes the Port's reporting system to the regulatory agencies to ensure maintenance activities are conducted according to permit conditions.

Best Management Practices and Contingency Measures

Green Ditches/Ponds

- BMP C120: Temporary and Permanent Seeding
 - Ditches/ponds will be seeded with WSDOT ESC seed mix after sediment removal activity is complete.
- BMP C121: Mulching
 - Mulch may be applied either as part of a hydroseed mix or as weed-free straw. The type and quantity of mulch will depend on the size of the ditch/pond.
- BMP C122: Nets and Blankets (Channel Installation)
 - Nets and blankets may be installed depending on the size and slope of the ditch/pond.
 - This BMP will generally be used for larger ditches (e.g., Erdahl Ditch [JARPA ID 23], Drainage District 23 Ditch and stormwater pond [JARPA ID 33 and 33a]) and as a contingency measure if vegetation is not germinating fast enough to protect slopes.

- BMP C130: Surface Roughening
 - Ditch/pond slopes may be roughened prior to seed application to promote germination.
 - This BMP may be used as a contingency measure as needed.
- BMP C160: CESCL
 - The Port staffs several CESCLs who will be available for inspections/monitoring to ensure proper installation of BMPs before, during, and after maintenance activities.
 - CESCLs will assist contractor/maintenance crews to adaptively manage the site for unforeseen weather events and changing site conditions.
- BMP C162: Scheduling
 - Maintenance activities will be scheduled for the “dry season” when the presence of surface water is less likely.
 - Maintenance activities will be scheduled when no surface water is present, whenever practicable. In certain instances, surface water is present year-round.
 - Maintenance activities in larger ditches will be phased such that the work will occur upstream to downstream to provide additional ESC from vegetation present downstream of the maintenance activity.
- BMP C201: Grass-Lined Channels
 - Larger ditches will be maintained from upstream to downstream to keep downstream vegetation in place to provide additional ESC.
- BMP C202: Channel Lining
 - This BMP will be used as a contingency measure if soils are not stabilized prior to a storm event that generates runoff, creating surface water in the ditch.
- BMP C207: Check Dams
 - Temporary check dams may be installed as a contingency measure to limit the amount of suspended sediment that may mobilize downstream during maintenance activities. Check dams will be removed at the end of the maintenance activity to remain consistent with the ditch’s original design.
- BMP C208: Triangular Silt Dike
 - Triangular silt dikes may be installed depending on the size of the ditch channel and if surface water is present or if a storm event is expected before the maintenance activity is complete to minimize sediment mobilization.
- BMP C235: Wattles
 - Wattles may be installed depending on the size of the ditch channel and if surface water is present or if a storm event is expected before the maintenance activity is complete to minimize sediment mobilization.
- Coordination with the Tacoma-Pierce County Health Department (TPCHD) to obtain a Waste Disposal Authorization (WDA) which will include characterizing the sediment for

constituents of concern identified by TPCHD based on ditch/pond location and current and/or historic land use.

Yellow Ditches/Ponds

- Select BMPs based on size, estimated amount of material to be removed, if surface water is present, etc. (see Green Ditches/Ponds list).
- Coordination with the Tacoma-Pierce County Health Department (TPCHD) to obtain a Waste Disposal Authorization (WDA) which will include characterizing the sediment for constituents of concern identified by TPCHD based on ditch/pond location and current and/or historic land use.
- If surface water is present, monitor for turbidity 150 feet downstream of the maintenance footprint or at the ditch outlet, whichever is closer. Turbidity will not exceed 25 NTUs or 10% of background if background is over 25 NTUs.

Red Ditches/Ponds

- Sediment removal activities will not occur without additional coordination with Ecology, TPCHD, and/or EPA prior to activity.

Reporting Requirements

The Port will provide an annual report to the U.S. Army Corps of Engineers (USACE), Ecology, and any other regulatory agency that requests a copy. This annual report will be submitted by January 31 of the following year and will include the following:

- Details of the stormwater maintenance activities (date, location, approximate activity footprint, approximate amount of material removed, disposal information, photos, etc.).
- Any problems/issues encountered during the work and how they were solved.
- Update stormwater infrastructure matrix based on completed maintenance activities.
- List of ditches/ponds planned to be maintained in the next calendar year.

Other Application Updates

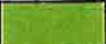
There are two construction stormwater BMPs that were mistakenly identified as ditches in the original permit application. These are JARPA ID 10 and JARPA ID 13. They have been removed from the application and will not be included in the Port's stormwater infrastructure maintenance program.

Stormwater Infrastructure Maintenance Matrix

The following matrix defines the Port's stormwater infrastructure, classification and estimated sediment removal quantities. The classification will determine the Port's approach for implementing BMPs during maintenance activities and water quality monitoring.

Table 1. Estimated Sediment Removal Quantities and Classification

JARPA ID	Stormwater Feature Name	Approximate Area of Stormwater	Estimated Initial Depth of Sediment Removal (inches)	Estimated Maximum Quantity of Initial Sediment Removal (CY)	Estimated Quantity of Maintenance Sediment Removal (CY)**
1	Biofiltration Trench	324	up to 24	24	2
2	Detention Pond	2710	up to 12	100	17
3	TPU Ditch	1135	up to 12	42	7
4	Parcel 95 Ditch	185	up to 12	7	1
5	Prologis Pond	9225	up to 24	683	57
6	Haub Yard Ditch North	590	N/A	N/A	4
7	Haub Yard Ditch South	740	up to 12	27	5
8	Carlile Detention Pond	1705	up to 12	63	11
9	East-West Ditch	1405	N/A	N/A	9
10	Parcel 77 North Ditch	REMOVE FROM PERMIT APPLICATION – NOT A DITCH (REMNANT CONSTRUCTION SW BMP)			
11	Kaiser Ditch	REMOVE FROM PERMIT APPLICATION			
12	Kaiser Pond	5220	N/A	N/A	32
13	Parcel 77 East Ditch	REMOVE FROM PERMIT APPLICATION – NOT A DITCH (REMNANT CONSTRUCTION SW BMP)			
14	Parcel 77 East Ditch	600	up to 30	56	4
15	Parcel 88 North Pond and Ditches	5360	up to 12	199	33
16	Lincoln Loop Road Bioswale	585	N/A	N/A	4
17	Parcel 38 Ditch	2075	up to 24	154	13
18	K-Pak Ditch	650	N/A	N/A	4
19	Bullfrog Ditch	1115	up to 24	83	7
20	Parcel 36A Detention Pond	3350	up to 12	124	21
21	Banana One Ditch	2140	up to 18	119	13
22	Tacoma Rail Ditch	1290	up to 18	72	8
23	Erdahl Ditch	4420	N/A	N/A	27
24	Bullfrog Ditch South	210	up to 12	8	1
25	Versacold Detention Pond	15390	N/A	N/A	95
26	Versacold Ditch	1500	N/A	N/A	9
27	Parcel 35A Ditch	85	N/A	N/A	1
28	Fabulich Center Ditch	1540	up to 12	57	10
29	Parcel 34 Ditch	1020	N/A	N/A	6
30	Parcel 34 Ditch	290	N/A	N/A	2
31	Bioswale	205	N/A	N/A	1
32	Fife Ditch	2570	up to 12	95	16
33	DD23 Ditch	4020	up to 12	149	25
33a	Parcel 14 Stormwater Pond	25650	N/A	N/A	158
	TOTAL	97304		2062	603

	Site is not an active cleanup site or adjacent to a cleanup site.
	Stormwater infrastructure is on or adjacent to a confirmed or suspected impacted site without active cleanup underway, or a site that has undergone cleanup and is in long-term monitoring. Water quality monitoring will occur if surface water is present.
	Known cleanup site is under an AO or CD with Ecology. No remedy yet selected. Maintenance activities unlikely to occur without further coordination with Ecology/EPA.

*Assumption: Average width of ditch is 12 inches. Actual ditch width varies.

**Ditches/ponds will not have sediment removed every year. This is an estimated annualized average over the 10-year permit life cycle after initial sediment removal (if applicable). The Port estimates approximately 2 inches of sediment will be removed from stormwater infrastructure when maintained. Actual sediment quantities removed to maintain design capacity for each ditch will vary based on deposition rates and budget constraints.

Port of Tacoma Stormwater Infrastructure Maintenance Program

Ditches and Ponds

Classification

PortParcels

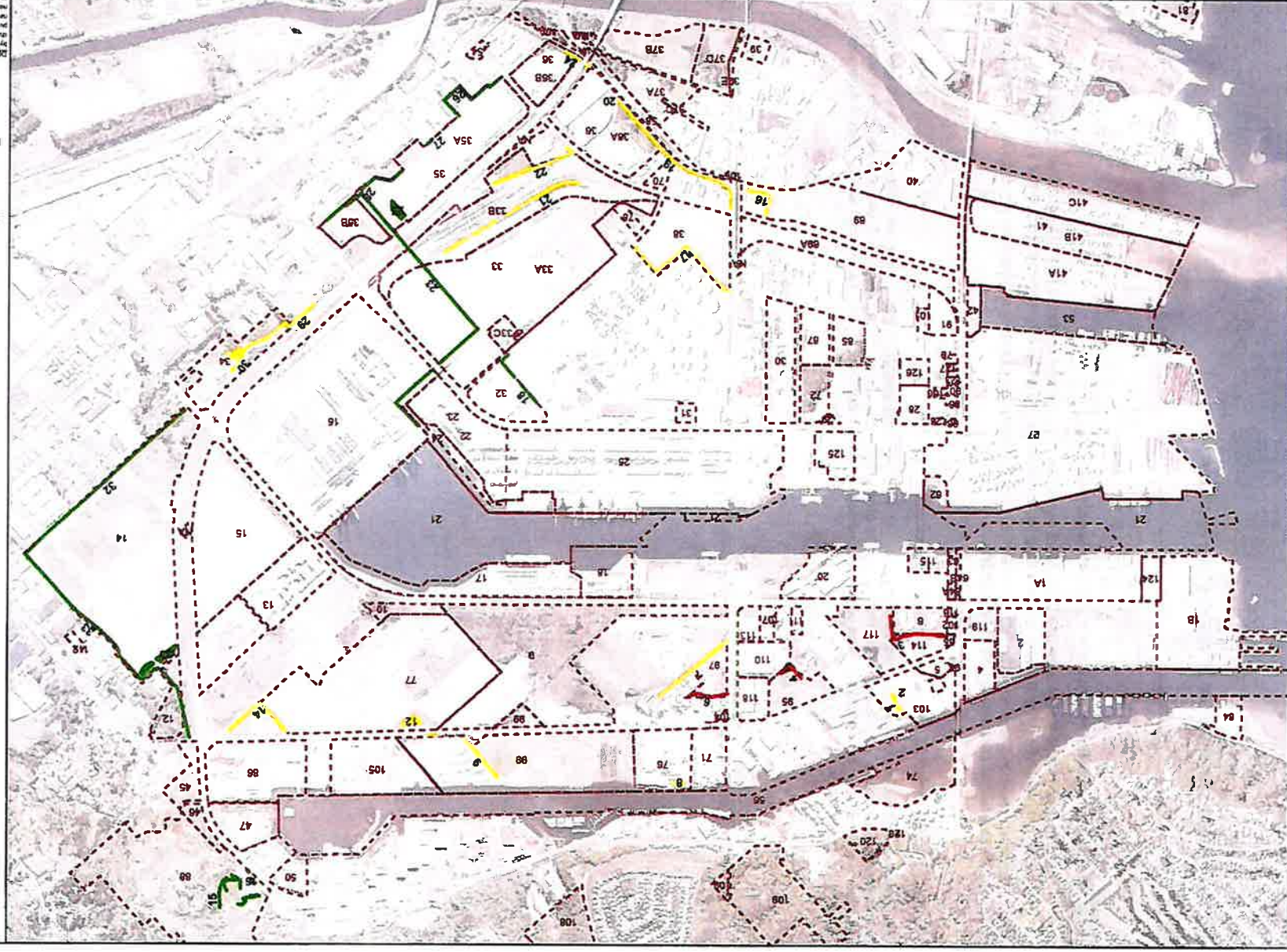
(24) Jarpa ID number



REFERENCE NUMBER: NWS-2017-0032-WRO
APPLICANT NAME: PORT OF TACOMA
PROPOSED PROJECT: DITCH MAINTENANCE
LOCATION: TACOMA, WA



DISCLAIMER: This map was prepared for the purpose of providing information and is not intended to be used for any other purpose. The Port of Tacoma makes no representation or warranty, expressed or implied, as to the accuracy, completeness, or timeliness of the information contained herein. The user of this map assumes all responsibility for any errors or omissions. The Port of Tacoma is not responsible for any damages or losses resulting from the use of this map.





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

June 2, 2023

Port of Tacoma
ATTN: Kristin Evered
PO Box 1837
Tacoma, WA 98401-1837

Re: Amendment to 401 Water Quality Certification Order No. 15819 for U.S. Army Corps of Engineers Reference No. NWS-2017-32-WRD, Stormwater Infrastructure Maintenance, ditches that drain directly or indirectly to Blair Waterway, Hylebos Waterway, Hylebos Creek, Wapato Creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch, Tacoma, Pierce County, Washington

Dear Kristin Evered:

Enclosed is an amendment to Water Quality Certification Order No. 15819, issued on May 18, 2018, for the above project. We have also included a strikeout version of the Water Quality Certification that reflects the changes made. All other conditions of Water Quality Certification No. 15819 remain in effect.

The purpose of this amendment is to update the project description and extending the Water Quality Certification to coincide with the Corps individual permit.

If you have any questions, please contact Loree' Randall at (360) 485-2796. The enclosed Amendment may be appealed by following the procedures described in the Amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Sandercock".

Maria Sandercock, Section Manager
Southwest Region Office
Shorelands and Environmental Assistance Program

Enclosures

By certified mail: 9489 0090 0027 6094 0258 26

Sent via e-mail: Kevered@portoftacoma.com

WQC Order No. 15819, Corps No. NWS-2017-32-WRD

Aquatics ID No. 135497

June 2, 2023

Page 2 of 2

e-cc: Jacalen Printz, U.S. Army Corps of Engineers

Justine Barton, EPA

Kristine Koch, EPA

Loree' Randall, Ecology

Zach Meyer, Ecology

Anne Baxter, Ecology

Angela Vincent, Ecology

Andrew Smith, Ecology

ecyrefedpermits@ecy.wa.gov

**In The Matter of Granting a Water Quality
Certification to Port of Tacoma
pursuant to 33 U.S.C. 1341 (FWPCA § 401), RCW 90.48.120, RCW
90.48.260 and Chapter 173-201A WAC**

Port of Tacoma
Attn: Kristin Evered
PO Box 1837
Tacoma, WA 98401-1837

WQC Order No.	15819, First Amendment
Corps Reference No.	NWS-2017-32-WRD
Site Location	Stormwater Infrastructure Maintenance project located within stormwater ditches that drain directly or indirectly to Blair Waterway, Hylebos Waterway, Hylebos Creek, Wapato Creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch within the Port of Tacoma tide flats, Pierce County, Washington.

On May 18, 2018, the Washington Department of Ecology (Ecology) issued a 401 Water Quality Certification to Port of Tacoma for the above-referenced project pursuant to the provisions of 33 U.S.C. 1341 (FWPCA § 401).

Ecology received a request March 24, 2023, to update the project description and on May 19, 2023, Ecology received another request to extend the Water Quality Certification to coincide with the Corps individual permit.

Order No. 15819 dated May 18, 2018, is hereby amended as follows:

01. Paragraph five which reads:

The purpose of the proposal is to restore and maintain the functionality of the existing stormwater infrastructure on Port of Tacoma property.

Is replaced with:

The purpose of the proposal is to restore and maintain the functionality of the existing stormwater infrastructure on Port of Tacoma property. The Port of Tacoma will perform approximately 400 ft of maintenance in Parcel 88 North Ditch in 2023. The maintenance activities include removal of approximately 50 cubic yards of sediment and vegetation to reestablish the drainage pattern of the ditch.

02. Condition C reads:

This Order shall remain in effect for a period of five (5) years from the date of issuance. Continuing this project beyond the five (5) year term of this Order will require the Applicant to submit a request for an extension at least 60 days prior to the expiration of this Order.

Is replaced with:

This Order shall remain in effect to May 2, 2029.

No other conditions or requirements of the above referenced Order are affected by this amendment.

Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if it appears necessary to further protect the public interest.

Failure to comply with this amended Order may result in the issuance of civil penalties or other actions whether administrative or judicial, to enforce the terms of this amended Order.

Your right to appeal

You have a right to appeal this Order to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21b.001(2).

To appeal, you must do all of the following within 30 days of the date of receipt of this Order:

- File your notice of appeal and a copy of this Order with the PCHB (see filing options below). "Filing" means actual receipt by the PCHB during regular business hours as defined in WAC 371-08-305 and -335. "Notice of appeal" is defined in WAC 371-08-340.
- Serve a copy of your notice of appeal and this Order on the Department of Ecology, in paper form, by mail or in person (see addresses below). E-mail is not accepted.

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

Filing an appeal with the PCHB:

For the most current information regarding filing with the PCHB, visit:

<https://elaho.wa.gov/content/11>

Address and Location Information

Street Addresses:

Department of Ecology

Attn: Appeals Processing Desk
300 Desmond Drive SE
Lacey, WA 98503

Pollution Control Hearings Board

1111 Israel RD SW
STE 301
Tumwater, WA 98501

Mailing Addresses:

Department of Ecology

Attn: Appeals Processing Desk
PO Box 47608
Olympia, WA 98504-7608

Pollution Control Hearings Board

PO Box 40903
Olympia, WA 98504-0903

E-Mail Address:

Department of Ecology

Not currently available (see Chapter 371-08 WAC)

Pollution Control Hearings Board

Pchb-shbappeals@elaho.wa.gov

Contact Information

Please direct all questions about this WQC Order to:

Loree' Randall

Department of Ecology

(360) 485-2796

Loree.randall@ecy.wa.gov

More Information

- **Pollution Control Hearings Board Website**
<http://www.elaho.wa.gov/content/11>

- **Chapter 43.21B RCW - Environmental and Land Use Hearings Office – Pollution Control Hearings Board**
<http://app.leg.wa.gov/RCW/default.aspx?cite=43.21B>
- **Chapter 371-08 WAC – Practice and Procedure**
<http://app.leg.wa.gov/WAC/default.aspx?cite=371-08>
- **Chapter 34.05 RCW – Administrative Procedure Act**
<http://app.leg.wa.gov/RCW/default.aspx?cite=34.05>

Signature

Dated this 2nd day of June 2023, at the Department of Ecology, Lacey, Washington.



Maria Sandercock, Section Manager
Southwest Region Office
Shorelands and Environmental Assistance Program

This document shows the activities and conditions that have been amended since the original Order was issued. Therefore, it is not the official certification and should be used for information purposes only.

IN THE MATTER OF GRANTING A	)	ORDER No. 15819, First Amendment
WATER QUALITY	)	Corps Reference No. NWS-2017-32-WRD
CERTIFICATION TO	)	Stormwater Infrastructure Maintenance Project,
Port of Tacoma	)	in stormwater ditches that drain directly or
in accordance with 33 U.S.C. 1341	)	indirectly to Blair Waterway, Hylebos
(FWPCA § 401), RCW 90.48.120, RCW	)	Waterway, Hylebos Creek, Wapato Creek, DD23
90.48.260 and Chapter 173-201A WAC	)	Ditch, Erdahl Ditch, and Lincoln Avenue Ditch
	)	within the Port of Tacoma tide flats, Pierce
	)	County, Washington

TO: Port of Tacoma
ATTN: Ms. Jennifer Stebbings
PO Box 1837
Tacoma, WA 98401-1837

On March 7, 2017 the Port of Tacoma submitted a Joint Aquatic Resource Permit Application (JARPA) to the Department of Ecology (Ecology) requesting a Section 401 Water Quality Certification (WQC). A revised JARPA was submitted to Ecology on April 7, 2017. The U.S. Army Corps of Engineers issued a joint public notice for the project pursuant to the provisions Chapter 173-225 WAC on May 22, 2017.

A request to withdraw and re-apply for a WQC was submitted to Ecology on April 2, 2018. Ecology issued a second public notice for the above-referenced project on April 13, 2018.

The proposed project entails the removal of sediment, debris, and vegetation within stormwater features located throughout the Port of Tacoma. Removal will be conducted either by hand or with motorized equipment such as a backhoe, tractor, or brush hog. Removed material will be segregated and tested for disposal at an approved upland facility.

Actual sediment quantities removed to maintain design capacity for each ditch will vary based on deposition rates. Stormwater features will not be enlarged or deepened.

The purpose of the proposal is to restore and maintain the functionality of the existing stormwater infrastructure on Port of Tacoma property. **The Port of Tacoma will perform approximately 400 ft of maintenance in Parcel 88 North Ditch in 2023. The maintenance activities include removal of approximately 50 cubic yards of sediment and vegetation to reestablish the drainage pattern of the ditch.**

The stormwater ditches drain directly or indirectly to the Blair and Hylebos Waterways, Hylebos Creek, Wapato Creek, DD23 Ditch, Erdahl Ditch, and Lincoln Avenue Ditch within the Port of Tacoma property, Pierce County, WA. Sections 26, 34, 35, 36, of Township 21 North, Range 3 East, and Sections 01, 02, 03 of township 20 North, Range 3 East, WRIA 10, Puyallup-White Watershed

AUTHORITIES:

In exercising authority under 33 U.S.C. §1341, RCW 43.21C.060, and RCW 90.48.260, Ecology has examined this application pursuant to the following:

1. Conformance with applicable water quality-based, technology-based, and toxic or pretreatment effluent limitations as provided under 33 U.S.C. Sections 1311, 1312, 1313, 1316, and 1317 (FWPCA Sections 301, 302, 303, 306 and 307).
2. Conformance with the state water quality standards contained in Chapter 173-201A WAC and authorized by 33 U.S.C. 1313 and by Chapter 90.48 RCW, and with other applicable state laws; and
3. Conformance with the provision of using all known, available and reasonable methods to prevent and control pollution of state waters as required by RCW 90.48.010.

WATER QUALITY CERTIFICATION CONDITIONS:

Through issuance of this Order, Ecology certifies that it has reasonable assurance that the activity as proposed and conditioned will be conducted in a manner that will comply with applicable water quality standards and other appropriate requirements of state law. In view of the foregoing and in accordance with 33 U.S.C. § 1341, RCW 90.48.120, RCW 90.48.260, Chapter 173-200 WAC and Chapter 173-201A WAC, water quality certification is granted to the Applicant subject to the conditions within this Order.

Certification of this proposal does not authorize the Applicant to exceed applicable state water quality standards (Chapter 173-201A WAC), ground water standards (Chapter 173-200 WAC) or sediment quality standards (Chapter 173-204 WAC). Furthermore, nothing in this certification shall absolve the Applicant from liability for contamination and any subsequent cleanup of surface waters, ground waters or sediments occurring as a result of project construction or operations.

A. General Conditions:

1. For purposes of this Order, the term “Applicant” shall mean the Port of Tacoma and its agents, assignees and contractors.
2. All submittals required by this Order shall be sent to Ecology’s Southwest Regional Office, Attn: Federal Permit Manager, SEA Program, P.O. Box 47775, Olympia, WA 98504-7775 or via e-mail to fednotification@ecy.wa.gov with a copy to Lori.kingsbury@ecy.wa.gov. All submittals shall reference Order No. **15819** and Corps No. **NWS-2017-32-WRD** and include the Applicant name, project name, project contact, and the contact’s phone number.
3. Work authorized by this Order is limited to the work described in the JARPA received by Ecology on April 7, 2017 and the Port’s Memo with supplemental information dated May 4, 2018.
4. The Applicant shall obtain Ecology review and approval before undertaking any changes to the proposed project that may affect water quality and are not authorized by this Order.
5. Within 30 days of receipt of updated information, Ecology will determine if the revised project requires a new Water Quality Certification and Public Notice or if a modification to this Order is required.
6. This Order shall be rescinded if the U.S. Army Corps of Engineers does not issue a Section 404 permit.
7. Copies of this Order shall be kept on the job site and readily available for reference by Ecology personnel, the construction superintendent, construction managers and lead workers, and state and local government inspectors.
8. The Applicant shall provide access to the project site and all mitigation sites upon request by Ecology personnel for site inspections, monitoring, necessary data collection, and/or to ensure that conditions of this Order are being met.
9. Nothing in this Order waives Ecology’s authority to issue additional orders if Ecology determines that further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if additional impacts due to project construction or operation are identified (e.g., violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect water quality.
10. The Applicant shall ensure that all appropriate project engineers and contractors at the project site have read and understand relevant conditions of this Order and all permits, approvals, and documents referenced in this Order. The Applicant shall provide Ecology a signed statement (see Attachment A for an example) from each project engineer and contractor that they have read and understand the conditions of this Order and the above-referenced permit, plans, documents, and approvals. These statements shall be provided to Ecology before construction begins at the project site.

11. This Order does not authorize direct, indirect, permanent, or temporary impacts to waters of the state or related aquatic resources, except as specifically provided for in conditions of this Order.
12. Failure of any person or entity to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

B. Water Quality Conditions:

1. This Order does not authorize temporary turbidity exceedances of water quality standards beyond the limits established in WAC 173-201A-200(1)(e)(i) and WAC 173-201A-200(1)(e).
2. The Applicant shall submit a Water Quality Monitoring and Protection Plan (WQMPP) to Ecology's Federal Permit Manager (per Condition A2, above) for **review and approval** at least 30 days prior to any work within ditches with surface water present or designated as yellow or red per the Port of Tacoma Memo dated May 4, 2018. Work is not authorized to begin until approval is received. The WQMPP shall include at a minimum, the following information:
 - a. The name(s) and contact information of the person or firm responsible for on-site monitoring and reporting;
 - b. The Best Management Practices (BMPs) and procedures to be used to protect water quality during the specific segments of work activities;
 - c. A water sampling plan for turbidity that includes the sampling method and frequency; and,
 - d. A contingency plan that includes the steps to be taken if monitoring results indicate that an exceedance has occurred.
3. Ecology must approve, in writing, any changes or additions to the WQMPP.
4. Results of the water quality monitoring shall be documented in a report and submitted weekly to the Federal Permit Manager per condition A.2. (Refer to Attachment B for an example.) The Report must include the following monitoring information: Date, time, monitoring location, turbidity observations, name of personnel doing the monitoring, and the weather conditions at the time of the monitoring.
5. If water quality exceedances are observed outside the point of compliance, work shall cease immediately and the Applicant or the contractor shall assess the cause of the water quality problem and take immediate action to stop, contain, correct the problem and prevent further water quality turbidity exceedances. If an exceedance occurs, the Applicant shall follow the procedures below:
 - a. Notification of exceedances: Notification of exceedances shall be made to Ecology within **24 hours of occurrence**. Notification shall be made with reference to Order # 15189, Attn: Federal Permit Manager by telephone at (360) 407-6926 or by e-mail at

fednotification@ecy.wa.gov with a copy to Lori.kingsbuty@ecy.wa.gov. The Applicant shall, at a minimum, provide Ecology with the following information:

- i. A description of the nature, extent, and cause of the exceedance;
 - ii. The period of non-compliance, including exact dates, duration, and times and/or anticipated time when the project will return to compliance;
 - iii. The steps taken, or to be taken to reduce, eliminate, and prevent a recurrence of the non-compliance; and,
 - iv. In addition, within five (5) days after the notification of the exceedance, the Applicant shall submit a written report to Ecology (per conditions A.2.) that describes the nature of the exceedance(s), corrective action taken and/or planned, steps taken to prevent a recurrence, photographs, and any other pertinent information.
- b. Mitigation and/or additional monitoring may be required if the monitoring results indicate that the water quality standards have not been met.

C. Timing Requirements:

~~This Order shall remain in effect for a period of five (5) years from the date of issuance. Continuing this project beyond the five (5) year term of this Order will require the Applicant to submit a request for an extension at least 60 days prior to the expiration of this Order.~~

~~This Order shall remain in effect to May 2, 2029.~~

D. Notification Requirements:

1. The Applicant shall provide a copy of the final Corps Permit to Ecology's Southwest Regional Office Federal Permit Manager (in accordance with Condition A.2, above) within two weeks of receipt of the permit.
2. Written notification (e-mail is preferred) shall be made to Ecology's Southwest Regional Office Federal Permit Manager in accordance with condition A2, above for the following activities:
 - a. Immediately following a violation of the state water quality standards or any condition of this Order.
 - b. At least ten (10) days prior to the onset of in-water work in each construction season.
 - c. At the beginning of each year and by no later than March 31, the applicant shall submit a Work Plan with associated SWPP(s) and map(s) of the proposed monitoring locations.
 - d. The Applicant shall provide an Annual Report by January 31 of the following year of the work conducted the previous year as outlined in the Port's Memo dated May 4, 2018.

E. Project Specific Conditions:

General Construction

1. Maintenance activities shall be conducted "in the dry" to the extent practicable.

2. Excavated sediments shall not be side cast into wetlands or along the banks of the watercourse.
3. All work in and near waters of the state shall be done so as to minimize turbidity, erosion, and other water quality impacts. Construction stormwater, sediment, and erosion control Best Management Practices (BMP's) suitable to prevent exceedances of state water quality standards shall be in place at before starting maintenance work and shall be maintained throughout the duration of the maintenance activity.
4. Within the project limits, all environmentally sensitive areas that are to be protected from disturbance shall be fenced with high visibility construction (HVF) prior to commencing construction activities. All project staff shall be trained to recognize construction fencing or flagging that identifies sensitive area boundaries.
5. The project shall be clearly marked/staked prior to commencing project activities on site. Clearing limits, travel corridors, stockpile sites, and staging areas shall be clearly marked and maintained until all work is completed. Equipment shall enter and operate within the marked clearing limits, corridors, and stockpile areas.
6. Staging areas will be located a minimum of 50 feet from waters of the state, including wetlands. If a staging area must be located within 50 feet of waters of the state, then the Applicant shall provide a written explanation (with additional BMPs) and obtain approval from Ecology's Federal Permit Manager before placing the staging area within the setback area.
7. Machinery and equipment used during construction shall be serviced, fueled, and maintained on uplands a minimum of 50 feet, and where practical, 100 feet, from waters of the state including wetlands, unless otherwise approved by Ecology, in order to prevent contamination to any surface water.
8. No petroleum products, fresh concrete, lime, chemicals, or other toxic or deleterious materials shall be allowed to enter waters of the state.
9. All equipment that will operate over or within waters of the state shall be free of external petroleum-based products. Accumulation of soils or debris shall be removed from the drive mechanisms and the undercarriage of equipment prior to use. Equipment shall be inspected daily for leaks, accumulation of grease, etc. Any identified problems shall be fixed before operating over or within waters of the state.
10. Wash water containing oils, grease, or other hazardous materials resulting from wash down of equipment or working area shall not be discharged into state waters. The Applicant shall establish a separate, contained area for washing down vehicles and equipment that does not have any possibility of draining to surface waters and/or wetlands.
11. All construction debris, concrete waste material, excess sediment, and other solid waste shall be properly managed and disposed of in an upland disposal site approved by the appropriate regulatory authority.

Potentially Contaminated Soils

12. Contaminants may be present at the proposed project site. Material removed from ditches shall be segregated and sampled for constituents of concern.
13. If contamination is discovered, it must be reported to Ecology (per Condition A2, above). Contaminated soils or water may require special handling and/or disposal to avoid escaping dust, soil erosion, and water pollution during maintenance activities.
14. If contamination is currently known or observed during maintenance activities, sampling of the potentially contaminated media must be conducted. Protective measures to isolate or remove contaminated soils shall be implemented. Contaminated soils detected during maintenance activities shall be managed and disposed of in accordance with state and local regulations.
15. If a Phase II site assessment is required and contamination of the soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified per condition A.2. above.

Temporary Diversion Structure and Dewatering

16. Temporary cofferdams to divert water around the work area shall be in place prior to initiation of work within the wetted perimeter and shall remain in place until in-water work is completed and disturbed areas are stabilized.
17. The temporary diversion shall be of sufficient size, constructed of non-erosive materials, and installed to divert the entire flow through the bypass or around the isolated work area for the duration of the maintenance activity.
18. The diversion system shall be designed and operated so as not to cause erosion in the channel or on the bank of the waterbody in which the work is being conducted.
19. Prior to returning water flow to the work area, all bank protection measures shall be in place.
20. Re-introduction of water into the isolated work area shall be done gradually, and at a rate not higher than the normal flow, in order to minimize the mobilization of sediments and fines.
21. Upon completion of the maintenance activities, all material used for the temporary cofferdam and diversion shall be removed from the site.

G. Emergency/Contingency Measures:

1. The Applicant shall develop and implement a Spill Prevention and Containment Plan for all aspects of this project and shall have spill cleanup materials and an emergency call list available on site.
2. Any work that is out of compliance with the provisions of this Order, or conditions causing distressed or dying fish, or any discharge of oil, fuel, or chemicals into state waters, or onto land with a potential for entry into state waters, is prohibited. If these occur, the Applicant or Operator shall immediately take the following actions:

- a. Cease operations that are causing the compliance problem.
 - b. Assess the cause of the water quality problem and take appropriate measures to correct the problem and/or prevent further environmental damage.
 - c. In the event of finding distressed or dying fish, the Applicant or Operator shall collect fish specimens and water samples in the affected area within the first hour of the event. These samples shall be held in refrigeration or on ice until instructed by Ecology on what to do with them. Ecology may require analysis of these samples before allowing the work to resume.
 - d. In the event of a discharge of oil, fuel, or chemicals into state waters, or onto land with a potential for entry into state waters, containment and cleanup efforts shall begin immediately and be completed as soon as possible, taking precedence over normal work. Cleanup shall include proper disposal of any spilled material and used cleanup materials.
 - e. Immediately notify Ecology's 24-Hour Spill Response Team at 1-800-258-5990 **and** within 24 hours of spills or other events to Ecology's Federal Permit Manager at (360) 407-6926 or (360) 407-6300.
 - f. Submit a detailed written report to Ecology within five (5) days that describes the nature of the event, corrective action taken and/or planned, steps taken to prevent recurrence, results from any samples taken, and any other pertinent information.
3. Fuel hoses, oil drums, oil or fuel transfer valves and fittings, etc., shall be checked regularly for drips or leaks, and shall be maintained and stored properly to prevent spills into state waters.
 4. If at any time during work the proponent finds buried chemical containers, such as drums, or any unusual conditions indicating disposal of chemicals, the proponent shall immediately notify Ecology using the above phone numbers.



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT
4735 EAST MARGINAL WAY SOUTH, BLDG 1202
SEATTLE, WA 98134-2388

Regulatory Division

March 25, 2026

Kristin Evered
Port of Tacoma
1 Sitcum Way
Tacoma, Washington 98401

Reference: NWS-2025-896-WRD
(Tacoma, Port of
(Parcel 12- AJD)

Dear Ms. Evered:

The U.S. Army Corps of Engineers (Corps) received your request for an Approved Jurisdictional Determination (AJD) of the aquatic resources within the review area on the property located at 3802 Taylor Way in the Tacoma area of Pierce County, Washington (47.25557, -122.35894). This determination applies only to the review area. Other aquatic resources, including wetlands, ditches, or other ponds, that may occur on this property or on adjacent properties outside the review area are not the subject of this determination.

The U.S. Army Corps of Engineers has determined that Wetland A and Ditch 1 are not waters of the U.S. and as such, work that would occur within these areas does not require Department of the Army authorization under Section 404 of the Clean Water Act. The enclosed *Approved Jurisdictional Determination Memorandum for Record* provides the rationale for jurisdiction for all aquatic resources within the review area.

Other state and local regulations may still apply to these waters. For example, the Washington State Department of Ecology (Ecology) may regulate these features. For information on how to obtain State approval for your project, you should contact Ecology's Federal Permit Coordinator at ecyrefedpermits@ecy.wa.gov or at (360) 407-6068. Information regarding State permitting requirements can also be found at the following website: <https://ecology.wa.gov/Water-Shorelines/Wetlands/Regulations>. We are sending a copy of this letter to Ecology.

This letter contains an AJD for the subject site. If you object to the enclosed AJD, you may request an administrative appeal under the Corps regulations at 33 CFR Part 331. Enclosed you will find a *Notification of Administrative Appeal Options and Process (NAP)* and *Request for Appeal (RFA)* form. If you request to appeal this AJD, you must

submit a completed RFA form to the Corps Northwestern Division Office at the following address:

Melinda Larsen, Regulatory Appeals Review Officer
U.S. Army Corps of Engineers, Northwestern Division
1201 NE Lloyd Blvd., Suite 400
Portland, OR 97232

This approved jurisdictional determination is valid for a period of five years from the date of this letter unless new information warrants revisions of the determination. You may contact the Appeals Review Officer by phone at 503-726-6194 or by email at melinda.m.larsen@usace.army.mil. In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR § 331.5, and that it has been received by the Division Office within 60 days from the date on the NAP. Should you decide to submit an RFA form, it must be received at the above address by May 26, 2026. It is not necessary to submit an RFA form to the Division Office if you do not object to the enclosed AJD.

A copy of the *Approved Jurisdictional Determination Memorandum for Record* and drawings will also be posted to Seattle District website at <https://www.nws.usace.army.mil/Missions/Civil-Works/Regulatory/Jurisdictional-Determinations>. If you propose to do any work in the areas identified to be waters of the U.S., you should contact our office prior to commencing work to determine permit requirements. Please note that conducting certain activities in waters of the U.S. without Department of the Army authorization would violate Federal law. If you have any questions, please contact Ms. LeeAnn Simmons at leeann.w.simmons@usace.army.mil.

Sincerely,

A handwritten signature in black ink that reads "LeeAnn Simmons". The signature is fluid and cursive, with the first name "LeeAnn" and the last name "Simmons" clearly distinguishable.

LeeAnn Simmons, Project Manager
Regulatory Division

Enclosures

cc:

Washington State Department of Ecology (ecyrefedpermits@ecy.wa.gov)



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT
4735 EAST MARGINAL WAY, SOUTH BLDG 1202
SEATTLE, WA 98134-2388

CENWS-Seattle District

25 March 2026

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023),¹ NWS-2025-896-WRD²

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.³ AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.⁴

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ the 2023 Rule as amended,

¹ While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

³ 33 CFR 331.2.

⁴ Regulatory Guidance Letter 05-02.

⁵ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

CENWS

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), NWS-2025-896-WRD

as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

- i. Wetland A: Non-jurisdictional
- ii. Ditch 1: Non-jurisdictional

2. REFERENCES.

- a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")
- b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 (September 8, 2023)
- c. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)
- d. "Memorandum To The Field Between The U.S. Department Of The Army, U.S. Army Corps Of Engineers And The U.S. Environmental Protection Agency Concerning The Proper Implementation Of 'Continuous Surface Connection' Under The Definition Of 'Waters Of The United States' Under The Clean Water Act" (March 12, 2025)

3. REVIEW AREA. The review area is located on Port of Tacoma property south of 3802 Taylor Way near Tacoma, Pierce County, Washington (47.25557, -122.35894). Most of the review area consists of highly disturbed uplands. One wetland (Wetland A) and one roadside ditch (Ditch 1) were identified within the review area. The site is irregularly shaped. The north and western edges of the site are bounded by the Fife Ditch. The southern boundary of the site is bordered by commercial/light industrial properties and land uses. The northeastern portion of the site is bounded by Taylor Way East and its associated right-of-way. Exact Review Area is shown on the AJD Review Figures.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. Hylebos Waterway, which is part of the Puget Sound, approximately

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0.38 miles northwest of the review area. The Puget Sound is listed as a navigable waterway on the Navigable Waters of the United States in Washington State list dated December 31, 2008.⁶

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. Water from Wetland A flows northwest into Ditch 1. Ditch 1 flows 180 feet northwest and into Fife Ditch. Fife Ditch flows approximately Wapato Creek flows approximately 1,300 feet northeast and into Hylebos Creek. Hylebos Creek flows approximately 415 feet northwest and into Hylebos Waterway.
6. SECTION 10 JURISDICTIONAL WATERS⁷: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁸ N/A.
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

⁶ This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

⁷ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁸ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

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- a. Traditional Navigable Waters (TNWs) (a)(1)(i): N/A
- b. The Territorial Seas (a)(1)(ii): N/A
- c. Interstate Waters (a)(1)(iii): N/A
- d. Impoundments (a)(2): N/A
- e. Tributaries (a)(3): N/A
- f. Adjacent Wetlands (a)(4): N/A
- g. Additional Waters (a)(5): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).⁹ N/A
- b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Wetland A: Wetland A is a 1 acre palustrine forested wetland within the central portion of the review area. Ditch 1, which is not considered a water of the U.S., as documented below, flows northwest from the northwest corner of Wetland A and into Fife Ditch. This physically remote hydrologic connection does not establish a continuous surface connection between Wetland A and Fife Ditch. Aside from Ditch 1, Wetland A is separated from Fife Ditch by approximate 170 feet of uplands. Wetland A does not abut an (a)(1), (a)(2) or (a)(3) water. Therefore, Wetland A does not have a continuous surface connection to an (a)(1), (a)(2), or (a)(3) water and is not a water of the U.S.

⁹ 88 FR 3004 (January 18, 2023)

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Ditch 1: Ditch 1 flows approximately 180 feet northwest from Wetland A and into Fife Ditch. Ditch 1 is vegetated with mosses, dense Himalayan blackberry (*Rubus armeniacus* - FAC), and reed canary grass (*Phalaris arundinacea* - FACW). Ditch 1 lacks a defined bed and bank; no indicators of sustained flow were observed within Ditch 1. The channel varies between 3 and 5 feet wide and is characterized by compacted fine sediment. Ditch 1 is intermittent according to the Streamflow Duration Assessment Method for the Pacific Northwest. No surface water was observed in Ditch 1 during site visits on 29 March 2024 and 10 October 2025. During a site visit on 12 March 2026, surface water was observed in portions of Ditch 1, but not flowing through the entirety of the channel. According to the Antecedent Precipitation Tool (APT), all three site visits occurred during the wet season. According to the Tacoma No. 1 weather station, there was 0.5 inches of rain during the week prior to the March 2024 site visit, 0.04 inches of rain during the week prior to the October 2025 site visit, and 1.95 inches of rain during the week prior to the March 2026 site visit. Ditch 1 does not experience flowing or standing water continuously during certain times of the year that is more than only a short duration in direct response to precipitation. The Corps has determined that Ditch 1 does connect downstream to a TNW water, but it does not meet the relatively permanent standard and is therefore not a water of the U.S.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

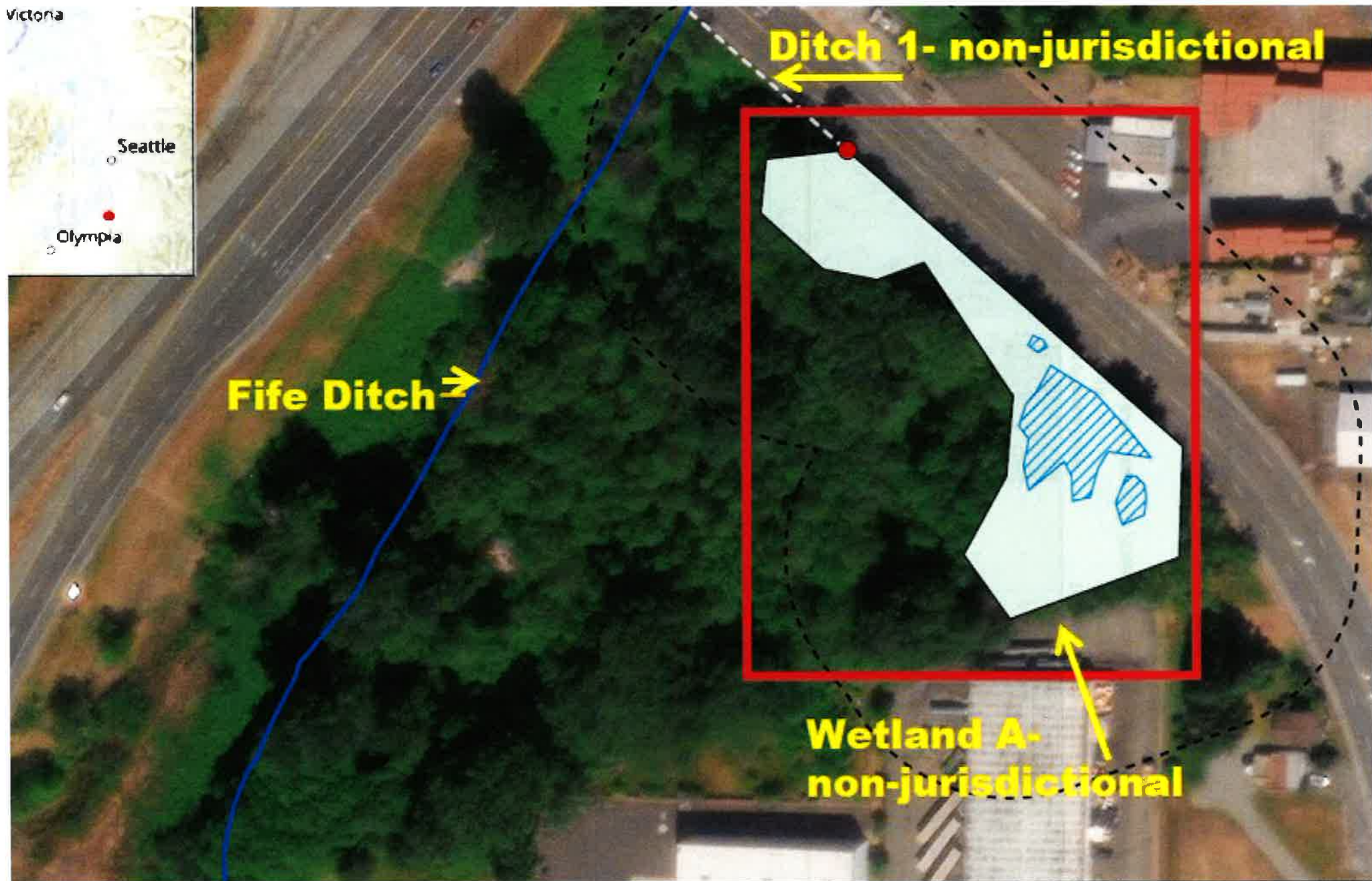
- a. Port of Tacoma Parcel 12 Wetland Delineation Report dated July 2025.
- b. Google Earth. Accessed on 21 January 2026 at <https://earth.google.com/web/>.
- c. United States Geological Survey Topoviewer 2023 topographic map accessed 21 January 2026.
- d. Washington LIDAR Portal. Accessed on 21 January 2026 at <https://lidarportal.dnr.wa.gov/>
- e. Site photos dated 10 October 2025.
- f. Port of Tacoma Parcel 12 Field Report dated March 17 2026.

10. OTHER SUPPORTING INFORMATION. N/A

CENWS

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), NWS-2025-896-WRD

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.



Received: 4 Nov 2025



MS-2025-806-WRD



Figure 2. Wetland A, standard buffer, test plot, and soil probe locations

Appendix I

Waste Disposal Authorization

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www.tpchd.org

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Appendix J

Department of Ecology

Agreed Order

24560

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**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office**

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

April 22, 2026

Port of Tacoma
Attn: Kristin Evered
PO Box 1837
Tacoma, WA 98401

Re: Administrative Order No. **24560** to impact non-federally regulated wetlands, which are waters of the state, to construct the Neptune Development in Pierce County, Washington

Dear Kristin Evered:

The Department of Ecology (Ecology) received your Joint Aquatic Resources Permit Application (JARPA) on April 9, 2025, requesting authorization for proposed work in non-federally regulated wetlands, which are waters of the state. Ecology has determined that the proposed work, as conditioned by the enclosed Order, will comply with applicable provisions of Chapter 90.48 RCW and other applicable requirements of state law.

This approval is subject to the conditions contained in the enclosed Order. **You must familiarize yourself with and abide by the conditions in the Order, including all notification requirements.** If you have any questions, please contact Brook Swensen at Brook.Swensen@ecy.wa.gov or 564-999-1749. The enclosed Order may be appealed by following the procedures described in the Order.

Port of Tacoma
Administrative Order No. 24560
April 22, 2026
Page 2 of 2

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Sandercock".

Maria Sandercock, Section Manager
Southwest Regional Office
Shorelands and Environmental Assistance Program

Enclosure (1)

By certified mail: 9489 0090 0027 6341 0522 92

Sent via email to: Kevered@portoftacoma.com

e-cc: Leeann Simmons, U.S. Army Corps of Engineers
Mark Rettmann, Port of Tacoma, mrettmann@portoftacoma.com
Shanta Frantz, City of Tacoma, sfrantz@tacoma.gov
Alexia Henderson, City of Tacoma, ahenderson2@tacoma.gov
Steve Teel, Toxic Clean Up Program, Ecology
ECYREFEDPERMITS@ECY.WA.GOV

In The Matter of Issuing an Administrative Order
to Port of Tacoma
pursuant to RCW 90.48.120 and WAC 173-201A

Port of Tacoma
Attn: Kristin Evered
PO Box 1837
Tacoma, WA 98401

Order No.	24560
Corps Reference No.	NWS-2025-34; NWS-2026-49; NWS-2025-896
Site Location	Neptune Development, located within wetlands and ditches in Tacoma, Pierce County, Washington.

This is an Administrative Order requiring the Port of Tacoma to comply with Chapter 90.48 RCW and the rules and regulations of the Department of Ecology (Ecology) by taking certain actions which are described below. RCW 90.48.120(2) authorizes Ecology to issue Administrative Orders requiring compliance whenever it determines that a person has violated or creates a substantial potential to violate any provision of Chapter 90.48 RCW.

The U.S. Army Corps of Engineers (Corps) issued a jurisdictional determination on April 8, 2025 (NWS-2025-34) concluding that the waters at the impact site (Wetland 1, Wetland 2, Wetland 3, Ditch A, Ditch B, Ditch C, and Stormwater Feature 1) are not waters of the U.S. The Corps issued a second jurisdictional determination on January 16, 2026 (NWS-2026-49) concluding that the wetland compensation site Parcel 37D (Wetland A) is not a water of the U.S. The Corps issued a third jurisdictional determination on March 25, 2026 (NWS-2025-896) concluding that the waters at compensation site Parcel 12 (Wetland A and Ditch 1) are not waters of the U.S.

On April 9, 2025, Ecology received a request to impact non-federally regulated wetlands, which are waters of the state, to construct the Neptune Development in Pierce County. The project is located at 1212 Taylor Way, Tacoma; NW and SW ¼ Section 35 and 26, Township 21N, Range 03E; Pierce County; WRIA 10 (Puyallup-White).

This Administrative Order authorizes 5.446 acres of Category III wetland impacts at the project location. Offsite Mitigation for this proposal will include a total of 4.128 acres of creation, 0.928 acres of enhancement, and 2.34 acres of estuarine emergent (EEM) advance mitigation credits (described below in Table 1) and all other actions as proposed in the Parcel 117 Snail Eradication Project Compensatory Mitigation Plan dated March 17, 2026, received by Ecology on March 26, 2026.

Table 1:

Location	Mitigation Type and Area
1402 Lincoln Ave (Parcel 37D)	1.106 acres creation and 0.832 acres enhancement
3802 Taylor Way (Parcel 12)	3.022 acres creation and 0.096 acres of noncredit generating enhancement
1131 East Alexander Avenue (Lower Wapato Creek Habitat Advance Mitigation Site)	2.34 acres of Estuarine Emergent Wetland (EEM) credits

For purposes of this Order, the term “Project Proponent” shall mean the Port of Tacoma and its agents, assigns, and contractors.

In view of the foregoing and in accordance with RCW 90.48.120(2):

IT IS ORDERED that the Project Proponent shall comply with the following:

A. General Conditions:

1. The Project Proponent shall construct and operate the project in a manner consistent with the request (JARPA and attachments) received by Ecology on April 9, 2025, or as otherwise approved by Ecology.
2. For purposes of this Order, all submittals required by its conditions shall be sent to fednotification@ecy.wa.gov and a cc to Brook.swensen@ecy.wa.gov. Any submittals shall reference Order No. 24560.
3. The Project Proponent shall provide access to the project site and any mitigation sites upon request by Ecology.
4. Copies of this Order shall be kept on the job site and readily available for reference by Ecology personnel, the construction superintendent, construction managers and forepersons, and state and local government inspectors.
5. Nothing in this Order waives Ecology’s authority to issue additional orders if Ecology determines further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through

supplemental order, if additional impacts due to project construction or operation are identified (e.g., violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect the public interest.

6. The Project Proponent shall ensure that all project engineers, contractors, and other workers at the project site with authority to direct work have read and understand relevant conditions of this Order and all permits, approvals, and documents referenced in this Order. The Project Proponent shall provide Ecology a signed statement (see Attachment A for an example) before construction begins.
7. To transfer this Order to a new owner or operator the Project Proponent shall:
 - a. Complete a Request for Transfer of Order with a specific transfer date of the Order's obligations, coverage, and liability and submit it to Ecology per condition A.2. Link to form: <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070695.html>;
 - b. Provide a copy of this Order to the new owner or operator; and
 - c. The transfer is not considered valid until the Project Proponent receives written notification from Ecology that the transfer has been approved.
8. The Project Proponent is responsible for obtaining all other permits, licenses, and certifications that may be required by federal, state, local or tribal authorities.

B. Notification Requirements:

1. The Project Proponent shall provide written notification to Ecology in accordance with condition A.2 above for the following activities:
 - a. Immediately following a violation of the state water quality standards or when the project is out of compliance with any condition of this Order
 - b. At least seven (7) days prior to conducting work activities in wetlands
 - c. Within seven (7) days of completing work activities in wetlands.
2. If U.S. Army Corps of Engineers (Corps) determines the proposed project requires a Federal permit, the Project Proponent shall inform Ecology immediately in order to receive the appropriate authorization.

C. Wetland Mitigation Conditions:

1. The Project Proponent shall mitigate wetland impacts as described in the Parcel 117 Snail Eradication Project Compensatory Mitigation Plan (hereafter called the "Mitigation Plan") prepared by GeoEngineers, and dated March 17, 2026, received by Ecology on March 26, 2026, or as modified by this Order or revised and approved by Ecology.
2. The Project Proponent shall submit any changes to the Mitigation Plan in writing to Ecology (see A.2) for review and approval before implementing the changes.
3. The Project Proponent shall have a qualified wetland professional at the wetland mitigation site to supervise during construction and planting.
4. Unless otherwise approved by Ecology in writing, the Project Proponent shall begin compensatory mitigation before, or concurrently with impacting wetlands, or Ecology may require additional compensation to account for additional temporal loss of wetland functions.
5. If the mitigation site(s) cannot be completed within 13 months of the date of this Order or the Project Proponent has not submitted the proof of advance mitigation withdrawal, the Project Proponent shall inform Ecology, in writing, of the status of:
 - a. Work activities in wetlands at Neptune Development
 - b. Parcel 12 and Parcel 37D
 - c. When the advance mitigation ledger will be submittedWith the:
 - d. Reason for the delay.
 - e. Expected date of completion.

The Project Proponent shall submit an updated written notification every 12 months thereafter until the wetland impacts at Neptune Development, Parcel 12, and Parcel 37D are complete.

Advance mitigation

6. Prior to impacting wetlands, the Project Proponent shall submit to Ecology the following as proof of advance mitigation withdrawal:
 - a. A ledger showing that the required amount of 2.34 acres of Estuarine Emergent Wetland (EEM) credits has been deducted from the advance wetland mitigation site.

- b. The ledger must include the Order number, Order issuance date, impact acreage, the amount of 2.34 acres of EEM credits required by the Order, and the date the 2.34 acres of EEM credits was deducted.

Offsite Mitigation (Parcel 12 and 37D) Implementation

- 7. The Project Proponent shall ensure that all excess excavated site material is disposed of in an appropriate location outside of wetlands and their buffers at the wetland mitigation site(s) and above the 100-year floodplain.
- 8. The Project Proponent shall ensure that no material is stockpiled within existing wetlands or their buffers at the wetland mitigation site(s) at any time, unless provided for in the Mitigation Plan.
- 9. The Project Proponent shall ensure that no construction debris is deposited within existing wetlands or their buffers at the wetland mitigation site(s) at any time, unless provided for in the Mitigation Plan.
- 10. The Project Proponent shall not use polyacrylamide at the mitigation site(s).
- 11. The Project Proponent shall not use hay or straw on exposed or disturbed soil at the mitigation site(s), unless otherwise approved by Ecology.
- 12. Aquatic herbicides can be used or applied only by certified applicators or persons under the direct supervision of a certified applicator, and only for those uses covered by the certified applicator's license category.
 - a. Applicators are required to be permitted under Ecology's Noxious Weed Control Permit.
 - b. Applicators shall comply with all conditions of the Noxious Weed Control Permit.
- 13. If weed-barrier fabric is used on the site, the Project Proponent shall use only permeable, fully biodegradable, non-toxic weed-barrier fabric for entire-site and/or individual plant weed control, unless otherwise approved by Ecology. If non-biodegradable plastic weed-barrier fabric is approved by Ecology, it shall be used only at the base of individual plants and shall be removed before it starts to break down, before it interferes with plant growth, or before the end of the monitoring period, whichever comes first.
- 14. If seeding is used as a best management practice for temporary erosion control, it must be a seed mix consisting of native, annual, non-invasive plant species, unless otherwise approved by Ecology.

15. If solid or mesh plant protector tubes are used on the mitigation site(s), Ecology strongly recommends that the Project Proponent use fully biodegradable options (photodegradable is not considered biodegradable). If non-biodegradable plant protection options are used, they shall be removed before they interfere with plant growth or before the end of the monitoring period, whichever comes first.
16. The Project Proponent shall place permanent signs at the intervals necessary so that they are visible from any potential access points and at a maximum interval of 100' to mark the area as wetland mitigation sites.
17. Upon completion of site-grading and prior to planting, the Project Proponent shall submit to Ecology written confirmation (email or signed letter, see A.2), from a surveyor or project engineer, that the finished grades are consistent with the approved Mitigation Plan or subsequent Ecology-approved plan changes. The confirmation should indicate how final elevations were confirmed.
18. After completing construction and planting of the mitigation sites(s), the Project Proponent shall submit to Ecology (see A.2) an as-built report, including plan sheets, documenting site conditions at Year Zero. The as-built report must:
 - a. Be submitted within 90 days of completing construction and planting.
 - b. Include the information listed in Attachment B (Information Required for As-built Reports).
 - c. Include documentation of the recorded legal mechanism required in Condition C.20.
19. For the allowance of no perimeter buffer on the south side of the Parcel 37D mitigation site, the Project Proponent shall submit to Ecology (see A.2) documentation that the parcel to the south (Parcel 0320034052) has legal protection from development within 13 months of issuance of this order. Noncompliance with this condition may result in the need for additional wetland compensation.
20. The Project Proponent shall follow the steps below to record a wetland notice (or other approved site protection mechanism) for the Parcel 12 and Parcel 37D mitigation sites:
 - a. Request a template from Ecology or use an appropriate alternative to develop a draft site protection mechanism.
 - b. Send the draft site protection mechanism to Ecology for review and approval.

- c. Record the Ecology-approved site protection mechanism with the County Recording Office, Registrar of Deeds, or other official responsible for maintaining records for, or interest in, real property.
- d. Record the site protection mechanism with a figure that corresponds with the legal description showing the area that is being protected, a copy of this Order, and a site map showing the location of wetlands and their buffers that are being protected.
- e. Send a copy of the recorded site protection mechanism to Ecology with the As-Built Report (see C.18), unless otherwise approved by Ecology.

Offsite Mitigation (Parcel 12 and 37D) Monitoring and Maintenance

- 21. The Project Proponent shall water and maintain all mitigation site plantings so as to meet the Mitigation Plan's performance standards. If an irrigation system is installed, it shall be removed by the end of year three unless permission is received in writing from Ecology to allow the system to remain for a longer period.
- 22. The Project Proponent shall monitor the mitigation site for a minimum of 10 years. The Project Proponent shall use the monitoring methods described on page(s) 24-27 of the Mitigation Plan.
- 23. The Project Proponent shall submit to Ecology (see A.2) monitoring reports documenting mitigation site conditions for years 1, 2, 3, 5, 7, and 10. The monitoring reports must:
 - a. Be submitted by December 31 of each monitoring year.
 - b. Include the information listed in Attachment C (Information Required for Monitoring Reports).
- 24. The Project Proponent shall implement the Mitigation Plan's contingency measures if the Mitigation Plan's goals, objectives, or performance standards are not being met.
- 25. Prior to implementing contingency measures not specified in the Mitigation Plan, the Project Proponent shall consult with and obtain written approval from Ecology for the contingency measures.
- 26. When necessary to meet the performance standards, the Project Proponent shall replace dead or dying plants with the same species, or an appropriate native plant alternative, during the current or upcoming planting season and note species, numbers, and approximate locations of all replacement plants in the subsequent monitoring report.

27. For monitoring years five (5) and ten (10) the Project Proponent shall use the currently approved federal wetland delineation manual and appropriate regional supplement to delineate all compensatory wetlands and include delineation information (e.g. data sheets, maps, etc.) in the monitoring reports.
28. At the end of the monitoring period, the Project Proponent shall use the Credit-Debit Method to determine the achieved score for each function and include the credit scoring form and credit worksheet in the monitoring report.
29. If the Project Proponent has not met all conditions, including performance standards, for the mitigation site at the end of the monitoring period, Ecology may require additional monitoring, additional mitigation, or both.
30. The Project Proponent's obligation to compensate for wetland impacts under Condition C.1 is not met until the Project Proponent has received written notice from Ecology that the obligation is met.

D. Timing

1. This Order will expire when all its conditions have been met and upon receipt of a mitigation closeout letter from Ecology.

Failure to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

Your right to appeal

You have a right to appeal this Order to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal, you must do all of the following within 30 days of the date of receipt of this Order:

- File your notice of appeal and a copy of this Order with the PCHB (see filing information below). "Filing" means actual receipt by the PCHB during regular business hours as defined in WAC 371-08-305 and -335. "Notice of appeal" is defined in WAC 371-08-340.
- Serve a copy of your notice of appeal and this Order on the Department of Ecology by mail, in person, or by email (see addresses below).

You must also comply with other applicable requirements in Chapters 43.21B RCW and 371-08 WAC.

Address and Location Information

Filing with the PCHB

For the most current information regarding filing with the PCHB, visit: <https://eluhho.wa.gov/> or call: 360-664-9160.

Service on Ecology

Street Address:

Department of Ecology
Attn: Appeals Processing Desk
300 Desmond Drive SE
Lacey, WA 98503

Mailing Address:

Department of Ecology
Attn: Appeals Processing Desk
PO Box 47608
Olympia, WA 98504-7608

E-Mail Address:

ecologyappeals@ecy.wa.gov

Contact information

Please direct all questions about this Order to:

Brook Swensen
Department of Ecology
Southwest Regional Office
564-999-1749
Brook.swensen@ecy.wa.gov

More information

- **Pollution Control Hearings Board Website**
<https://eluhho.wa.gov>
- **Chapter 43.21B RCW - Environmental and Land Use Hearings Office – Pollution Control Hearings Board**
<http://app.leg.wa.gov/RCW/default.aspx?cite=43.21B>

- **Chapter 371-08 WAC – Practice And Procedure**
<http://app.leg.wa.gov/WAC/default.aspx?cite=371-08>
- **Chapter 34.05 RCW – Administrative Procedure Act**
<http://app.leg.wa.gov/RCW/default.aspx?cite=34.05>
- **Chapter 90.48 RCW – Water Pollution Control**
<http://app.leg.wa.gov/RCW/default.aspx?cite=90.48>
- **Chapter 173-201A WAC – Water Quality Standards for Surface Waters of the State of Washington**
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-201A>

Signature

Dated this 22nd day of April, 2026 at the Department of Ecology, Lacey, Washington



Maria Sandercock, Section Manager
Southwest Regional Office
Shorelands and Environmental Assistance Program

Attachment A
Statement of Understanding
Administrative Order Conditions

Neptune Development

Administrative Order No. 24560

As the Project Proponent for the Neptune Development project, I have read and understand the conditions of Washington State Department of Ecology Order No. 24560, and any permits, plans, documents, and approvals referenced in the Order. I have and will continue to ensure that all project engineers, contractors, and other workers at the project site with authority to direct work have read and understand the conditions of this Order and any permits, plans, documents, and approvals referenced in the Order.

Signature

Date

Title

Phone

Company

Attachment B

Information Required for As-built Reports

Ecology requires the following information for as-built reports submitted under this Order. Ecology will accept additional information that may be required by other agencies.

Background Information

1. Project name.
2. Ecology Order number and the Corps reference number.
3. Name and contact information of the person preparing the as-built report. Also, if different from the person preparing the report, include the names of:
 - a. The Project Proponent
 - b. The landowner
 - c. Wetland professional on site during construction of the mitigation site(s).
4. Date the report was produced.

Mitigation Project Information

5. Brief description of the **final** mitigation project with any changes from the approved plan made during construction. Include:
 - a. Actual acreage of Cowardin classes and mitigation type(s) (re-establishment, rehabilitation, creation, enhancement, preservation, upland, buffers).
 - b. Important dates, including:
 - i. Start of project construction.
 - ii. When work on the mitigation site began and ended.
 - iii. When different activities such as grading, removal of invasive plants, installing plants, and installing habitat features began and ended.
6. Description of any problems encountered, and solutions implemented (with reasons for changes) during construction of the mitigation site(s).
7. List of any follow-up actions needed, with a schedule.
8. Vicinity map showing the geographic location of the site(s) with landmarks.
9. Mitigation site map(s), 8-1/2" x 11" or larger, showing the following:

- a. Boundary of the site(s).
- b. Topography (with a description of how elevations were determined).
- c. Installed planting scheme (quantities, densities, sizes, and approximate locations of plants, as well as the source(s) of plant material).
- d. Location of habitat features.
- e. Location of permanent photo stations and any other photos taken.

Include the month and year when each map was produced or revised. The site map(s) should reflect on-the-ground conditions after the site work is completed.

- 10. Photographs taken at permanent photo stations and other photographs, as needed. Photos must be dated and clearly indicate the direction from which each photo was taken. Photo pans are recommended.
- 11. A copy of any deed notifications, conservation easements, or other approved site protection mechanism.

Attachment C

Information Required for Monitoring Reports

Ecology requires the following information for monitoring reports submitted under this Order. Ecology will accept additional information that may be required by other agencies.

Background Information

1. Project name.
2. Ecology Order number and the Corps reference number.
3. Name and contact information of the person preparing the monitoring report. Also, if different from the person preparing the report, include the names of:
 - a. The Project Proponent
 - b. The landowner
 - c. The party responsible for the monitoring activities.
4. Dates the monitoring data were collected.
5. Date the report was produced.

Mitigation Project Information

6. Brief description of the mitigation project, including acreage of Cowardin classes and mitigation type(s) (re-establishment, rehabilitation, creation, enhancement, preservation, upland, buffers).
7. Description of the monitoring approach and methods. For each performance standard being measured provide the following information:
 - a. Description of the sampling technique (e.g., monitoring point for soil or hydrology, line or point intercept method, ocular estimates in individually placed plots). If you are using a standardized technique, provide a reference for that method.
 - b. Size and shape of plots or transects.
 - c. Number of sampling locations and how you determined the number of sampling locations to use.
 - d. Percent of the mitigation area being sampled.

- e. Locations of sampling (provide a map showing the locations), how you determined where to place the sampling locations (e.g., simple random sample), and whether they are permanent or temporary.
 - f. Schedule for sampling (how often and when).
 - g. Description of how the data was evaluated and analyzed.
- 8. Summary table(s) comparing performance standards with monitoring results and whether each standard has been met.
- 9. Discussion of how the monitoring data were used to determine whether the site(s) is meeting performance standards.
- 10. Goals and objectives and a discussion of whether the project is progressing toward achieving them.
- 11. Summary, including dates, of management actions implemented at the site(s), for example, maintenance and corrective actions.
- 12. Summary of any difficulties or significant events that occurred on the site that may affect the success of the project.
- 13. Specific recommendations for additional maintenance or corrective actions with a timetable.
- 14. Photographs taken at permanent photo stations and other photographs, as needed. Photos must be dated and clearly indicate the direction the camera is facing. Photo pans are recommended.
- 15. Vicinity map showing the geographic location of the site(s) with landmarks.
- 16. Mitigation site map(s), 8-1/2" x 11" or larger, showing the following:
 - a. Boundary of the site(s).
 - b. Location of permanent photo stations and any other photos taken.
 - c. Data sampling locations, such as points, plots, or transects.
 - d. Approximate locations of any replanted vegetation.
 - e. Changes to site conditions since the last report, such as areas of regrading, a shift in the location of Cowardin classes or habitat features, or a change in water regime.

Include the month and year when each map was produced or revised. The site map(s) should reflect on-the-ground conditions during the most recent monitoring year.

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