

**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.

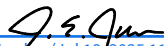
**Lead agency:** Port of Tacoma

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:**

A handwritten signature in blue ink, appearing to read 'J. S. Jordan', is written over a blue horizontal line.  
Jason Jordan (Jul 18, 2025 11:43 PDT)

**Comment Start Date:** July, 29 2025

**Comment End Date:** August 12, 2025