

Proposed changes to the Port of Tacoma Master Policy
July 21, 2016

Under Section II, Definitions, add the following:

F. Energy and Natural Resources Tenants

Tenants that propose land use that:

- (1) Stores, processes, or manufactures, with the intent to distribute, fossil fuels including oil, petroleum based fuels, natural gas, and coal on more than 10 acres of Port land, or
- (2) Uses more than 1 million gallons per day of water, or
- (3) Stationary sources that emit more than 10 thousand metric tons per year of greenhouse gases (carbon dioxide equivalent), or emits more than 10 metric tons per year of any individually listed hazardous air pollutants (HAPS), or 100 metric tons per year of any other regulated air pollutants; or
- (4) Uses more than 26 Mega Watts (MW) of electricity.

Under Section IIIB—Rental/Leasing Agreements of Port Property add the following:

- (1) New term leases for energy and natural resource tenants on Port owned land shall be subject to a first and second reading prior to Commission Authorization:
 - (a) The second reading shall not commence any sooner than 21 days following the first reading;
 - (b) A public study session, with public comment, shall be scheduled between the first and second reading to describe the project and proposed lease details, including all known lease details such as; timeline, financial impacts, environmental issues, utility requirements, safety issues, and facility operations; and
 - (c) Notice of first and second reading as well as the public session shall be broadly disseminated to the public consistent with state law and current Port practices.