STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

STATE ENVIRONMENTAL POLICY ACT

Determination of NonSignificance

December 18, 2023

Lead agency: Ecology

Agency Contact: *Kerry Graber, Kerry.graber@ecy.wa.gov, 360-522-0535*

Agency File Number: (*if applicable*)

Glenn Springs Holdings, Inc./Occidental Chemical Corporation (GSH/OCC) proposes the following four elements used in combination for containing and treating contaminants of concern:

- A cover over the Site;
- A sheet pile vertical barrier wall adjacent to the Hylebos Waterway;
- Groundwater extraction and treatment; and
- Soil vapor extraction and treatment

The proposed work will also include institutional controls, groundwater use restrictions, and groundwater and soil vapor monitoring. The cover over the Site will be on an area of approximately 40 acres. The sheet pile vertical barrier wall will be approximately 2,200 feet long and 75-feet deep in the intertidal area of the Hylebos Waterway. This work will include filling the approximately 1.6- acre embankment behind the wall. Volatile organic compounds mass removal and reduction elements include

- Extracting and treating groundwater; and
- Extracting and treating soil vapor

The Site is located at 605 and 709 E Alexander Ave, Tacoma, Washington, 98421. The project area is on the eastern-most peninsula of the area of ownership and operations of the Port of Tacoma (POT) that extends into Commencement Bay at the mouth of the Puyallup River Valley. Portions of USEPA-designated Segment 5 of the Hylebos Waterway Cleanup Project are contained within the Site. The City of Tacoma conducts land use planning under the Growth Management Act.

The City of Tacoma has zoned the Site as industrial under the zoning designations of Port Maritime & Industrial District (PMI District) and Port Industrial Area-High Intensity (S 10). The S 10 zoning designation applies to the shoreline areas of the Site and the PMI zoning designation applies to the uplands

of the peninsula. The properties formerly owned and/or operated on by OCC or its predecessors include: • 605 E Alexander Avenue property (former OCC Facility currently owned by Mariana Properties, Inc. [Mariana]) • 709 E Alexander Avenue property (currently owned by Mariana) The properties are bounded on the west, north, and south by former Todd Shipyards and/or United States Navy (US Navy) properties (now owned by the POT), and on the east by the Hylebos Waterway. The Site is within the roughly 12-square-mile area Commencement Bay Nearshore/Tideflats Superfund site (CB/NT site).
[Name, phone, e-mail of applicant/proponent]

Occidental Chemical Corporation and
Glenn Springs Holdings, Inc.
Mariana Properties, Inc.
Attn: Mr. Clinton Babcock
7601 Old Channel Trail Montague,
MI 49437
8859-421-4233

Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist and the Cleanup Action Plan. This information is available at: Occidental Chemical Corp - (4326) (wa.gov)

This determination is based on the following findings and conclusions:

GSH/OCC is working with Ecology and USEPA to address environmental issues at the former OCC Site. This on-going remediation work is being performed under an Agreed Order DE 16943 (AO) (December 31, 2019) between Ecology and OCC. Ecology's oversight role is recognized under Washington State's cleanup law, the Model Toxics Control Act, Chapter 70.105D RCW (MTCA). The proposed work is compiled in a Cleanup Action Plan (CAP) developed by Ecology. Implementation of the Cleanup Action Plan is required by new Agreed Order DE 22454.

GSH will be submitting a JARPA application for the Section 404/Section 401 Clean Water Act and Section 10 Rivers and Harbors Act approvals for the installation of a vertical barrier wall required by Cleanup Action Plan.

Groundwater will be extracted from remedial extraction wells, treated on Site, and discharged to the Hylebos Waterway under an NPDES permit. Treated effluent from the on-Site treatment system is discharged through a single outfall along the shoreline. A combination of stormwater and treated effluent is discharged to the Hylebos Waterway from a single outfall. The site will be covered as part of the proposed work and stormwater will be directed to the Hylebos Waterway via designed swales.

An area of approximately 1.6 acres on the embankment will be backfilled behind the barrier wall. The source of the fill material will be from on-Site grading material. If materials sourced from the Site are not sufficient to complete the backfilling activities, additional materials will be imported from a local clean borrow source.

The construction of the vertical barrier wall is intended to eliminate erosion at the Site. The selected contractor will install booms around the in-water work area to contain any soil that erodes during construction activities. The area behind the new wall construction will be backfilled and covered.

The wall along the Site includes a steel "combination wall" system that will consist of sheet piles

between large wide-flange piles (king piles). The sheet and king piling of the wall system will provide resistance to the applied earth loading through flexural resistance. During construction of the king pile bulkhead wall approximately 30,150 square feet of existing timber pier structures are to be removed. The existing supporting timber piles inboard of the new wall will remain. The existing supporting timber piles outboard of the new wall are to be cutoff approximately 2 feet below the existing mudline.

During construction, measures will be put in place to minimize potential air emissions from grading and filling operations. One of the goals of this work is to remove or reduce volatile organic compounds in soils and groundwater at the Site. This work will reduce air emission and vapor intrusion of hazardous vapor and particulates. The new treatment plant will be operated under a new PSCAA air permit that will prescribe the quantity of allowable emissions.

Best management practices (e.g., wetting) will be used to minimize potential air emissions from grading and filling operations. Proposed methods to reduce and control emissions and vapor intrusions include:

- A cover over the Site;
- A sheet pile vertical barrier wall adjacent to the Hylebos Waterway; and
- Variable amounts of groundwater extraction and treatment

The new treatment plant will include equipment to treat/destroy contaminants and to control emissions under a new air permit.

The project footprint for the vertical barrier wall will include the 300-foot radius around the location of work as well as the footprint of other upland Site development work. The marine contractor will install oil booms and silt curtains as a best management practice to reduce turbidity or in the event of a spill.

Marine mammals have historically utilized the waters in or near Commencement Bay include Gray and Minke whales, Orcas, False killer whales, California sea lions, and Harbor porpoises. The potential impacts to marine mammals will be evaluated with NOAA. A Marine Mammal Incidental Harassment Authorization (IHA) and Marine Mammal Mitigation and Monitoring Plan (4MP) will be developed prior to construction.

No storage, use, or production of toxic or hazardous chemicals will occur during construction activities. Disposal of creosote treated timber from the existing docks and pilings will be taken off Site and disposed of at a regulated facility.

The construction contractors will be required to maintain health and safety plans and spill response plans on Site and provide training to their workers. Daily safety “tailgate” meetings will be performed throughout construction activities to reinforce Site health and safety hazards.

Noise impacts - If work needs to occur outside normal weekday daytime hours, appropriate noise variance permits will be obtained prior to the work being conducted.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on March 31, 2023.

Kerry A. Graber
Corrective Action Site Manager
Southwest Regional Office of Ecology
P.O Box 47775
Olympia, WA 98504-4775
Kerry.graber@ecy.wa.gov
360-522-0535

Signature  Date December 12, 2023
(electronic signature or name of signor is sufficient)

Appeal process:

For more information on the SEPA appeal process, refer to RCW 43.21C.060, 075, and 080; and WAC 197-11-680. Also refer to the state Local Project Review Act since it contains provisions relating to SEPA administrative appeals. Anyone interested in appealing a SEPA procedural issue should contact the lead agency to determine what administrative appeal, if any, will be allowed. Questions about the availability of administrative appeals for substantive decisions should be directed to the agency making the decision.