

Jefferson Avenue Site

Proposed Removal of the Environmental Covenant

Comments accepted

June 3 – July 6, 2021

To comment:

Online

<http://tcp.ecology.commentinput.com/?id=Jj4NT>

Or by mail to:

Panjini Balaraju
Cleanup Project Manager
WA Department of Ecology
PO Box 47775
Olympia, WA 98504-7775

Ecology's Site webpage

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=7037>

Site information

Facility Site ID: 1277004
Cleanup Site ID: 7037

Due to COVID-19, documents related to this site will not be available at repositories or by mail. If you are unable to view information online at the Ecology website and have questions, please contact Panjini Balaraju, Periodic Review Coordinator at Panjini.Balaraju@ecy.wa.gov or 360-407-6335, or Nancy Davis, Public Involvement Coordinator at 360-407-0067.

Why you received this information

You may live or own property near the site, which is the reason you received this information in the mail.

Public comment invited

The Washington Department of Ecology (Ecology) proposes removing the Environmental Covenant No. 201312260516 from the Jefferson Ave Site (Site). The Pierce County Auditor recorded the covenant on December 26, 2013.

We invite your comment on this proposal from **June 3 to July 6, 2021**.

The document for your review and comment:

- [Draft Termination & Release of Covenant](https://fortress.wa.gov/ecy/gsp/docviewer.ashx?did=100835) (<https://fortress.wa.gov/ecy/gsp/docviewer.ashx?did=100835>).

The blue box on the left shows where to comment and find more information on Ecology's webpage.

Ecology will consider comments received during the comment period. If there are no significant issues raised during the comment period, Ecology will remove the covenant from the Site.

Environmental Covenant

An owner files a covenant on a property when contamination remains at a site after cleanup. The covenant restricts property use and protects human health and the environment. After cleanup at the Jefferson Ave Site, one small area has arsenic in groundwater above the state cleanup level. The covenant does not allow groundwater at the Site to be used for drinking.

Background

The Site is about three acres located at 2112-2122 Jefferson Ave in Tacoma.

In the past, houses, a gas station, automobile sales and repair, welding, steel fabrication, and a pest control company were located at the Site. The structures were removed in 2002.

After two underground storage tanks and a hydraulic hoist were removed, petroleum-contaminated soil and groundwater were detected above state cleanup levels. About 395 cubic yards of soil were removed and disposed of off the Site. In 2003, monitoring wells were installed to determine if groundwater was contaminated.

In 2012, results showed soil contamination was below cleanup levels. But arsenic in groundwater was above the cleanup level in one well. Ecology issued a No Further Action (NFA) letter in 2014 requiring a covenant be filed for the small area of the Site where the arsenic level was elevated.

Arsenic in groundwater was measured again in 2019-2020. The amount of arsenic had decreased over time, but remains slightly above the cleanup level in one well. The amount is low and it is below the state background level. Groundwater will not be used for drinking because the city supplies drinking water to the Site.

In 2021, it is Ecology's opinion that the covenant is no longer required, and the owner requested it be removed from the property.

