

Jefferson Avenue Site Responsiveness Summary—No Comments

Today's Date: July 7, 2021

Cleanup Site ID: 7037
Facility ID: 1277004
Address: 2112-2122 Jefferson Ave, Tacoma, WA 98402
County: Pierce

Ecology held a comment period from June 3 to July 6, 2021, giving the public an opportunity to comment on Ecology's proposal to remove Environmental (Restrictive) Covenant No. 201312260516 from the site. An environmental covenant limits the type of land use to protect human health and the environment when contamination remains at the site.

Ecology received no public comments during the comment period and is in the process of removing the environmental covenant from the Site.

Relevant Model Toxics Control Act Cleanup Regulation: WAC 173-340-440(12)

Document for public review during the comment period

Draft Termination & Release of Restrictive Covenant

Site background

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.

This report prepared by

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