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**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY**

**Northwest Region Office**  
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September 20, 2022

Jacques Dean  
Kitsap County Department of Public Works  
614 Division St., MS-26  
Port Orchard, WA 98366  
[Jdean@kitsap.gov](mailto:Jdean@kitsap.gov)

**RE: Work Completed for the Periodic Review at the following Cleanup Site:**

- **Name: Kitsap County North Road Shop**
- **Address: 301 NE Bernt Rd., Poulsbo, Washington**  
**Facility/Site No.: 65471731**
- **Cleanup Site No.: 6465**

Dear Jacques Dean:

The Model Toxics Control Act (MTCA), Chapter 70A.305 Revised Code of Washington, which governs the cleanup of hazardous waste sites in Washington State, requires the Department of Ecology (Ecology) to conduct a periodic review every five years for sites with institutional controls (environmental covenants) and a 'No Further Action' status. Ecology completed a Periodic Review for the Kitsap County North Road Shop (Site) in October 2018, which included the following conclusions:

- Contaminated groundwater at the Site was not delineated. Historical data indicates that the contaminated groundwater may have migrated from the westernmost corner of the property into the right-of-way. Ecology requested that three groundwater monitoring wells be installed to evaluate groundwater quality and flow direction in this area.
- Two of the buildings on the property had unpaved gravel or dirt floors. Ecology requested that the floors be paved in order to maintain the cap and prevent exposure to contaminated soils.

Ecology received and reviewed the *Groundwater Investigation Report* (dated May 18, 2022) and the *Soil and Groundwater Characterization Report* (dated June 15, 2020) prepared by your consultant Landau Associates. At your request, Ecology has prepared this response letter. Based on a review of your submittals, Ecology has concluded the following:

- Contaminated groundwater from the Site does not appear to have migrated off the property, based on the results of the groundwater investigation.
- Pavement has been added to the floors of the two buildings. Therefore, the cap at the Site now provides an effective barrier from exposure to contaminated soils.
- The selected cleanup action for the Site appears to be protective of human health and the environment since 1) there is a Restrictive Covenant for the property, 2) remaining contamination appears to be contained within the property boundaries, and 3) the property is capped.

No additional cleanup actions or investigations are requested by Ecology at this time. However, it is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the remedy is maintained.

The Restrictive Covenant recorded with Kitsap County on January 7, 2000 remains active. The covenant prohibits activities that could result in the release of contaminants contained as part of the cleanup, and prohibits any use of the property that is inconsistent with the covenant (unless Ecology's approval is obtained in advance).

If you have any questions regarding this letter, the Periodic Review, or the Restrictive Covenant, please contact me by email at [tamara.welty@ecy.wa.gov](mailto:tamara.welty@ecy.wa.gov) or by phone at (206) 594-0090.

Sincerely,



Tamara Welty, LG, LHG  
Periodic Reviewer  
Toxics Cleanup Program (TCP), NWRO

cc: Stephanie Renando, Landau Associates ([srenando@landauinc.com](mailto:srenando@landauinc.com))  
Erik G. Snyder, Ecology TCP ([erik.snyder@ecy.wa.gov](mailto:erik.snyder@ecy.wa.gov))  
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