

## **Sternoff Metals Corporation Property (Sternco) Site Zelman Renton, LLC**

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### **Zelman Renton, LLC Proposes Environmental Cleanup at Sternco Site Comment Period: May 21 - June 20, 1997 Public Hearing: June 5, 1997**

This fact sheet has been prepared by the Washington State Department of Ecology (Ecology) to inform you about a legal agreement and environmental cleanup proposal for the Sternoff Metals Corporation or Sternco Site in Renton, Washington. We also want to make sure you're aware of opportunities to provide input on the proposal.

### **Cleanup Plan and Consent Decree Now Available**

Ecology and Zelman Renton, LLC (Zelman) are proposing to enter a legal agreement which will enable Zelman to cleanup environmental contamination at the Sternco Site in Renton in order to prepare the site for redevelopment. The site is located at 1600 - S.W. 43rd Street, at the intersection of S.W. 43rd Street and Oaksdale Avenue in Renton.

The legal agreement is called a *Prospective Purchaser Consent Decree* and is being entered under the Model Toxics Control Act (Washington's hazardous waste cleanup law). This type of Consent Decree is a settlement which resolves the liability for contamination for a prospective buyer of a contaminated property.

Zelman is considered eligible for this consent decree for the following reasons:

- The company can demonstrate that it made no contribution to the contamination on the property
- This proposal will provide substantial new resources to facilitate and expedite cleanup at the site
- The proposal will provide a substantial public benefit by:
  - Removing, treating or encapsulating hazardous substances which threaten Springbrook Creek and local wetlands;
  - Creating jobs and restoring an underutilized contaminated site to productive use; and
  - Increasing the City of Renton's tax base.
- The cleanup and subsequent development are not likely to contribute to

the existing or threatened release or increase health risks to persons near the site.

## Now is the Time to Comment

Ecology is currently accepting comments on the Consent Decree and Cleanup Action Plan. These documents and other supporting materials are now available for public review at several locations. Written comments will be accepted until June 20th. The box on page one contains information about where to review documents and where to send comments. In addition, on June 5th, Ecology will host a public hearing for the purpose of receiving oral comments on the Consent Decree and Cleanup Action Plan.

## Hearing Details:

**When:** June 5, 1997 7:00 - 9:00 pm

**Where:** Renton Community Center, 1715 Maple Valley Highway, Renton, WA 98055

## Site Background

The Sternco site covers approximately 45 acres. Between 1967 and 1985, the Sternoff Metals Corporation used the northern 25 acres of the site to recycle scrap metal and electrical equipment from various sources. Recycled products consisted primarily of automobiles, electrical wire, storage tanks, and transformers.

Areas of environmental concern at the site are related to these historical operations and include an automobile shredder fluff pile, a wire shredder fluff pile, a transformer handling area, an automobile storage area, and an aluminum dross deposit located along the site's access road. The contaminants of concern at the site include semi-volatile organic compounds like phenols, plasticizers and solvents, polychlorinated biphenyl's (PCBs), various priority pollutant metals, such as lead, polycyclic aromatic hydrocarbons ("PAHs"), and petroleum hydrocarbons ("TPH"). Ecology is particularly concerned about the contaminants at the site to impacting the wetland adjacent to the property and Springbrook Creek, which runs through the property.

The southern portion of the site has historically been used only for residential and agricultural purposes.

## Cleanup Proposal

Based on extensive environmental studies at the site, Zelman is proposing the

following cleanup strategy:

- Excavate contaminants and dispose of them off-site;
- Stabilize contaminants by incorporating them into cement which could be used during redevelopment;
- Dredging contaminated sediments from the wetland and Springbrook Creek and disposing of them on site;
- Isolating and containing contaminants by covering them with soil and/or impervious surfaces such as buildings or pavement;
- Institutional and engineering controls to prevent contact with contaminants left on-site. Such controls might include prohibiting the use of shallow ground water for drinking water and restricting the future use of the property; and
- Long-term ground water monitoring to ensure that cleanup actions remain effective over time.

## State Environmental Policy Act (SEPA)

Ecology has determined that the proposed cleanup activities will not have a significant adverse impact on the environment and has issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act (SEPA). The SEPA environmental checklist is available for review at the locations listed in the box on page one. Ecology is currently accepting comments from the public on the DNS for this project.

## Site Redevelopment

Zelman is proposing to purchase and cleanup what is currently a vacant piece of industrial land so that it may be redeveloped for productive use. Redevelopment of the Sternco Site will be consistent with the cleanup remedies selected for the site and with the City of Renton's zoning regulations and comprehensive plan. Zelman has been working with the City of Renton to consider various uses of the site prior to completing any development plans. Zelman has not yet determined who will redevelop the site. Zelman may redevelop the site itself or sell it to a third party for redevelopment.