



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

August 21, 2024

K.C. Bills
Phillips Edison and Company
3247 Santa Fe Road
Park City, UT 84098

RE: Contained-In Determination for F002 Contaminated Soils at the Former Northside Dry Cleaners – Claremont Village Shopping Center Site located at 4817-4831 Evergreen Way, Everett, Washington 98203.

References: 1. Electronic Mail and Attached Request for Contained-In Determination from Anders Utter (Apex Companies, LLC) to Paul Bianco (Ecology), dated August 12, 2024.
2. Electronic Mail from Paul Bianco (Ecology) to Schawanda White (Phillips Edison and Company), dated August 16, 2024.
3. Electronic Mail and Attached Revised Request for Contained-In Determination from Anders Utter (Apex Companies, LLC) to Paul Bianco (Ecology), dated August 20, 2024.

Dear K.C. Bills:

The Washington State Department of Ecology (Ecology) received a contained-in determination request from you and your environmental consultant, Apex Companies, LLC for specific F002 listed waste tetrachloroethylene (PCE) contaminated soils that were generated during subsurface investigation activities at the Former Northside Dry Cleaners – Claremont Village Shopping Center Site located at 4817-4831 Evergreen Way, Everett, Washington 98203.

Analytical data were submitted to Ecology to determine if these soils contaminated with F002 listed dangerous waste constituents may be exempt from management as dangerous wastes per the "Contained-In Policy"¹. Ecology understands that these contaminated soils do not designate under federal characteristics (WAC 173-303-090) or State-only criteria (WAC 173-303-100).

Based on the information received and reviewed, Ecology has determined that the **two (2), 55-gallon drums** of PCE contaminated soils generated during the subsurface investigation activities are contaminated with F002 listed dangerous waste constituents (PCE) at concentrations that do not warrant management as dangerous wastes. Ecology will not require disposal of these **two (2), 55-**

¹ Washington State Department of Ecology Contained-in Policy, dated February 19, 1993

gallon drums as F002 listed dangerous wastes at a RCRA permitted dangerous waste treatment, storage, and disposal (TSD) facility, provided that all of the following conditions are implemented. This contained-in determination applies only to the contaminated soils and does not pertain to contaminated water or any mixture of contaminated soils and fluid.

You or your environmental consultant, Apex Companies, LLC, shall:

- Ensure that no standing water is present within the containers or trucks holding the contaminated soils. All water must be removed to the maximum extent possible from each container or truck and managed as F002 dangerous wastes or as otherwise allowed under Chapter 173-303 WAC. Adding bentonite or similar materials to absorb standing F002 listed waste contaminated water in the containers is not allowed. Mixtures of bentonite or similar materials and the listed waste contaminated water must be managed as F002 listed dangerous wastes.
- Directly deliver the soils to a solid waste landfill or transfer station permitted under Chapter 173-351 WAC and/or Chapter 173-350 WAC inside Washington State. If taken directly to the solid waste landfill, no off-loading of the contaminated soils is allowed between the cleanup site and the permitted solid waste landfill; If taken to the transfer station, the intermodal containers from the cleanup site will be loaded on to rail cars, removal of the contaminated soils from the intermodal container at the transfer station is not allowed.
- If you plan to deliver the contaminated soils to a landfill outside Washington State, you must FIRST submit to Ecology written approval for the contaminated soil disposal from the State hazardous waste program and the out of state landfill, **before** the soils are delivered to the out of state landfill.
- If you load the contaminated soils directly onto the truck bed or the contaminated soils are transported in roll-off bins, the truck or the roll-off bins must be lined with plastic and properly covered to prevent leaks, spills, or dispersion due to wind.
- Dispose of the contaminated soils at the permitted solid waste landfill by October 31, 2024. This contained-in determination letter is no longer valid after October 31, 2024 and the contaminated soils shall be managed as dangerous wastes after this date.
- Provide copies of all signed solid waste landfill receipts or a certificate of disposal issued by the receiving landfill for these contaminated soils to Ecology, attention of Paul Bianco, by November 30, 2024. This is an important verification step for you and your consultant to follow in order for this Ecology decision to be valid.
- Notify Ecology before disposal of the contaminated soil if the amount exceeds the approved amount. Additional soils must be approved for a CID by Ecology before disposal because they are dangerous waste until that approval is received.

- Notify Ecology via email at least five (5) days before removing the contaminated soils approved in this letter. This notice gives Ecology the option of observing the removal. If Ecology will observe the removal, we will notify you by phone or email at least 24 hours before the day the soil removal begins.
- Do not consolidate these contaminated soils with other soils that do not pertain to this CID.
- Ensure that the transporter is properly trained to handle hazardous waste so that the transporter manages the contained-in determination soils during transport in a manner that is protective of human health and the environment.
- Take measures to prevent unauthorized contact with these contaminated soils at all times.
- Provide instructions to the landfill operator that these soils are **not** to be used for daily, intermediate, or final cover.
- Provide copies of all soil analytical data to the landfill operator, upon request.
- Do not send these contaminated soils to any incinerator, thermal desorption unit or recycling facility unless that facility is a RCRA Subtitle C permitted dangerous waste TSD facility.

Ecology issued this determination based on the information provided and reviewed to date. This Ecology determination will be rescinded if Ecology finds that the information submitted by the property owner or its environmental consultant is materially false, misleading, otherwise does not accurately represent the site conditions, or if the Ecology requirements listed above are not followed.

This written decision only applies to the **two (2), 55-gallon drums** of investigation derived soil described in your request (reference 3). It does not apply to any other media. Any data used for this contained-in determination is intended for use in determining the proper disposal of the above stated PCE contaminated soil according to the Washington State Dangerous Waste Regulations (Chapter 173-303 WAC) and Ecology Contained-in Policy. This letter is not an Ecology approval for dangerous waste designation or disposal of contaminated soils that may be generated or already excavated from other areas in this property.

This letter is not a No Further Action (NFA) letter and not written approval for any cleanup action plan you may have submitted. Instead, this letter only addresses the procedures for disposal of the contaminated soils according to the Washington State Dangerous Waste Regulations (Chapter 173-303 WAC). Regulatory decisions regarding the cleanup action, applicable soil and groundwater cleanup levels and any other cleanup issues must comply with the requirements under Ecology Model Toxics Control Act (Chapter 173-340 WAC). Local agencies may have the authority to impose additional requirements on this waste stream.

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If you fail to comply with the terms of this letter, Ecology may issue an administrative order and/or penalty as provided by the Revised Code of Washington, Sections 70A.300.090 and/or .120 (Hazardous Waste Management Act).

If you have any questions concerning this letter, please contact me at (425) 466-5161 or paul.bianco@ecy.wa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'PVB', with a stylized flourish extending to the right.

Paul V. Bianco, PE
Environmental Engineer
Hazardous Waste and Toxics Reduction Program

Sent by Certified Mail: 9171 9690 0935 0233 1653 51

ecc: Schawanda White, Phillips Edison and Company
Jane Allan, Apex Companies, LLC
John Foxwell, Apex Companies, LLC
Anders Utter, Apex Companies, LLC
Christa Colouzis, Ecology
Ron Kauffman, Ecology
Sandra Matthews, Ecology
Christopher Maurer, Ecology
Donna Musa, Ecology
Michelle Myers, Ecology
Elaine Snouwaert, Ecology
Michelle Underwood, Ecology
Kurt Walker, Ecology

To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY call 711 or 877-833-6341.