

TOC Facility No 01 176 Site



A street view where the Site is located at 24205 and 24225 56th Ave West

Comments accepted:

January 23 12:00 a.m. – February 21, 11:59 p.m. 2025

Submit comments:

Online:

<https://go.ecology.wa.gov/TOCFacilityNo01176Comments>

By mail:

Vance Atkins, LG, LHG, Site Manager
 PO Box 330316
 Shoreline, WA 98133-9716
 Phone: (425) 324-1438
 Email: vance.atkins@ecy.wa.gov

Site information:

Facility Site ID: 93355524

Cleanup Site ID: 6885

Document review:

<https://go.ecology.wa.gov/TOCFacilityNo01176>

Ecology – NW Regional Office

15700 Dayton Ave. N,
 Shoreline, WA 98133

By appointment, call:

206-594-0016

Email:

nwro_public_request@ecy.wa.gov

Mountlake Terrace Library

233058th Ave W
 Mountlake Terrace, WA 98043
 Phone: 425-776-8722

Documents ready for public review and comment

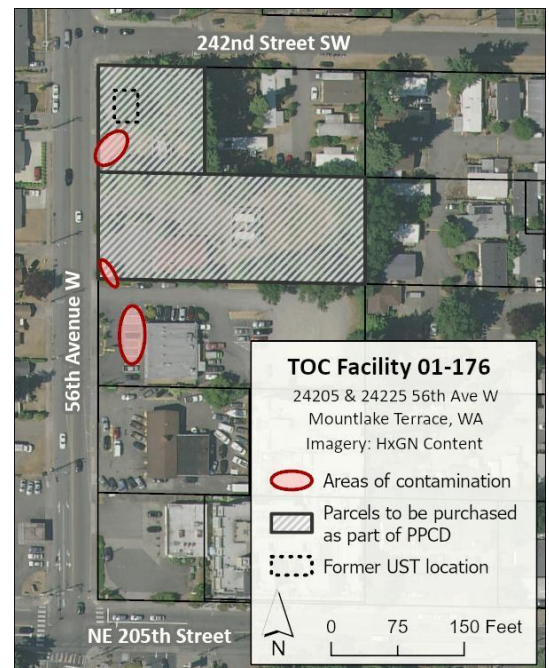
Ecology is negotiating a legal agreement called a Prospective Purchaser Consent Decree (PPCD) with JYK Holdings, LLC (Prospective Purchaser), for the TOC Facility No. 01 176 cleanup site (Site).

The Site encompasses portions of three contiguous parcels of property at 24205 56th Avenue West (Source Property), 24225 56th Avenue West (Adjoining Property), and 24309 56th Avenue West (Drake Parcel) plus a portion of the 54th Avenue West right-of-way. The Site is located in a commercial-residential area of Mountlake Terrace.

The Prospective Purchaser intends to purchase, cleanup, and redevelop the Source Property and the Adjoining Property.

The Department of Ecology (Ecology) will oversee cleanup of the Site and is inviting public review and comment on the following draft documents:

Prospective Purchaser Consent Decree is a legal agreement that directs the Prospective Purchaser to implement an Ecology-approved cleanup action for the Site once they have completed the purchase.



Toxics Cleanup Program

Remedial Investigation/Feasibility Study describes the contamination at the Site, evaluates cleanup action alternatives for the Site, and selects a preferred alternative.

Cleanup Action Plan describes the cleanup action selected for the Site, which includes:

- Rehabilitation and expansion of the existing multi-phase extraction (MPE) remediation system on the Site
- Operation of the MPE system for three years to treat residual groundwater contamination
- Collection of soil and groundwater performance and confirmation samples
- Capping or covering residual contaminated soil at the Site, if necessary
- Implementing institutional controls under an environmental covenant, if necessary
- Providing engineered vapor intrusion mitigation at the Site, if necessary.

Public Participation Plan describes how Ecology will inform the community about Site activities and ways to become involved.

Site background

Time Oil operated a retail gasoline service station on the Source Property from 1968 to 1990. The Site encompasses portions of three contiguous parcels, the Source Property, Adjoining Property, and Drake Parcel, plus a portion of the 54th Avenue West right-of-way.

The Source Property contains a fenced remediation system compound surrounded by paved parking and unpaved vegetated areas. The Adjoining Property is developed with a vacant one-story commercial building and contains a fenced remediation system compound. The Source Property and Adjoining Property are unoccupied. The Drake Parcel is developed with a tavern known as the Getaway Tavern.

The service station included three underground storage tanks (USTs), six fuel dispensers, and associated product lines. In 1991, the USTs, fuel dispensers, and associated product lines were decommissioned by removal during closure of the service station.

Previous cleanup actions

A remediation system was installed in 1996 at the Source Property to remove contaminated soil vapors and groundwater and remove liquid phase petroleum. The system operated until 2005, and cleaned up shallow groundwater at the Site.

In 2012, additional remediation systems were installed at the Source Property, Adjoining Property, and Drake Parcel to remove contamination from deeper soils, groundwater, and soil vapor.



Image of previously used remediation equipment.

Toxics Cleanup Program

The system was operated until 2017, when Time Oil declared bankruptcy. At that time, ongoing remediation and groundwater monitoring were discontinued at the Site.

Contamination

The following contaminants remain in soil and groundwater at concentrations that exceed applicable cleanup levels:

- **Soil:** Total petroleum hydrocarbons as gasoline-range organics (GRO), and benzene, toluene, ethylbenzene, and xylenes (BTEX)
- **Groundwater:** GRO, benzene, and xylenes

Future property use

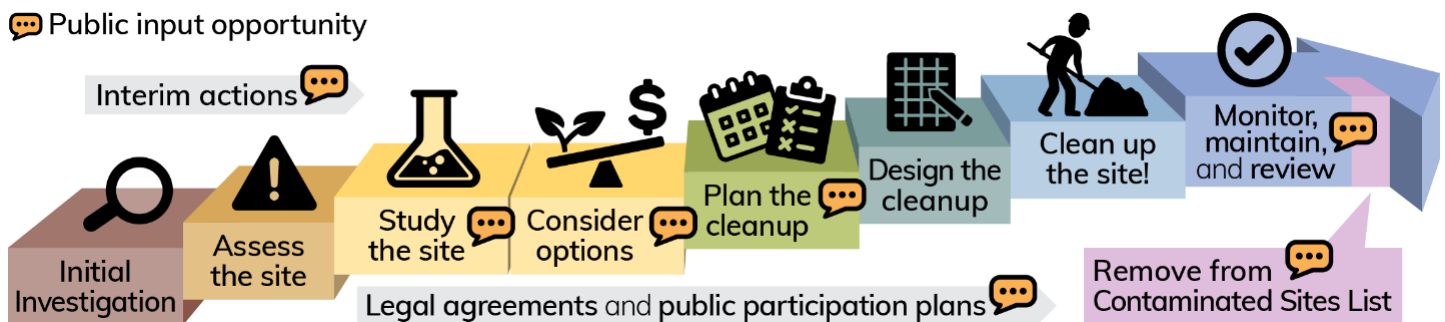
The Prospective Purchaser plans to redevelop the Source Property and Adjoining Property as a multi-story mixed residential and commercial building with parking after cleanup is completed. The redevelopment plans have not yet been finalized.

What happens next?

If no significant changes are made, Ecology will finalize the documents and Ecology and the Prospective Purchaser will submit the PPCD to the Snohomish County Superior Court for approval, after which the Prospective Purchaser will proceed with implementing the Cleanup Action Plan.

Ecology’s cleanup process

The Model Toxics Control Act ([MTCA](https://ecology.wa.gov/mtca))¹ is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology implements the [MTCA cleanup process](https://ecology.wa.gov/MTCA-process)² and oversees cleanups.



¹ <https://ecology.wa.gov/mtca>

² <https://ecology.wa.gov/MTCA-process>



DEPARTMENT OF
ECOLOGY
State of Washington

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DEPARTMENT OF
ECOLOGY
State of Washington

TOC Facility No 01 176 Site Purchaser Consent Decree and environmental documents for public review and comment

Public Comment Period:

January 23 12:00 a.m.– February 21, 11:59 p.m., 2025

Sitio de Limpieza TOC n.º 01 176: Decreto de Consentimiento del Comprador Potencial y documentos ambientales para revisión y comentarios del público 23 de enero, 12:00 a.m., al 21 de febrero, 11:59 p.m., de 2025

Información en español incluida

ADA accessibility and Language Services

To request an ADA accommodation or language services (interpreting/translation), contact Ecology by phone at 425-393-5679 or email nlui461@ecy.wa.gov or visit <https://ecology.wa.gov/about-us/accessibility-equity>. For Relay Service or TTY call 711 or 877-833-6341.