



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

January 22, 2025

Sent via email and hard copy

Robert Stirling
Sage Hills Property, LLC
2062 Broadcast Court
Wenatchee, WA 98801-8216

RE: Access Request to Conduct Environmental Sampling at the Adjacent Property Listed Below:

- **Site Name:** Chelan PUD Worthen Substation
- **Site Address:** 500 S Worthen Street, Wenatchee
- **Facility Site ID:** 44830
- **Cleanup Site ID:** 14795
- **Agreed Order:** DE 22971

- **Adjacent Property Address:** 410 S. Worthen Street, Wenatchee
- **Adjacent Property Owner:** Sage Hills Property, LLC
- **Parcel Number:** 222011692075

Dear Rob Stirling:

The Department of Ecology (Ecology) is supervising an environmental investigation related to releases of hazardous substances at the above-referenced Site. We request your permission for environmental consultant, Landau Associates, to access your parcel to drill a monitoring well and to collect soil and groundwater samples necessary to determine the nature and extent of subsurface contamination.

This investigation is important since it will help us craft appropriate cleanup actions that will ensure the protection of human health and the environment, including the Columbia River, as required under the Model Toxics Control Act.¹

¹ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340>



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Enclosed is a site map that shows the location of the proposed boring marked with a green and black icon at the north central portion of the diagram.

This proposed monitoring well, labeled WMW-24, is essential to delineate the west boundary of the hazardous substances released from the former gas manufacturing plant. Note that the evidence from the two monitoring wells at or near the east boundary of your property shows that petroleum hydrocarbons exist at high concentrations or as free product in the soil in this area. Thus, it is very likely that the contamination extends onto your property.

Please signal your willingness to cooperate on this remedial investigation and to negotiate an access agreement by responding to Ecology. We request your response by February 11, 2025.

If you have any questions regarding this letter or about the investigation, call me at (509) 731-9613 or email me at john.mefford@ecy.wa.gov.

Sincerely,



John Mefford
Cleanup Project Manager/Hydrogeologist
Toxics Cleanup Program
Central Region Office

Enclosure (1): Site Map with Proposed Boring Locations

cc: Jennifer Burns, PUD No. 1 of Chelan County
Suzanne Dolberg, Puget Sound Energy
LeeAnne Kane, Office of the Attorney General, Ecology Division

Enclosure

Site Map with Proposed Boring Locations



Legend

- Proposed Monitoring Well Location (Vertical)
- Proposed Monitoring Well Location (Angled)
- Proposed Soil Boring Location
- Monitoring Well (Landau 2023)
- Soil Boring (Landau 2023)
- Monitoring Well (Aspect 2023)
- Soil Boring (Aspect 2023)
- Monitoring Well (HydroCon 2018 and 2019)
- Monitoring Well (GeoEngineers 2022)
- Soil Boring (GeoEngineers 2022)

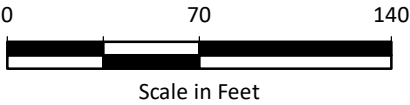
- Worthen Substation Property
- Chelan County Parcels
- Historical MGP/Steam Plant Infrastructure (Sanborn and Great Northern Railway Maps)
- Estimated Extent of Impacted Soil Associated with Site
- Estimated Extent of Coleman Oil R-99 Biodiesel Plume

Acronyms

MGP = manufactured gas plant

Notes

- Analytical data for BNSF and Coleman Oil related soil contamination not shown (no recent data available).
- Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.



Sources: City of Wenatchee GIS, GeoEngineers, HydroCon.

Chelan PUD
Worthen Substation Site
Wenatchee, Washington

Proposed Investigations Locations

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