



Site of proposed Juanita Village Kirkland

Environmental cleanup plan available for public review

Comment Period:
May 2 – June 2, 2000

Open House and Hearing:
May 24, 2000
Holy Spirit Lutheran Church,
10021 NE 124th St., Kirkland

Documents ready for review

The Washington State Department of Ecology (Ecology) has prepared a Prospective Purchaser Consent Decree and Cleanup Action Plan for the site of the proposed Juanita Village. These documents are now available for review and comment.

The Juanita Village site is located in the Juanita Business District of Kirkland, Washington. It is bordered on the north by 120th Place NE, the west by 97th Avenue NE, the south by Juanita Drive NE, and the east by 98th Avenue NE.

Ecology is proposing to enter into a Prospective Purchaser Consent Decree with Juanita Village LLC. Juanita Village LLC did not cause the site contamination and is volunteering to clean up the site.

The *Consent Decree*, the legal agreement to conduct the proposed cleanup, would resolve the potential liability of Juanita Village LLC for known contamination at the site after it purchases the site and conducts the environmental cleanup.

The *Cleanup Action Plan* describes the proposed cleanup

Open house, public meeting, and hearing

actions to excavate and remove contaminated soils and treat groundwater at the site.

Also available for your review is the State Environmental Policy Act (SEPA) Environmental Checklist. Juanita Village LLC prepared one environmental checklist for the proposed cleanup and the proposed development. Ecology and the City of Kirkland (City) have agreed to share lead agency responsibilities.

The actual site work will take place in two phases: the Cleanup Phase and the Development Phase. Ecology is the lead for the Cleanup Phase. This comment period is only for the Cleanup Phase.

Based on the environmental checklist and other documents, Ecology determined the cleanup phase will not adversely affect the environment and issued a Determination of Non-Significance (DNS). The City will take the lead for the project's development (the Development Phase) and will issue a threshold determination for that work.

Now is the time to comment

Ecology is currently accepting comments on the Prospective Purchaser Consent Decree, Cleanup Action Plan, SEPA Environmental Checklist and DNS for the cleanup phase, and the Public Participation Plan.

May 2000

Review documents at:

Kirkland Library
Reference Desk
308 Kirkland Way
Kirkland
425-822-2459

City of Kirkland
Planning Dept
Case # ADR-IIA-98-102
123 Fifth Ave
Kirkland
425-828-1256

Department of Ecology
Northwest Region Office
3190 160th Ave NE
Bellevue
425-649-7190

Dept. of Ecology website:
www.wa.gov/ecology

For technical questions, please contact:

Maura S. O'Brien
Department of Ecology
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Bellevue WA 98008
(425) 649-7249
mobr461@ecy.wa.gov

For public information:

Sherrie Minnick
Department of Ecology
(425) 649-4446
shan461@ecy.wa.gov

For special accommodation needs or language translation assistance, call 425-649-7254 (voice) or 425-649-4259 (TDD).

Ecology is an equal opportunity employer.

An open house, meeting and public hearing will be held on Wednesday, May 24, at Holy Spirit Lutheran Church at 10021 NE 124th St, Kirkland. The Open house, from 5:00 to 7:00 p.m., will provide an opportunity for interested citizens to stop in and learn about the site. A presentation and question and answer period will take place at the 7:00 p.m. meeting and hearing.

Site location and background

The property consists of 10 tax parcels located in the Juanita Business District of Kirkland, Washington. The property is currently developed with a small strip shopping center, a drive-through bank, a stand alone Bank of America building, a vacant grocery store, and an automotive repair facility, Juanita Auto Clinic.

A dry cleaning operation was present in the shopping center in the early 1970s. Dry cleaning operations at the site were most likely the source of soil and groundwater contamination by tetrachloroethene, also called perchloroethene (PCE), a common cleaning solvent.

The portion of the property currently occupied by the Juanita Auto Clinic (former Texaco service station) was developed in the late 1960s. Most of the underground gasoline storage tanks associated with the former gas station were removed in 1984. Two small underground tanks remain and will be removed with this cleanup.

A former Chevron service station was located on the southeastern corner of the property starting in the mid-1950s. Its underground storage tanks (USTs) were removed in 1993. Subsequent soil and ground water cleanup actions were conducted following removal of the USTs. However, some isolated petroleum contamination is still present in the soil.

The proposed cleanup

The proposed Juanita Village Cleanup Action Plan will be conducted under the Model Toxics Control Act (WAC, Chapter 173-340), the Washington state cleanup regulations. The plan includes the following:

- Excavate petroleum hydrocarbon contaminated soil and treat off-site using thermal desorption and/or recycle where practical.
- Remove the PCE in the soil and groundwater using soil vapor extraction (SVE) and in-situ stripping using Density Driven Convection well (DDC) treatment.

- Manage any contaminated soil during soil excavation activity in compliance with applicable regulatory requirements.
- Conduct soil and groundwater compliance monitoring.

What happens next?

Ecology will review all the comments submitted on the draft Cleanup Action Plan and associated draft documents for the Cleanup Phase and make recommendations for any suggested changes to the documents and proposed cleanup. Ecology will then prepare a summary of the comments and suggested changes. If substantive changes are made to the Cleanup Action Plan and associated documents based on public comments, then there will be a second comment period. If no substantive changes are made to the Cleanup Action Plan and associated documents, then the Consent Decree is filed in Washington State Superior Court prior to cleanup action beginning.

During cleanup

During cleanup there may be periods of construction impacts such as construction traffic, noise, and dust. These impacts will be managed with best management practices and in full compliance with City of Kirkland requirements. For questions about the proposed cleanup, please call Maura O'Brien at 425- 649-7249, and questions about public involvement for the Cleanup Phase, call Sherrie Minnick at 425-649-4446.

Development

Questions about the development should be directed to Andrew W. Colquitt, Managing Director of Juanita Village LLC at 425-688-0096. Questions about the Development Phase SEPA threshold determination should be directed to Angela Ruggeri, City of Kirkland Planning Department, Case #ADR-IIA-98-102 at 425-828-1256.

