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**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Northwest Region Office
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July 17, 2025

John Fisher
Bremerton School District
200 Bruenn Ave
Bremerton, WA 98312-3108
(john.fisher@bremertonschools.org)

RE: Notice of Periodic Review Conducted at the following Cleanup Site:

- **Name:** Crownhill Elementary School Bremerton SD
- **Address:** 1500 Rocky Point Rd NW, Bremerton, WA
- **Facility/Site No.:** 99722456
- **Cleanup Site No.:** 4487

Dear Mr. Fisher:

This letter serves to inform you that a periodic review has been conducted at the Crownhill Elementary School Bremerton SD cleanup site (Site).

The Model Toxics Control Act (MTCA), Chapter 70A.305 Revised Code of Washington, which governs the cleanup of hazardous waste sites in Washington State, requires the Department of Ecology (Ecology) to conduct a periodic review because the Site is under an agreed order and has an environmental covenant as part of the selected cleanup.

The purpose of the periodic review is to evaluate the effectiveness of the completed cleanup actions at the Site (including the effectiveness of the covenant), and whether human health and the environment are being protected.

Periodic Review Conclusions

The periodic review concluded that more information is needed to determine if the cleanup is protective of human health and the environment. The complete findings and conclusions of the periodic review are provided in the attached report. Select portions of the periodic review's conclusions are summarized below.

- TCE concentrations in monitoring well MW-9 in the northeast corner of the property have ranged from 5 to 12 µg/l, which exceeds the MTCA Method B groundwater screening level for vapor intrusion of 1.4 µg/L. TCE concentrations during the last four groundwater monitoring events also exceeded the short-term groundwater screening level for vapor intrusion for residential receptors of 8 µg/l. The exact extent of TCE impacted groundwater is unknown based on limited groundwater data to the north and east of well MW-9. Adjacent residences may be

located within 100 feet of the TCE impacted groundwater. Potential impacts to indoor air in the residences are unknown. To further characterize this impact and assess off-property risk, you should either install additional monitoring wells between MW-9 and the north and east property lines, or collect soil gas samples along the property lines. Ecology sent you a letter regarding the short-term TCE screening level exceedance in September 2024 based on the preliminary findings of the Periodic Review. Ecology understands that Aspect Consulting has completed installation of soil gas probes along the north and northeast property boundary and are in the process of sample collection during July 2025.

- TCE concentrations in well MW-9 also exceed the groundwater cleanup level of 5 µg/l. The exact extent of TCE impacted groundwater is unknown based on limited groundwater data to the north and east of well MW-9 and may impact adjacent properties. Further investigation is warranted.
- To improve communication with school district staff and volunteers, posting informational signs warning against soil disturbance is recommended to avoid inadvertent soil cap damage.
- The contingency threshold level for arsenic of 40 µg/l was exceeded at monitoring well MW-6, but has not exceeded the cleanup level of 5 µg/l at well MW-10 (at the conditional point of compliance). Ecology understands that you plan to conduct soil gas sampling to evaluate potential geochemical mechanisms for mobilization of arsenic and an interim action of passive soil gas venting to evaluate effects on groundwater chemistry. Ecology understands that if the contingency threshold level at well MW-6 continues to be exceeded, a contingency plan will be prepared to address the exceedance.
- Iron and manganese in well MW-10 at the conditional point of compliance exceed MTCA Method B groundwater screening levels. However, no cleanup levels were selected for iron and manganese in the Cleanup Action Plan for the Site. Iron and manganese were analyzed as part of the arsenic evaluation completed in 2022.

Ecology held a 30-day public comment period for the periodic review from March 24 to April 22, 2025.

Environmental Covenants

Two environmental covenants were recorded with Kitsap County Auditor's Office in 2015. The covenants prohibit activities that may result in the release or exposure of contaminants that remain on the properties (such as excavation or redevelopment) and prohibit any use of the property that is inconsistent with the covenants, unless Ecology's approval is obtained in advance. The covenants also require notification to Ecology when conveying any interest in the property.

It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the remedy is maintained, in accordance with the covenants. This includes the surface cover/cap and HVAC operations during school occupancy periods.

Next Steps

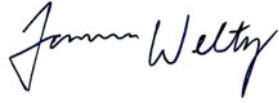
If you have questions about the periodic review, please contact the site manager Vance Atkins by email at vance.atkins@ecy.wa.gov or by phone at 425-324-1438, or the periodic reviewer Tamara Welty by

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email at tamara.welty@ecy.wa.gov or by phone 425-256-1449. Please contact Vance Atkins for other questions about the Site and next steps.

Thank you for your work at cleaning up the Site.

Sincerely,

A handwritten signature in black ink that reads "Tamara Welty". The signature is written in a cursive, flowing style.

Tamara Welty, LHG
Toxics Cleanup Program, NWRO

Enclosures: Periodic Review Report

cc: Matthew M. Lewis, Aspect Consulting LLC (mlewis@aspectconsulting.com)
Kara Tebeau, Attorney General's Office (kara.tebeau@atg.wa.gov)
Vance Atkins, Site Manager, Department of Ecology (vance.atkins@ecy.wa.gov)