



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

February 12, 2026

Arne Bakker
Port of Bremerton
8850 State Highway 3 SW
Bremerton, WA 98312
(arneb@portofbremerton.org)

Re: Application acceptance to the Standard Voluntary Cleanup Program for the referenced Site

Site name: Port of Bremerton Wilkins Distributing
Site address: 521 & 525 Bay St, Port Orchard, WA 98366
Facility/Site ID: 100001452
Cleanup Site ID: 17011
VCP Project ID: NW3463

Dear Arne Bakker:

The Washington State Department of Ecology (Ecology) has accepted your application to the Standard process of the Voluntary Cleanup Program (VCP) for the Port of Bremerton Wilkins Distributing facility (Site). We applaud your initiative and welcome your interest in the VCP. This letter has important information on how we'll review your Site's VCP cleanup project (project).

Agreement

On February 10, 2026, we completed and signed your Standard VCP agreement for the project. This date is the effective date of the signed VCP Agreement in the appendix.

Identification numbers

We have also assigned a unique project name and number to your Site. This information is listed on the first page of your Standard VCP agreement (appendix). When contacting us, please reference this information to identify your project.

Communications

Unless otherwise requested, we'll communicate directly with you as the project manager listed on your VCP application form. If you replace your project manager, or their contact information changes, please submit a completed [change of contact form](#).¹

We have assigned the following cleanup project manager as our point of contact for your VCP project.

Arianne Fernandez
Toxics Cleanup Program, Headquarters
Department of Ecology
PO Box 47775
Olympia, WA 98504
arianne.fernandez@ecy.wa.gov
360-704-0173

Request for written opinion

As your cleanup progresses, you may request a written opinion on your planned or completed cleanup actions by submitting to Ecology 1) a completed [request for opinion](#)² form, and 2) cleanup action plans and/or cleanup reports.

Reporting requirements

When requesting our written opinions, you must comply with the following reporting requirements to avoid unnecessary delays in the VCP process.

Licensing. You must submit documents containing any geologic and hydrogeologic work under the seal of an appropriately licensed geologist or hydrogeologist, as required in chapter [18.220](#)³

¹ <https://apps.ecology.wa.gov/publications/summarypages/ECY070218.html>

² <https://apps.ecology.wa.gov/publications/summarypages/ECY070219.html>

³ <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.220>

RCW. You must submit documents containing any engineering work under the seal of a professional engineer, as required in chapter [18.43](#)⁴ RCW.

Data submittal. You must submit environmental data to our Environmental Information Management (EIM) system. The [Toxics Cleanup Program Policy 840](#)⁵ describes data submittal requirements. Please visit the [EIM Help Center](#)⁶ for data submittal instructions and more information.

Payment

We'll send monthly invoices to the billing contact listed in your VCP application form. Our invoices include a summary of costs incurred, payments received, names of staff billing to the project, and the time spent on the project during the previous month. Payment is due within 30 calendar days from the date of each invoice.

If you replace your billing contact, or their contact information changes, you must submit a completed change of contact form.

Grant availability

As a local government, you may qualify for an independent remedial action grant from Ecology, after completing your independent cleanup and receiving a VCP no further action determination under the VCP. Grant applications are accepted on an ongoing basis. Visit Ecology's [independent remedial action grants](#)⁷ webpage for information about eligibility and applying.

Before groundbreaking remedial actions begin, a cultural resources consultation is required to be conducted by Ecology, another state agency, or federal agency under the requirements of WAC [173-340-815](#).⁸ When Ecology is the lead agency for your project, request a cultural

⁴ <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.43>

⁵ <https://apps.ecology.wa.gov/publications/SummaryPages/1609050.html>

⁶ <https://apps.ecology.wa.gov/eim/help/>

⁷ <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Independent-remedial-action-grants>

⁸ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-815>

resources consultation by submitting a completed [Ecology cultural resources review form](#).⁹ For more information, visit our [cultural resource review](#)¹⁰ webpage.

Site listing notice

We determined that your Site requires cleanup action. Therefore, we added your Site to our [Contaminated Sites List](#),¹¹ as required by the Model Toxics Control Act. We appreciate your cooperation in planning or conducting cleanup action at the Site. Moving forward with cleanup action does not constitute an admission of guilt or liability. This early notice of site listing is required under WAC [173-340-310](#)¹² (6)(b).

Contact information

We are committed to working with you to complete a prompt and effective Site cleanup. If you have any questions, please contact me at 206-459-6287 or david.unruh@ecy.wa.gov.

Sincerely,



David Unruh, LHG
Toxics Cleanup Program, Northwest Region Office

Appendix: Copy of signed VCP agreement

cc: Arianne Fernandez, Ecology (arianne.fernandez@ecy.wa.gov)
Kristina Hedrick, Port of Bremerton (ap@portofbremerton.org)
Nick Treat, NWRO VCP Unit Supervisor (nick.treat@ecy.wa.gov)
Kim Wooten, NWRO TCP Section Manager (kim.wooten@ecy.wa.gov)
Treasure Mitchell, HQ VCP Coordinator (treasure.mitchell@ecy.wa.gov)
Cost Recovery Fiscal Team (ecyrevcp@ecy.wa.gov)
Rachel Homchick, TCP Fiscal Analyst (rachel.homchick@ecy.wa.gov)

⁹ <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070537.html>

¹⁰ <https://ecology.wa.gov/about-us/payments-contracts-grants/grants-loans/find-a-grant-or-loan/area-wide-groundwater-investigation-grants/cultural-resources-review>

¹¹ <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated>

¹² <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-310>

Appendix

Copy of signed VCP agreement



Voluntary Cleanup Program Agreement

Washington State Department of Ecology Toxics Cleanup Program

For completion by Ecology only	Facility/Site Name: Port of Bremerton Wilkins Distributing
	Facility/Site No.: 100001452
	VCP Project No.: NW3463

Instructions

Submit this Agreement (original) to Ecology as part of your Application. Before submitting, enter the Customer's name and the Site's address on the first page, and sign the Agreement on the second page. If your Application is accepted, then Ecology will do the following: 1) identify the Site and VCP project in the box below; 2) sign the Agreement; and 3) send you a copy of the completed Agreement.

This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and Port of Bremerton (Customer) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified below and associated with the following address: 521/525 Bay Street, Port Orchard, WA 98366

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), chapter 70A.305 RCW, and its implementing regulations, chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or chapter 173-340 WAC, then that definition shall govern.

Services Provided by Ecology

Upon request, Ecology agrees to provide the Customer informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Customer with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Customer provides Ecology with prior written authorization.

In accordance with RCW 70A.305.170, any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

Payment for Services by Customer

The Customer agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Customer consistent with WAC 173-340-515(6) and 173-340-550(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Customer a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Customer shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold any requested opinions and notify the Customer by certified mail that the debt is past due.

If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under chapter 19.16 RCW. The Customer agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70A.305.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Customer. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

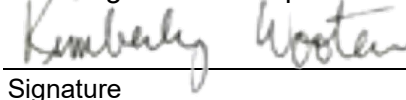
Termination of Agreement

Either party may terminate this Agreement without cause by sending written notice by U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise directed, issuance of a No Further Action opinion, either for the Site as a whole or for a portion of the real property located within the Site, shall constitute notice of termination by Ecology. Under this Agreement, the Customer is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

Representations and Signatures

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Customer to comply with the Agreement.


Washington State Department of Ecology


Signature

Kimberly Wooten
Printed Name

Section Manager,
Toxics Cleanup Program
February 10, 2026
Date

Customer


Arne Bakker (Jan 26, 2026 08:41:45 PST)
Signature

Arne Bakker
Printed Name of Signatory

Chief Operating Officer
Title of Signatory
Jan 26, 2026
Date

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.








2-VCP Agreement Form - 521-525 Bay Street- Port Orchard

Final Audit Report

2026-01-26

Created:	2026-01-20
By:	Ellen Ataie (ellena@portofbremerton.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_ZE7ml9ChniRqiXJRn0TORPxMGajvmOt

"2-VCP Agreement Form - 521-525 Bay Street- Port Orchard" History

-  Document created by Ellen Ataie (ellena@portofbremerton.org)
2026-01-20 - 4:42:29 PM GMT
-  Document emailed to arneb@portofbremerton.org for signature
2026-01-20 - 4:42:45 PM GMT
-  Email viewed by arneb@portofbremerton.org
2026-01-20 - 4:42:50 PM GMT
-  Email viewed by arneb@portofbremerton.org
2026-01-26 - 4:40:58 PM GMT
-  Signer arneb@portofbremerton.org entered name at signing as Arne Bakker
2026-01-26 - 4:41:43 PM GMT
-  Document e-signed by Arne Bakker (arneb@portofbremerton.org)
Signature Date: 2026-01-26 - 4:41:45 PM GMT - Time Source: server
-  Agreement completed.
2026-01-26 - 4:41:45 PM GMT

Application for Standard & Expedited VCP Processes

Washington State Department of Ecology – Toxics Cleanup Program



Under the **Voluntary Cleanup Program**¹(VCP), Ecology offers free site-specific, technical consultations for independent remedial actions for both the Standard VCP process and the Expedited VCP process.

[Clear form](#)

Applying to the Standard VCP Process

There is no fee to apply to the Standard VCP Process. Submit your application materials to the VCP Coordinator of the region where your site is located. Your application materials must include **this VCP application form**, a **VCP Agreement**² form, and a completed **Eligibility Form**.³

Then based on your site’s county, email your completed application to the regional email address listed here:



Northwest Region⁴ – Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom

Southwest Region⁵ – Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum

Central Region⁶ – Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima

Eastern Region⁷ – Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman

Applying to the Expedited VCP Process

Unlike the Standard VCP Process, applying to the Expedited VCP Process requires a nonrefundable application fee. You must pay that fee within seven calendar days of receiving our invoice for the fee. After receiving your completed application, we will email our invoice to your project billing contact you list in **Part 1-C**. We won’t process your application until we receive payment. Send your application to vcp-exp@ecy.wa.gov. Your complete Expedited VCP application must contain all the following:

1. This VCP application form.
2. **Expedited VCP Agreement**.⁸
3. **Completed Eligibility Form**.⁹
4. A remedial investigation report that meets our **remedial investigation checklist**¹⁰ requirements and is ready for our review. See the report requirements at **Working with the Voluntary Cleanup Program**.¹¹
5. Documentation of other remedial actions, investigations, or interim cleanup actions.
6. An automatically generated email as confirmation that all your site environmental data have been uploaded to our **Environmental Information Management**¹² (EIM) system.
7. A project cleanup schedule.

Ecology Brownfields is covering the review costs for this site.
Arianne Fernandez is lead point of contact.

To send us large files, please use your preferred file transfer service to share files with vcp-exp@ecy.wa.gov or contact us for assistance on using our file transfer service.

To request an opinion on a planned or completed remedial action, you must complete **Part 2-C**.



Part 1 – Administration

1-A SITE INFORMATION

Enter site information as noted in Ecology’s **What’s in My Neighborhood**,¹³ or suggest a name (if a new site).

Full site name: Port of Bremerton Wilkins Distributing Ecology ERTS#, if any: _____

Street address or location: 521 and 525 Bay Street, Port Orchard, WA 98366

1-B APPLICANT

The applicant is the person or organization applying to a VCP process. The applicant is responsible for paying Ecology’s incurred costs.

Applicant’s full name: Port of Bremerton

Identify the applicant’s entity type (check one). person organization

If the applicant is a person they must also be the project billing contact, as identified in both **Part 1-D** and **Part 1-E**. If the applicant is an organization, the project manager must be identified in **Part 1-B** and the project billing contact in **Part 1-D**. Both the project manager and the billing contact must be direct employees of the organization.

Identify the applicant’s involvement with the site (check all that apply).

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> property owner | <input type="checkbox"/> property lessee | <input type="checkbox"/> consultant | <input type="checkbox"/> private person/organization |
| <input type="checkbox"/> past property owner | <input type="checkbox"/> business owner/operator | <input type="checkbox"/> attorney | <input checked="" type="checkbox"/> public agency/organization |
| <input type="checkbox"/> future property owner | <input type="checkbox"/> mortgage holder | <input type="checkbox"/> agent of property owner | <input type="checkbox"/> other-specify _____ |

The Expedited VCP applicant must have an ownership interest in the facility, or operate the facility, or have a contractual right to purchase, redevelop, or reuse the facility. Agents for the property owner, such as a consultant, may not apply to the Expedited VCP process.

Is the applicant authorized to grant us property access? yes no

1-C PROJECT MANAGER

We will send the project manager all official correspondence. The project manager must be either the applicant or employed by the applicant. The project manager may not be a hired independent contractor.

Project manager’s full name: Arne Bakker Title: COO

Organization: Port of Bremerton

Mailing address: 8850 SW State Highway City: Bremerton State: WA Zip: 98312

Email address: arneb@portofbremerton.org Phone number: 360-813-0814

1-D PROJECT BILLING CONTACT

We will send our monthly invoices to the project billing contact. The project billing contact must be either the applicant or employed by the applicant. The project billing contact may not be a hired independent contractor.

Billing contact’s full name: Kristina Hedrick Title: Accounts Payable

Organization: Port of Bremerton

Mailing address: 8850 SW State Highway 3 City: Bremerton State: WA Zip: 98312

Email address: ap@portofbremerton.org Phone number: 360-674-2381



1-E PROJECT CONSULTANT

If you have retained a consultant to conduct independent remedial action, but they aren't the applicant, enter the consultant's information here. Otherwise, skip to **Part 1-F**.

Project consultant's full name: Joel Hecker, LHG Title: Senior Geologist

Organization: PIONEER Technologies Corporation

Mailing address: 5205 Corporate Center Ct SE, Suite A City: Lacey State: WA Zip: 98503

Email address: Heckerj@uspioneer.com Phone number: 360-570-1700 Ext 102

Do you want us to contact the project consultant? yes no

1-F PROPERTY OWNER

Check the property owner type (check one).

private tribal federal state county municipal public school mixed other-specify Quasi-Governmental Port

If the applicant is the property owner, skip to **Part 2**. Otherwise, enter their information here.

Property owner's full name: Same as Applicant Title: _____

Organization: _____

Mailing address: _____ City: _____ State: _____ Zip: _____

Email address: _____ Phone number: _____

1-G STATE FUNDING (FOR LOCAL GOVERNMENTS ONLY)

State funding may be available to cover cleanup costs through an **Independent Remedial Action Grant (IRAG)**¹⁴ to help cover cleanup costs. If you qualify and plan to apply for such funding, Ecology requires a cultural resources review before any ground disturbance activities. Ecology leads this review in partnership with **Department of Archaeology and Historic Preservation**¹⁵ (DAHP) and potential affected Tribes.

Do you want Ecology to start a cultural resources review?

yes To initiate a review, complete the **Cultural Resources Review Form**¹⁶ when applying to the VCP and submit it to tcpulturalresources@ecy.wa.gov. For more information, visit our **Cultural resource review**¹⁷ webpage.

no By not requesting a cultural resources review now; you understand that any work conducted prior to a review will *not* be eligible for state funding. If you decide to apply for state funding at a later phase, only work conducted after the required review will be eligible.

Part 2 – Reporting requirements

When requested, we can provide written opinions on reports sent to us with this application. However, your reports first **must** meet our **Part 2-A** and **Part 2-B** reporting requirements.

2-A PROFESSIONAL LICENSING

Documents submitted containing geology, hydrogeology, or engineering geology interpretation or work must be stamped by of an appropriately licensed geologist, hydrogeologist, or engineering geologist, respectively, as required by chapter **18.220 RCW**.¹⁸

Documents submitted containing engineering work must be stamped by an appropriately licensed professional engineer, as required by chapter **18.43 RCW**.¹⁹



2-B SUBMIT ENVIRONMENTAL DATA TO ECOLOGY'S EIM SYSTEM

You must upload all site environmental sampling and analysis data to our EIM system and meet its **submittal requirements**.²⁰ Set up an account if you don't have one. **We won't issue** a no further action opinion unless you have satisfied these requirements.

2-C REQUEST A WRITTEN OPINION

After meeting the **Part 2-A** and **Part 2-B** reporting requirements, you can request a written opinion on reports we receive. If you want a written opinion now, list the reports below that you're sending for review. We'll base our opinion on your submitted reports and any site information in our database.

Are you requesting a written opinion at this time? yes no

List all reports you want reviewed for our opinion.

Ecology Brownfields is covering the review costs for this site.
Arianne Fernandez is lead point of contact and has confirmed eligibility.

Part 3 – Describe your site

3-A SOURCE PROPERTY LOCATION

The "source property" is where contaminants were released into the environment, such as from an underground storage tank (UST) that leaked. Enter the source property location, if known.

Physical address: 521 and 525 Bay Street, Port Orchard

Latitude: 47.540669°N **Longitude:** -122.639926°W

List all parcel numbers of the source property:

4650-004-004-0102 (525 Bay Street), 4650-004-005-0002 (521 Bay Street)

3-B AFFECTED AND ADJACENT PROPERTIES

An "affected property" is one that is impacted by the contaminants released on a source property. Briefly describe whether and how any source property releases have impacted adjacent or other property. An example might include property affected by area-wide impacted from elevated lead and arsenic levels.

Describe releases to affected and/or adjacent property:

Former gas station with USTs released impact to subsurface. See Interim Action Work Plan (PIONEER 2024).

3-C RIGHTS OF WAY

Briefly describe if, and how, any of the releases have affected a right-of-way (e.g., roadway, sidewalk, easement).

Describe releases to any right-of-way:

Tanks themselves are partially located in ROW along Bay Street.

3-D AREA WIDE SMELTER EMISSIONS

Is the site affected by area-wide **smelter emissions** (e.g., **Tacoma Smelter Plume area**²¹)? yes no unknown



3-E FORMER FRUIT ORCHARDS

Is the site in a former fruit orchard that operated before 1947? yes no unknown

3-F AFFECTED MEDIA

List known and suspected contaminants and the environmental media affected before cleanup actions.*

Contaminant	soil	groundwater	surface water/ sediment	indoor air
TPH-G	C	C	O	
BTEX	C	C	O	
TPH-D	C	C	C	
Metals	C		B	
Naphthalenes	C	C	B	

*B = below cleanup level N = not suspected S = suspected C = above cleanup level O = confirmed not present U = unknown

Part 4 – Site operations

4-A CURRENT USE OF SOURCE PROPERTY

The facility on the source property is a (check all that apply):

waste treatment, storage, or disposal facility solid waste facility hazardous waste generator other-specify Vacant

4-B STORAGE TANK SYSTEM INFORMATION

Identify all aboveground storage tanks (ASTs)* and USTs that have ever stored chemicals on the source property.

List contaminant type. Leave blank where unknown.

Contaminant	UST/AST	Tank ID	Nominal size (gal)	Tank in use?	Install date	Closure date	Closure method	Releases?
Heating Oil	UST		800	No		01/10/2002	removed	Yes
Gasoline	UST			No		12/31/1980	closed in-place	Yes
Gasoline	UST			No		12/31/1980	closed in-place	Yes
Gasoline	UST			No		12/31/1980	closed in-place	Yes
Gasoline	UST			No				

4-C REDEVELOPMENT PLANS AS PART OF CLEANUP

Will any source or affected properties, or portions of those properties be redeveloped as part of the cleanup?

yes no unknown

If “yes”, check all proposed land uses that apply.

residential school commercial industrial childcare facility agricultural park other-specify SEE BELOW.

Briefly describe activities proposed for the planned land use(s).

Still TBD but potentially open-air farmers market, additional marina parking, or mixed-use



Part 5 – Independent remedial actions

5-A SCOPE OF REMEDIAL ACTIONS

Do you plan to **characterize and investigate** all site contamination, including contamination on affected adjacent properties, as part of your cleanup project? yes no unknown

If “no”, describe in your cleanup project work scope that you don’t plan to characterize or investigate all site contamination as part of a Standard VCP or Expedited VCP project. Describe the contamination on properties, portions of a property, environmental media affected, and contaminants to be cleaned up.

Briefly describe your cleanup project work scope.

Interim action (soil removal and injections) underway with Ecology funding and oversight. RI largely completed.

5-B STATUS OF REMEDIAL ACTIONS (CHECK ALL THAT APPLY)

	Planned	Ongoing	Completed	Not applicable
Remedial action	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Initial response (UST only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interim action	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Remedial investigation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Feasibility study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cleanup action	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5-C INDEPENDENT REMEDIAL ACTION DOCUMENTATION

Title	Preparer	Document date	Sent to Ecology?	Date sent
Site Assessment Report. Hanks Sheet Metal and Heating. 525 Bay Street	GeoSciences	01/21/2000		
Results of Soil and Groundwater Sampling. Bay Street Adjacent to Hanks Sheet Metal and Heating Property and Marina Mart Property	GeoSciences	01/21/2000		
Heating Oil UST and Cleanup Report. 521 Bay Street	GeoSciences	03/28/2002		
Phase II Environmental Site Assessment. Bay Street Property. 521 & 525 Bay Street	Krazen	04/27/2021	No	
PDI and Initial RI Data Gaps Work Plan	PIONEER	10/01/2022	Yes	10/01/2022
Interim Action Work Plan	PIONEER	05/01/2024	Yes	05/01/2024



Part 6 – Affirmation and signature

The undersigned affirms that the information provided in this application is true and accurate to the best of the applicant's knowledge. Someone other than the applicant may sign this application form.

Name: Joel Hecker, LHG

Title: Senior Geologist

Organization: PIONEER Technologies Corporation

Mailing address: 5205 Corporate Center Ct SE, Suite A

City: Lacey

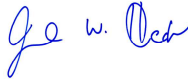
State: WA

Zip: 98503

Email address: heckerj@uspioneer.com

Phone number: 360-570-1700

Signature:



Date: 1/16/26

Identify the signatory's involvement at the site (check all that apply).

applicant consultant property owner attorney other-specify _____

Expedited VCP note: While anyone may sign the application form, only certain types of applicants are eligible to join the Expedited VCP process and sign the Expedited VCP agreement. To sign the agreement, the applicant must have an ownership interest in the facility, or operate the facility, or have a contractual right to purchase, redevelop, or reuse the facility. If the applicant is a corporation, a representative authorized to bind the corporation must sign the Expedited VCP agreement.

Ecology commits to providing people with disabilities access to information and services by meeting or exceeding requirements of the Americans with Disabilities Act, Sections 504 and 508 of the Rehabilitation Act, and Washington State Policy #188. To request an Americans with Disabilities Act accommodation, contact Ecology at (360) 407-6831 or ecyadacoordinator@ecy.wa.gov. For Washington Relay Service or teletypewriter (TTY), call 711 or (877) 833-6341. Visit Ecology's accessibility & equity webpage.²²

¹ <https://www.ecy.wa.gov/vcp>

² <https://apps.ecology.wa.gov/publications/SummaryPages/ecy070324.html>

³ <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070689.html>

⁴ <mailto:VCP-NWRO@ecy.wa.gov>

⁵ <mailto:VCP-SWRO@ecy.wa.gov>

⁶ <mailto:VCP-CRO@ecy.wa.gov>

⁷ <mailto:VCP-ERO@ecy.wa.gov>

⁸ <http://ecyapfpass/Biblio2/SummaryPages/ECY070633.html>

⁹ <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070689.html>

¹⁰ <https://apps.ecology.wa.gov/publications/SummaryPages/1609006.html>

¹¹ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/voluntary-cleanup-program/working-with-vcp>

¹² <https://ecology.wa.gov/Research-Data/Data-resources/Environmental-Information-Management-database/EIM-submit-data>

¹³ <https://apps.ecology.wa.gov/neighborhood/?lat=47.500000&lon=-121.000000&zoom=7&radius=false>

¹⁴ <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Independent-remedial-action-grants>

¹⁵ <https://dahp.wa.gov/>

¹⁶ <https://apps.ecology.wa.gov/publications/documents/ecy070537.pdf>

¹⁷ <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Area-wide-groundwater-investigation-grants/Cultural-resources-review>

¹⁸ <https://app.leg.wa.gov/RCW/default.aspx?cite=18.220&full=true>

¹⁹ <https://app.leg.wa.gov/RCW/default.aspx?cite=18.43&full=true>

²⁰ <https://apps.ecology.wa.gov/eim/help/HelpDocuments/OpenDocument/14>

²¹ <https://apps.ecology.wa.gov/dirtalert/>

²² <https://ecology.wa.gov/about-us/accessibility-equity>





Use this form to identify the appropriate agency for technical assistance cleaning up a contaminated site.

- [Department of Ecology](#)¹ (Ecology)
[Voluntary Cleanup Program](#)² – VCP

OR

- [Pollution Liability Insurance Agency](#)³ (PLIA)
[Technical Assistance Program](#)⁴ – TAP

<p>Eligibility check (Ecology use only)</p> <p><input type="checkbox"/> correct</p> <p><input type="checkbox"/> incorrect</p>
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TAP primarily assists with contamination from petroleum tank system cleanups, while VCP covers contamination from a variety of sources. If the VCP is appropriate for your cleanup, submit this form with your VCP application. Submitting this form does not guarantee acceptance into the VCP.

Part 1 – Applicant information

Applicant name: _____

Application submission date: _____

Part 2 – Heating oil and other petroleum tank system releases

TAP provides technical assistance for cleaning up contamination from heating oil and other petroleum tank systems. Check the following box if it applies to the site.

- The site **does not involve** a release from a heating oil or other petroleum tank system.

If you checked this box, jump to [Part 5](#) and select “Ecology’s VCP;” otherwise, continue.

Part 3 – TAP inclusionary factors

Check the following box if it applies to the site.

- The site is enrolled in, or has received funding through, PLIA’s [Financial Assurance Program](#),⁵ [UST Loan and Grant Program](#),⁶ or other PLIA program.

If you checked this box, jump to [Part 5](#) and select “PLIA’s TAP;” otherwise, continue.

Part 4 – TAP exclusionary factors

Check all boxes that apply to your site.

- The release has or is suspected to have impacts to surface water or sediment.
- The release has or is suspected to be commingled with non-petroleum contaminants.

Voluntary Cleanup Program Eligibility Form

Washington State Department of Ecology – Toxics Cleanup Program

- The release occurred at an Ecology-regulated industrial, solid waste, dangerous waste, or nuclear waste facility.
- Ecology or the U.S. Environmental Protection Agency is conducting or overseeing cleanup, or negotiating an order or decree for cleanup.
- The site is planned to be under Ecology formal oversight.
- Ecology is the sole or lead funding agency for cleanup, including local government intending to apply for an Independent Remedial Action Grant.

If you checked any of these boxes, continue to [Part 5](#) and select “Ecology’s VCP.” Otherwise, continue to [Part 5](#) and select “PLIA’s TAP.”

Part 5 – Identify the applicable technical assistance program for your site

Based on the above checked boxes, select the appropriate program for the site.

- Ecology’s VCP → **Note** that Ecology may determine your cleanup is more appropriate with formal oversight through an order or decree.
- PLIA’s TAP → Contact PLIA.

Ecology Brownfields is covering the review costs for this site. Arianne Fernandez is point of contact and has confirmed eligibility.

Accommodation requests

If you need this publication in an alternative format, please call the Toxics Cleanup Program at (360) 407-7170 or visit the [Toxics Cleanup Program](#)⁷ webpage. People with hearing impairment can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341.

¹ <https://ecology.wa.gov/>

² <https://ecology.wa.gov/VCP>

³ <https://plia.wa.gov/>

⁴ <https://plia.wa.gov/technical-assistance-program/>

⁵ <https://plia.wa.gov/financial-assurance-program/>

⁶ <https://plia.wa.gov/ust-loan-and-grant-program/>

⁷ <https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup>