



## **PERIODIC REVIEW**

**Tonasket School District  
Facility/Site ID #: 77985367**

**33 Highway 20 East  
Tonasket, Washington 98855**

**Central Regional Office**

**TOXICS CLEANUP PROGRAM**

**February 2009**

<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 SUMMARY OF SITE CONDITIONS .....</b>	<b>2</b>
2.1 Site History .....	2
2.2 Site Investigations and Remedial Activities .....	2
2.3 Cleanup Levels.....	3
2.4 Restrictive Covenant.....	3
<b>3.0 PERIODIC REVIEW.....</b>	<b>4</b>
3.1 Effectiveness of completed cleanup actions .....	4
3.2 New scientific information for individual hazardous substances for mixtures present at the Site .....	4
3.3 New applicable state and federal laws for hazardous substances present at the Site .....	4
3.4 Current and projected site use.....	4
3.5 Availability and practicability of higher preference technologies .....	5
3.6 Availability of improved analytical techniques to evaluate compliance with cleanup levels .....	5
<b>4.0 CONCLUSIONS.....</b>	<b>6</b>
4.1 Next Review.....	6
<b>5.0 REFERENCES.....</b>	<b>7</b>
<b>6.0 APPENDICES.....</b>	<b>8</b>
6.1 Vicinity Map .....	9
6.2 UST #1 and #2 Area Site Plan .....	10
6.3 UST #3 and #4 Area Site Plan .....	11
6.4 Environmental Covenant .....	12
6.5 Photo log .....	18

## 1.0 INTRODUCTION

This document is a review by the Washington State Department of Ecology (Ecology) of post-cleanup site conditions and monitoring data to ensure that human health and the environment are being protected at the Tonasket School District property (Site). Cleanup at this Site was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC).

Cleanup activities at this Site were completed under the Voluntary Cleanup Program. The cleanup actions resulted in concentrations of petroleum hydrocarbons (TPH) in soil exceeding MTCA Method A cleanup levels remaining at the Site. The MTCA Method A cleanup levels for soil are established under WAC 173-340-740(2). WAC 173-340-420 (2) requires that Ecology conduct a periodic review of a site every five years under the following conditions:

- (a) Whenever the department conducts a cleanup action;
- (b) Whenever the department approves a cleanup action under an order, agreed order or consent decree;
- (c) Or, as resources permit, whenever the department issues a no further action opinion;
- (d) And one of the following conditions exists:
  - 1. Institutional controls or financial assurance are required as part of the cleanup;
  - 2. Where the cleanup level is based on a practical quantitation limit;
  - 3. Where, in the department's judgment, modifications to the default equations or assumptions using site-specific information would significantly increase the concentration of hazardous substances remaining at the site after cleanup or the uncertainty in the ecological evaluation or the reliability of the cleanup action is such that additional review is necessary to assure long-term protection of human health and the environment.

When evaluating whether human health and the environment are being protected, the factors the department shall consider include [WAC 173-340-420(4)]:

- (a) The effectiveness of ongoing or completed cleanup actions;
- (b) New scientific information for individual hazardous substances or mixtures present at the Site;
- (c) New applicable state and federal laws for hazardous substances present at the Site;
- (d) Current and projected Site use;
- (e) Availability and practicability of higher preference technologies; and
- (f) The availability of improved analytical techniques to evaluate compliance with cleanup levels.

The department shall publish a notice of all periodic reviews in the site register and provide an opportunity for public comment.

## **2.0 SUMMARY OF SITE CONDITIONS**

### **2.1 Site History**

The Tonasket School District (TSD) property is located in the City of Tonasket in Okanogan County, Washington (Vicinity Map - Appendix 6.1). Following remedial activities, a restrictive covenant was recorded for the property in 1999 and the Site received a No Further Action determination.

The TSD property is located on a hill along Highway 20 on the east side of the town of Tonasket. The school property is a campus that contains elementary, middle school, high school, and administrative buildings. During remedial activities, the Tonasket School campus was undergoing major renovation.

### **2.2 Site Investigations and Remedial Activities**

In May 1995, four underground storage tanks (USTs) were removed at the TSD campus located in Tonasket, Washington. These tanks included one 10,000-gallon fuel oil UST (UST #1), one 300-gallon fuel oil UST (UST #2), one 500-gallon gasoline UST (UST #3), and one 1,000-gallon gasoline UST (UST #4). Site maps are available as Appendix 6.2 and 6.3.

Results of analyses collected during UST removal indicated that UST #1, UST #2, and UST #4 leaked. Additional excavation was performed in an attempt to remediate impacted soil at all three release sites. Excavation was stopped when it became apparent that the integrity of nearby building structures was threatened if excavation continued. Results of samples obtained at the limit of over-excavation boundaries indicated that remediation was incomplete.

On June 21, 1995, Bison Environmental installed two soil borings to determine the vertical limit of hydrocarbon contamination. One of the soil borings was installed at the location of deepest documented contamination at the UST #1 and UST #2 site. This soil boring was installed to 34 feet below ground surface (bgs). The other soil boring was installed at the former location of the UST #4 leak, and was completed to 44 feet bgs. Both soil borings were installed to 15 feet beyond the deepest interval of contamination as determined through field analysis of soil samples. Groundwater was not encountered in either soil boring.

During drilling, soil samples were collected at five foot intervals in both soil borings. Soil samples were submitted for laboratory analysis for hydrocarbons. Results were compared to MTCA Method A soil cleanup levels. Results indicate that approximately 17.5 cubic yards of impacted soil remains below the former UST #1 and UST #2 site between 19 ft and 23 feet bgs. In addition, approximately 9.5 cubic yards remain below the former UST #4 site between 8.5 and 17 feet bgs.

Both impacted areas present a low threat to human health and the environment given the non-volatile nature of the contaminants, depth of the contaminants, and depth to groundwater in the

vicinity. It was determined that both impacted areas would be managed in-place with the use of institutional controls.

## **2.3 Cleanup Levels**

At the time of the remedial action, the MTCA Method A cleanup level for gasoline range petroleum hydrocarbons (TPH-G) in soil was 100 ppm, the cleanup level for diesel-range petroleum hydrocarbons (TPH-D) was 200 ppm and the cleanup level for heavy oil-range petroleum hydrocarbons (TPH-O) in soil was 200 ppm. In 2001, Ecology changed the MTCA Method A cleanup level for TPH-G 1,000 ppm, TPH-D in soil to 2,000 ppm and TPH-O in soil to 2,000 ppm. The new higher cleanup levels will be applied to the Site, though the remedial actions taken at the Site are not impacted by this change.

## **2.4 Restrictive Covenant**

Following remediation, a Restrictive Covenant was recorded for the Site in 1999. The Restrictive Covenant imposes the following limitations:

1. Any activity on the property that may result in the release or exposure to the environment of contaminated soil that was contained as part of the remedial action is prohibited without prior written approval from Ecology.
2. Any activity that may interfere with the integrity of the remedial action is prohibited.
3. The owner or successor owner of the Site must give written notice of intent to convey any interest in the Site.
4. The owner must restrict leases to uses consistent with the restrictive covenant.
5. The owner must get written approval from Ecology to use the property in a manner inconsistent with the restrictive covenant.
6. The owner or successor owner shall grant Ecology the right to enter the site at reasonable times.
7. The owner or successor owner reserves the right to remove this Covenant with Ecology's approval.

The Restrictive Covenant is available as Appendix 6.3.

## **3.0 PERIODIC REVIEW**

### **3.1 Effectiveness of completed cleanup actions**

Based upon the site visit conducted on January 21, 2009, the asphalt cover at the Site continues to eliminate exposure pathways (ingestion, contact) to the majority of contaminated soils. Contaminated soils that are not covered by asphalt are located in landscaped areas that are capped with clean soil, maintained by maintenance personnel, and are not used by students. The asphalt areas appear to be in satisfactory condition and no repair, maintenance, or contingency actions have been required. Landscaped areas are in excellent condition. The Site is still operating as a school campus. A photo log is available as Appendix 6.4.

The Restrictive Covenant for the Site was recorded and is in place. This Restrictive Covenant prohibits activities that will result in the release of contaminants contained as part of the cleanup without Ecology's approval, and prohibits any use of the property that is inconsistent with the Covenant. This Restrictive Covenant serves to ensure the long-term integrity of the Site surface.

### **3.2 New scientific information for individual hazardous substances for mixtures present at the Site**

Cleanup levels at the Site were based on regulatory standards rather than calculated risk for chemicals and/or media. These standards continue to be protective of site-specific conditions.

### **3.3 New applicable state and federal laws for hazardous substances present at the Site**

The cleanup at the site was governed by Chapter 173-340 WAC (1996 Ed.). WAC 173-340-702(12) (c) [2001 ed.] provides that,

“A release cleaned up under the cleanup levels determined in (a) or (b) of this subsection shall not be subject to further cleanup action due solely to subsequent amendments to the provision in this chapter on cleanup levels, unless the department determines, on a case-by-case basis, that the previous cleanup action is no longer sufficiently protective of human health and the environment.”

Contamination likely remains at the site above MTCA Method A cleanup levels and the cleanup action is still protective of human health and the environment.

### **3.4 Current and projected Site use**

The Site is currently used as a primary and secondary school campus. There have been no changes in current or projected future site or resource uses.

### **3.5 Availability and practicability of higher preference technologies**

The remedy implemented included containment of hazardous substances, and it continues to be protective of human health and the environment. While higher preference cleanup technologies may be available, they are still not practicable at this Site.

### **3.6 Availability of improved analytical techniques to evaluate compliance with cleanup levels**

The analytical methods used at the time of the remedial action were capable of detection below MTCA Method A cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

## **4.0 CONCLUSIONS**

- The cleanup actions completed at the Site appear to be protective of human health and the environment.
- Soils cleanup levels have not been met at the Site; however, under WAC 173-340-740(6) (f), the cleanup action is determined to comply with cleanup standards since the long-term integrity of the containment system is ensured, and the requirements for containment technologies in WAC 173-340-360(8) have been met.
- The Restrictive Covenant for the property is in place and will be effective in protecting public health and the environment from exposure to hazardous substances and protecting the integrity of the cleanup action.

Based on this periodic review, the Department of Ecology has determined that the requirements of the Restrictive Covenant have been satisfactorily completed. No additional remedial actions are required by the property owner. It is the property owner's responsibility to continue to inspect the site to ensure that the integrity of the cap is maintained.

### **4.1 Next Review**

The next review for the site will be scheduled five years from the date of this periodic review. In the event that additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years from the completion of those activities.



## **5.0 REFERENCES**

Bison Environmental Resources, Inc. Leaking Underground Storage Tank Site Characterization Report. July 1995.

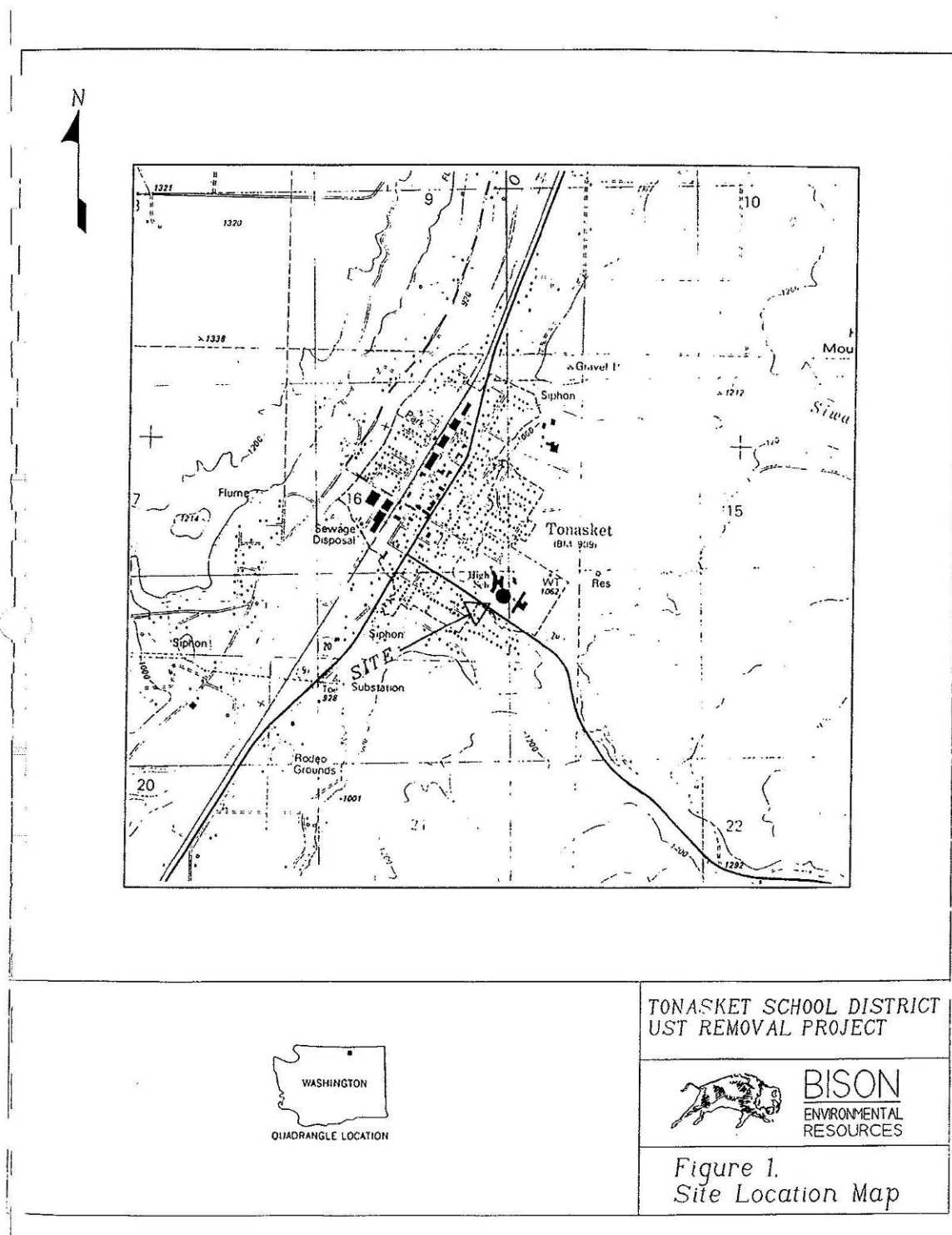
Ecology. Restrictive Covenant. 1999.

Ecology. Site Visit. 2009.

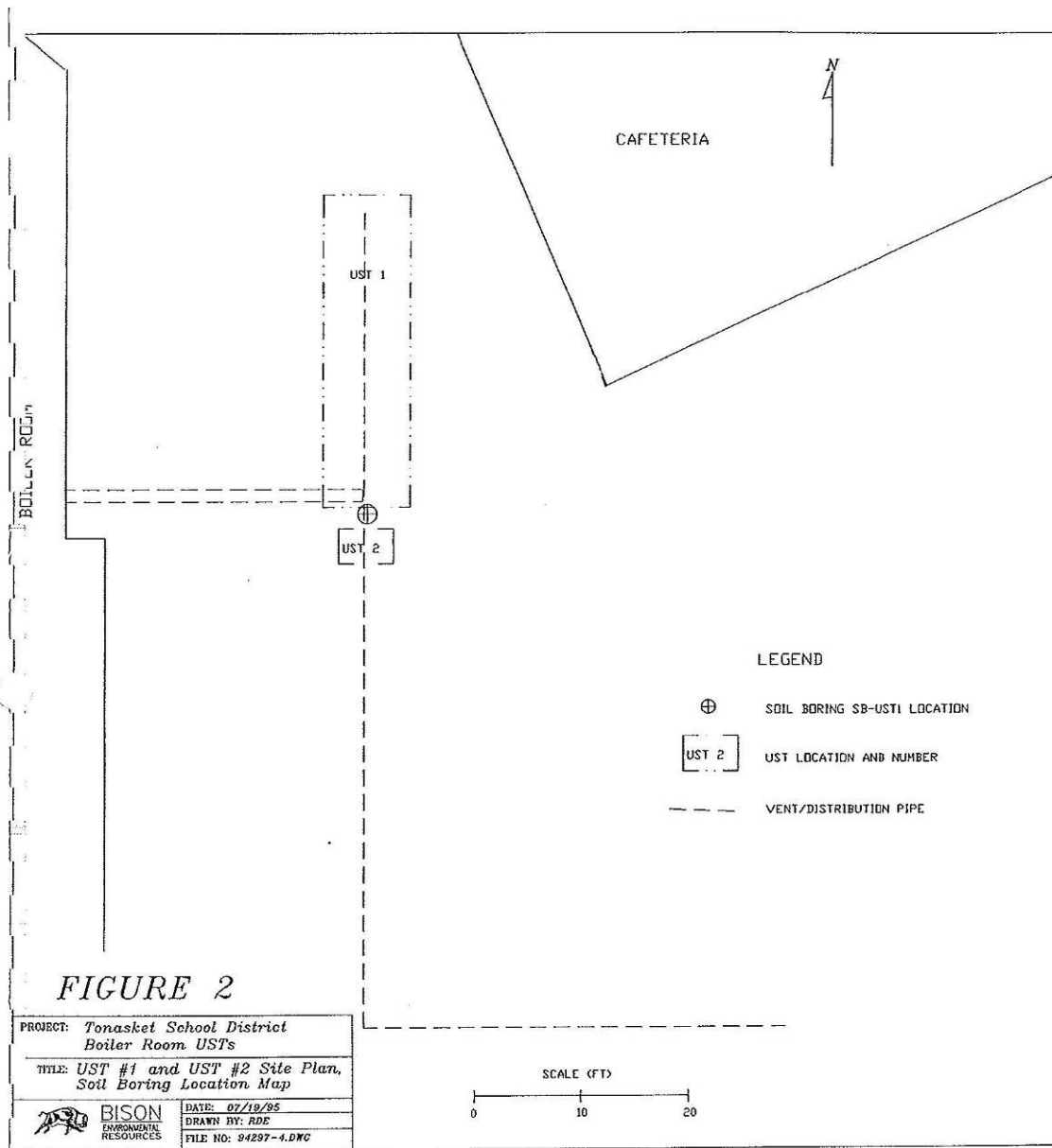
---

## **6.0 APPENDICES**

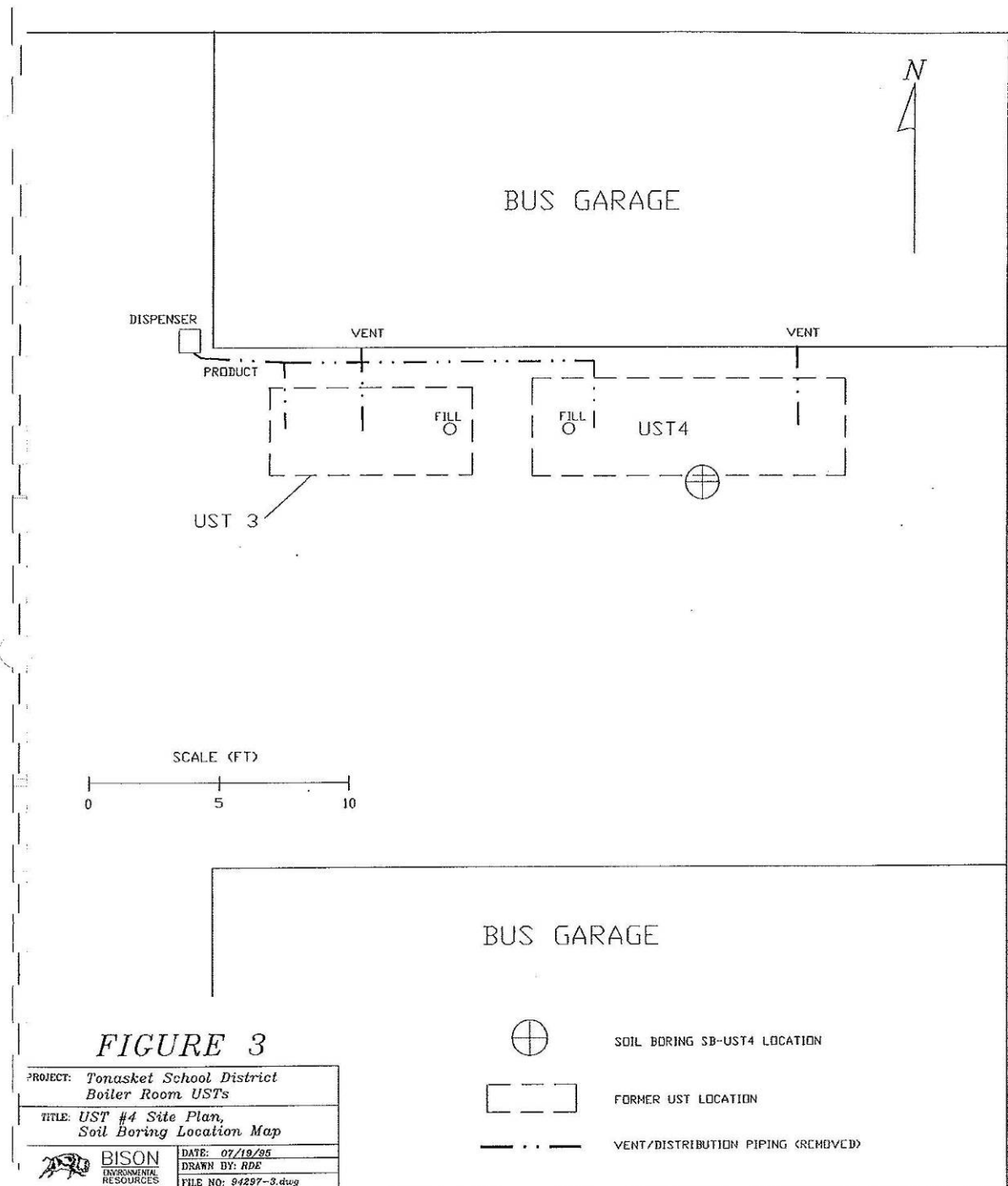
## 6.1 Vicinity Map



## 6.2 UST #1 and #2 Area Site Plan



### 6.3 UST #3 and #4 Area Site Plan



## 6.4 Environmental Covenant

Restrictive covenant  
9/22/98



### RESTRICTIVE COVENANT

Tonasket School District #404

Bus Garage and High School UST Sites

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030 (1)(f) and (g) and WAC 173-340-440 by Tonasket School District #404, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following document[s]: *UST Removal Report, Tonasket Public School District #404, June 1995*, and *Leaking Underground Storage Tank Site Characterization Report, Tonasket Public School District #404, July 1995*, both by Bison Environmental Resources, Inc. These documents are on file at Ecology's Central Regional Office in Yakima, Washington.

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of diesel and oil range total petroleum hydrocarbons which exceed the Model Toxics Control Act Method A Residential Cleanup Level for soil established under WAC 173-340-740.

The undersigned, Tonasket School District #404, is the fee owner of real property (hereafter "Property") in the County of Okanogan, State of Washington, that is subject to this

Restrictive covenant  
9/22/98



Restrictive Covenant. The Property is legally described in Attachment A of this Restrictive Covenant and made a part hereof by reference.

Tonasket School District makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

**Section 1.**

Two portions of the Property contain residual concentrations of diesel and oil-range total petroleum hydrocarbons which exceed the Model Toxics Control Act Method A Residential Cleanup Level for soil.. Area 1 is located beneath the administrative wing of the new Tonasket High School building. This area is beneath the former UST #1 and UST #2 area as described within the report *Leaking Underground Storage Tank Site Characterization Report, Tonasket Public School District #404, July 1995* as prepared by Bison Environmental Consulting, Inc. At Area 1, approximately 17.5 cubic yards of contaminated soil is present between 19 and 23 ft bgs. Area 2 is located at the Tonasket School District Bus Maintenance Facility, beneath asphalt located between the facility's north and south maintenance garages. This area is beneath the former UST #4 area as described within the report *Leaking Underground Storage Tank Site Characterization Report, Tonasket Public School District #404, July 1995* as prepared by Bison Environmental Consulting, Inc. Approximately 9.5 cubic yards of soil above the cleanup level are located between 8.5 and 17 ft below ground surface (bgs) at Area 2. Areas of contaminated soil left in-place are presented in Attachment B, Figures 2 and 3.

Restrictive covenant  
9/22/98



Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology. At Area 1, the Owner shall not alter, modify, or remove the existing Tonasket High School administrative wing structure in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology. Contaminated soil at Area 2 is located beneath an asphalt pad that was constructed in part to minimize infiltration of precipitation into contaminated soils. Owner activities that are prohibited at Area 2 include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork. Any other work near Area 2 that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway shall not occur without prior written approval from Ecology.

**Section 2.** Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

**Section 3.** The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

**Section 4.** The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.



Restrictive covenant  
9/22/98



3006986  
Page: 4 of 6  
03/15/1999 01:43P  
Okanogan Co, WA

Section 5. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 6. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.

Section 7. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

*Randy Hauff*

Randy Hauff, Superintendent  
Tonasket School District #404

*November 5, 1998*

Date Signed

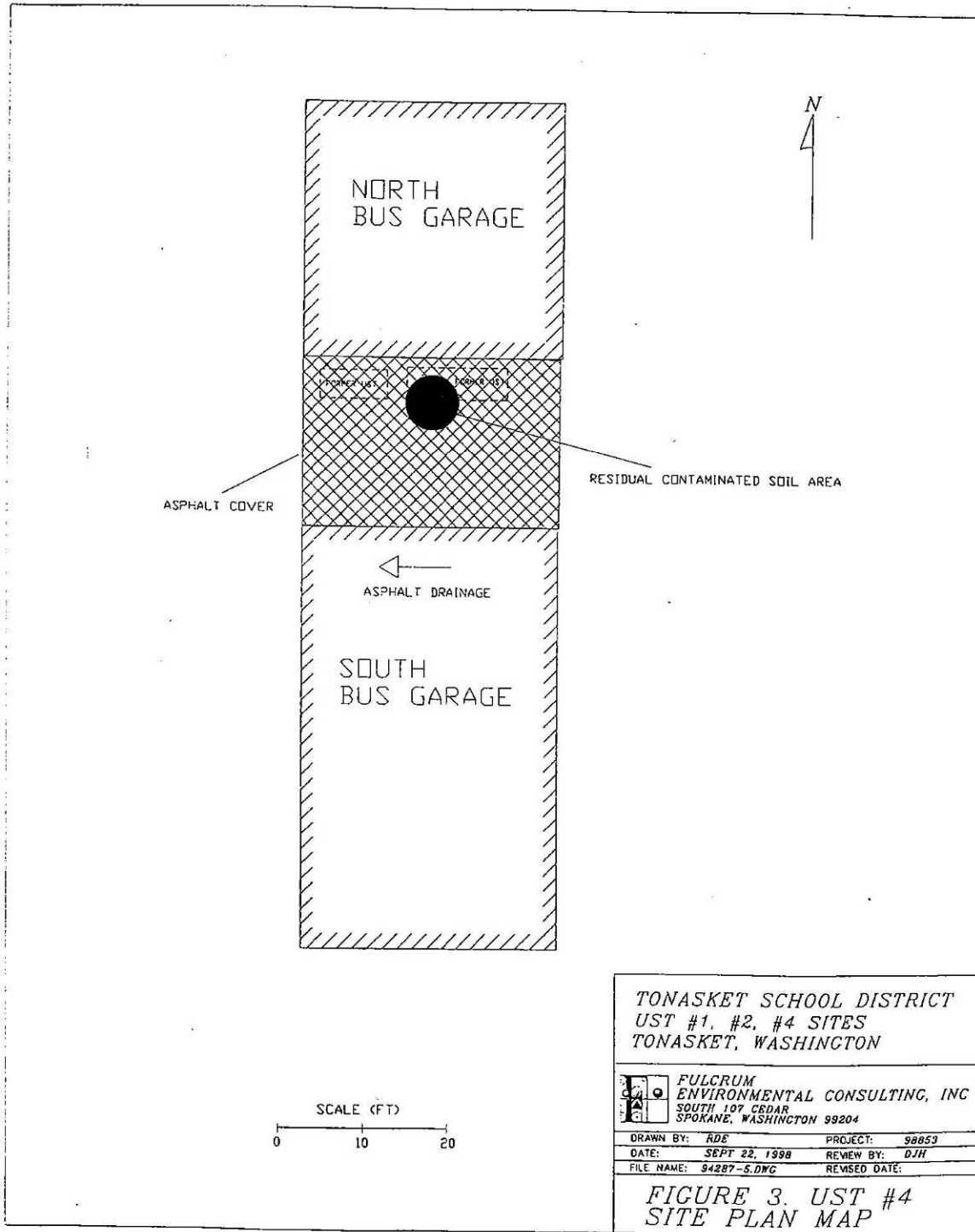
Note: The Property Owner must have this Restrictive Covenant notarized.

State of Washington County of Okanogan  
Signed before me on March 22, 1999

*Bonna M. Gavin*  
Notary Public My Commission Expires: 11-29-2001

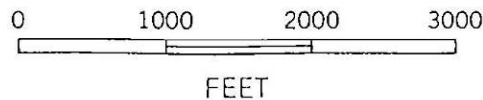
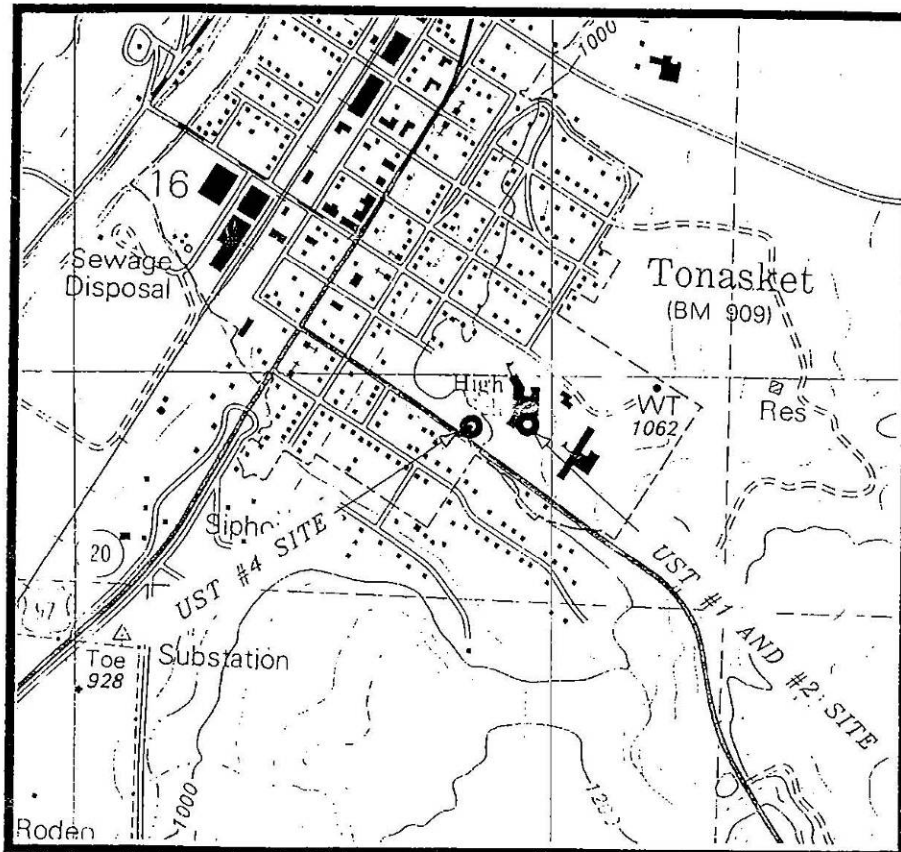


TONASKET SD 484 COVEN 13.00 3006986  
Page: 5 of 8  
03/15/1999 01:43P  
Okanogan Co, WA





3006986  
Page: 8 of 8  
03/15/1999 01:43P  
Okanogan Co, WA



TONASKET SCHOOL DISTRICT  
UST #1, #2, #4 SITES  
TONASKET, WASHINGTON

FULCRUM  
ENVIRONMENTAL CONSULTING, INC  
SOUTH 107 CEDAR  
SPOKANE, WASHINGTON 99204

DRAWN BY: RDE	PROJECT: 98053
DATE: SEPT 22, 1998	REVIEW BY: DJH
FILE NAME: 94287-6.DWG	REVISED DATE:

FIGURE 1  
SITE LOCATION MAP

---

## 6.5 Photo log

**Photo 1: Front of High School - from the east**



**Photo 2: Former Tank Area - from the northeast**





**Photo 3: Former Bus Garage Area - from the southwest**



**Photo 4: Former Bus Garage Tank Area – from the west**

