

Cleanup Plans Available for Public Comment

The Washington State Department of Ecology (Ecology) would like your comments on proposed cleanup plans for the Olympia Dry Cleaners cleanup site. The site is located at 606 Union Ave SE in Olympia.

Ecology Wants Your Comments!

We are accepting comments on these documents from
September 18—October 17, 2014:

- **Consent Decree (CD)** — A legal agreement that requires the Estate of Katherine Burleson (the estate) and GJG, LLC to clean up the site.
- **Remedial Investigation Report (RI)** — describes the nature and extent of contamination.
- **Feasibility Study (FS)** — compares cleanup options.
- **Draft Cleanup Action Plan** — outlines the recommended cleanup (see page 2 for proposed cleanup).
- **Updated Public Participation Plan** — describes the tools Ecology will use to inform the public and gather feedback.
- **State Environmental Policy Act (SEPA) Review** — describes the potential environmental impact of the cleanup work.

The box to the right shows where to review documents and how to submit comments.

Background and Contamination

In 1970, Frank Burleson bought the Olympia Dry Cleaners property and built a dry cleaning facility. He ran the dry cleaners until 1981. Since then, the property has been rented to many different tenants and mostly used for dry cleaning.

Past dry cleaning operations released tetrachloroethylene (PCE, see box on page 2) to the environment. Studies showed that concentrations of PCE and its breakdown chemicals are above state cleanup standards in soil, groundwater, and in an above-ground seep (water that reaches the surface). These chemicals can be harmful to human health and the environment, so cleanup is important.

The current dry cleaning business uses a PCE-free dry cleaning machine.

Comments Accepted

**September 18 —
October 17, 2014**

Send Comments and Technical Questions to:

Steve Teel, Site Manager
Department of Ecology
SWRO Toxics Cleanup Program
P.O. Box 47775
Olympia, WA 98504-7775
Phone: (360) 407-6247
Email: Steve.Teel@ecy.wa.gov

Public Involvement Questions:

Diana Smith
Public Involvement Coordinator
Phone: (360) 407-6255
Email: Diana.Smith@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Olympia Timberland Library
313 8th Avenue SE
Olympia, WA 98501
(360) 352-0595

WA Department of Ecology Southwest Regional Office

300 Desmond Drive SE
Lacey, WA 98503

By appointment only:

Contact Susie Baxter,
Susan.Baxter@ecy.wa.gov or
(360) 407-6365

Ecology's Toxics Cleanup Website

[https://fortress.wa.gov/ecy/gsp/
Sitepage.aspx?csid=4722](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4722)

Facility Site ID #: 1446





(Former) Olympia Dry Cleaners at 606 Union Ave

Interim Actions (Partial Cleanups)

The property owner did interim cleanup actions to address contamination in soil and groundwater. In 2006, they removed a total of 311 tons of contaminated soil and disposed of it at an approved facility.

In 2007, they built a system to collect and treat a contaminated groundwater seep that had found its way to the surface. The system prevents the seep water from flowing away from the site and into nearby stormwater drains. The system will be shut down and removed before the proposed cleanup (below).

Proposed Cleanup

The proposed cleanup plan calls for the estate and GJG to:

- **Excavate contaminated soil** using slot trenches. This involves removing soil in parallel rows, or slots, that are 4 feet wide and 10-12 feet deep. Using trenches helps keep the excavated area stable.

The green rows will be excavated first (see page 3). A mixture of cement and sand, called controlled density fill, will fill the space. This will create a barrier to groundwater flow through the excavated area. Combined with the removal of contaminated soil, the fill will improve groundwater quality.

After the green rows are excavated and filled, the yellow rows will follow. An estimated 400 tons of soil will be removed and disposed of at an approved facility.
- **Record an environmental covenant (EC)** for the site properties. An EC is a legal document attached to the property deed. It prohibits activities that may result in the release of any contamination remaining on a site after cleanup.

Some contaminated soil will not be removed because it is too close to or below the buildings, or it is under the Cherry Street SE right of way. If the site is ever redeveloped, the remaining soil may be cleaned up.

- **Develop long-term groundwater monitoring and vapor intrusion plans:**

Groundwater— Site groundwater is not used for drinking purposes. Groundwater will be monitored four times a year during the first year after cleanup. Depending on results, the monitoring frequency may change.

Vapor intrusion— Vapor intrusion (VI) is when chemical vapors move from soil and groundwater into air in buildings through crawlspaces and cracks or other openings in the foundation. Earlier VI studies showed that no indoor air health hazards existed at the adjacent building during the time indoor air samples were taken. The VI plan will detail how future indoor air samples will be collected from the dry cleaners building.

What Happens Next

After the comment period ends, Ecology will reply to comments we received. We will then make any needed changes and finalize the plans.

After cleanup, the estate and GJG will submit the VI and groundwater monitoring plans to Ecology. The property owners will also record the EC.

Because some contamination will remain on site after cleanup, Ecology will review the site every five years to make sure cleanup actions are still protective of human health and the environment.

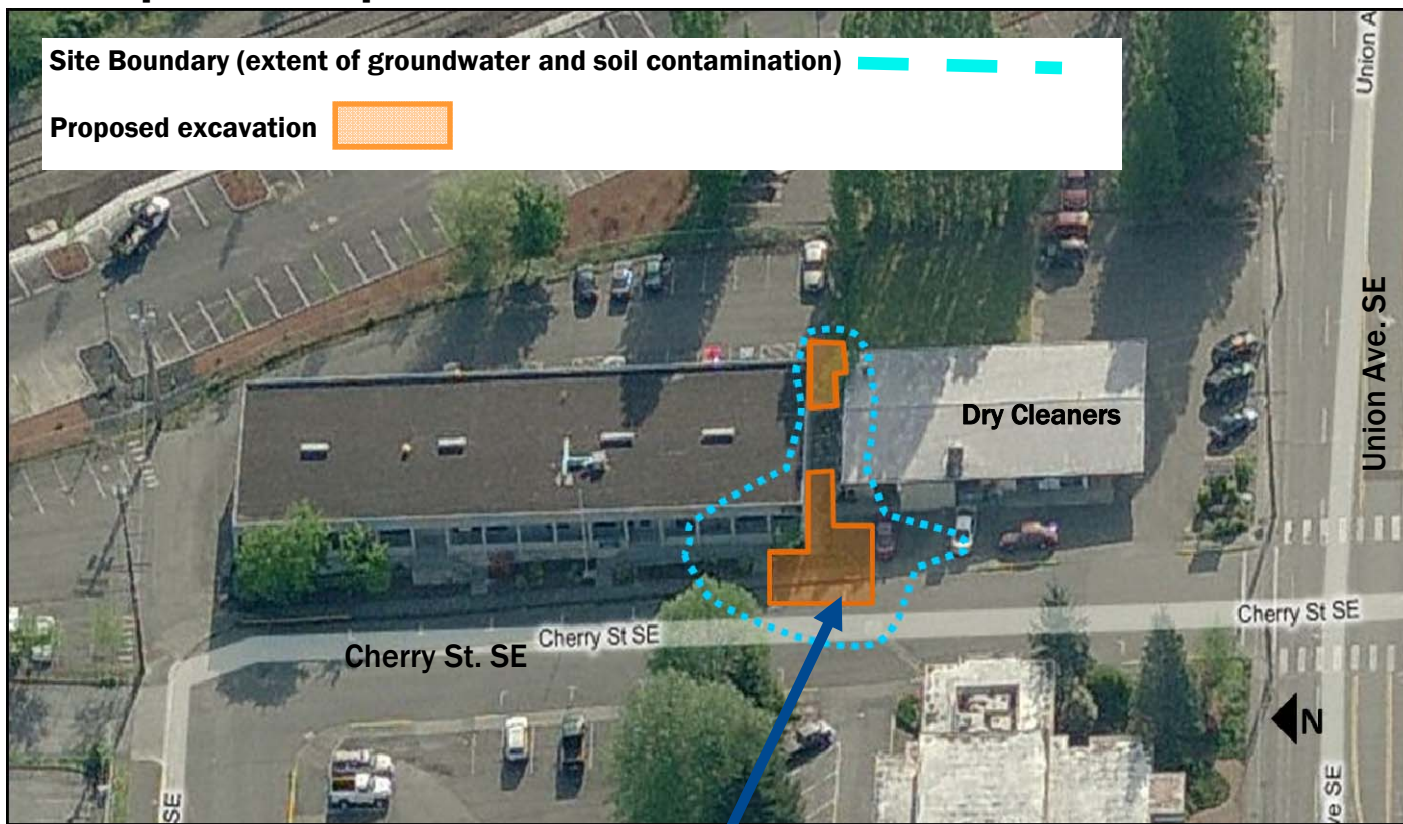
What is Tetrachloroethylene (PCE)?

PCE, also known as Perchloroethylene, is a manufactured chemical that is widely used for dry cleaning fabrics and for metal degreasing.

It evaporates easily into the air. High concentrations of PCE can cause health effects like dizziness, headache, sleepiness, and nausea.

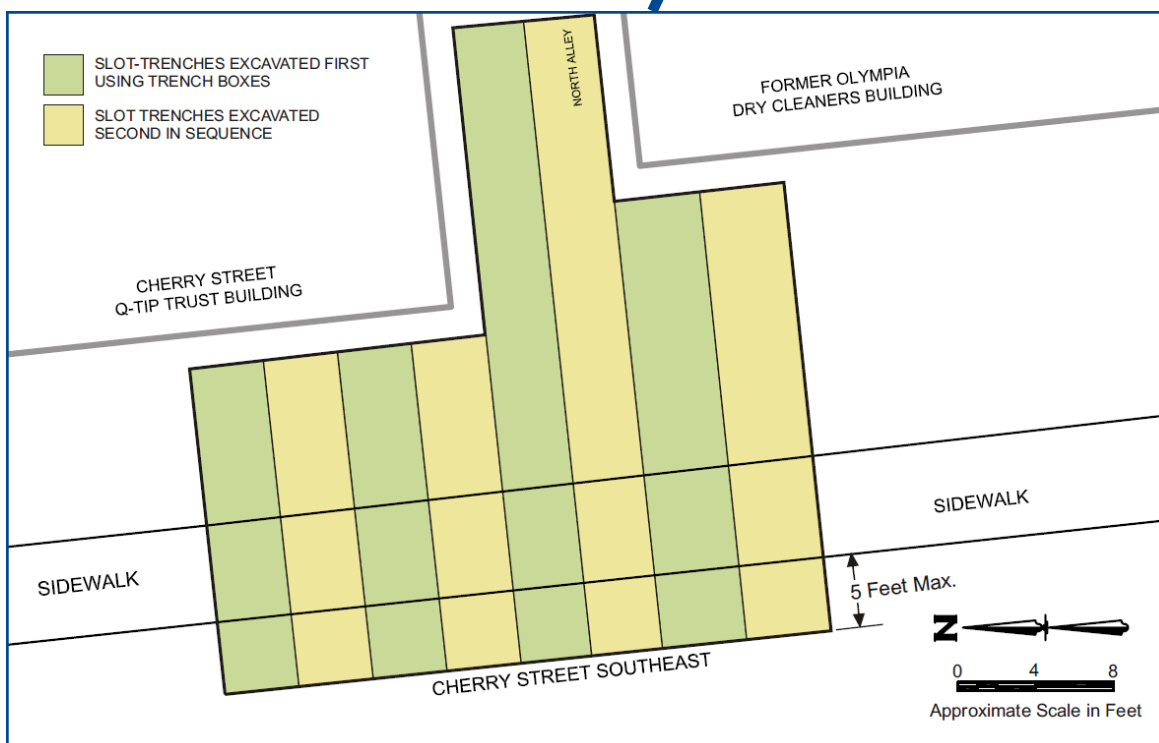
To learn more about PCE, visit:
<http://www.atsdr.cdc.gov/substances/toxsubstance.asp?toxid=48>

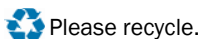
Site Map and Cleanup Areas



See figures 4 and 5 in the draft cleanup action plan for more detailed images of contamination.

Proposed Slot-trench Excavation





Olympia Dry Cleaners Olympia, WA

Ecology seeks public comment on
draft cleanup plans and a legal
agreement

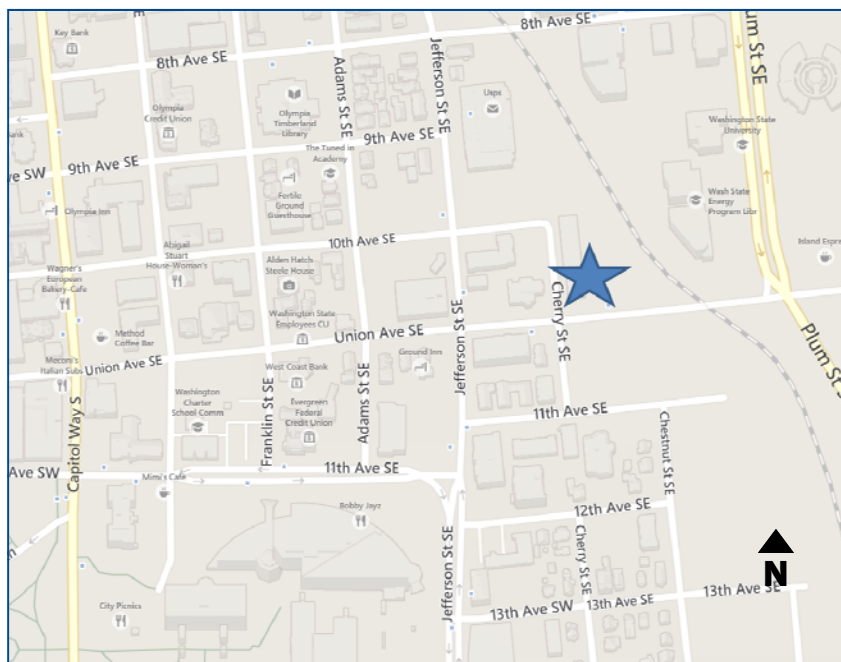
Public Comment Period:

**September 18 through
October 17, 2014**

Facility Site ID #: 1446

To request ADA accommodation including
materials in a format for the visually
impaired, call Ecology at (360) 407-6300.

Persons with impaired hearing may call
Washington Relay Service at 711.
Persons with speech disability may call
TTY at 877-833-6341.



Olympia Dry Cleaners, 606 Union Ave SE, Olympia