

DETERMINATION OF NONSIGNIFICANCE (DNS)

Juanita Village Site Proposed Cleanup Action Plan

PROJECT DESCRIPTION: On May 2, 2000, Washington State Department of Ecology issued a Determination of Nonsignificance for the proposed Cleanup Action Plan at the Juanita Village Site, Kirkland, Washington. The 11-acre site is located in north Kirkland and is bound on the west by 97th Ave NE, south by Juanita Drive NE, east by 98th Ave NE and the north by 120th Place NE. The Juanita Village site is commercial and retail including two banks, auto repair, small shops, closed grocery store, and two former gas stations. Both former gas stations were closed in the early 1990s and the underground storage tanks were removed and cleanups were conducted. However, there remains two small underground tanks and isolated occurrences of petroleum (TPH) in the soils. The principal chemical of concern is a common dry cleaning solvent, tetrachloroethene, also called perchloroethene (PCE) in soils and groundwater resulting from dry cleaning operations. These operations resulted in environmental impacts, primarily from PCE in soil and ground water, and localized occurrences of TPH.

The proposed cleanup action will be conducted under the Model Toxics Control Act Chapter 173-340 WAC with a Prospective Purchaser Consent Decree between Juanita Village, LLC (Juanita Village), the prospective purchaser and Ecology. The Consent Decree is the legal agreement to conduct the cleanup and will resolve the potential liability of Juanita Village for known contamination at this site. Juanita Village did not cause the contamination and is proposing to volunteer to cleanup the site after purchasing the property for development.

The environmental review will be phased. Ecology and the City of Kirkland (City) have agreed to share the lead agency responsibilities. Ecology will take the lead for the Cleanup Phase and has issued a threshold determination for this phase. The City will take the lead for the Development Phase and will issue a threshold determination at a later date.

Ecology and Juanita Village have prepared a Cleanup Action Plan, a Prospective Purchaser Consent Decree, SEPA environmental checklist, and Public Participation Plan. Upon review of the environmental checklist and other documents Ecology determined that the proposed cleanup will not adversely affect the environment and has issued a Determination of Non-Significance (DNS). All documents are available for public review and comment.

The purpose of this project is to remediate the soils contaminated with TPH and PCE, and ground water contaminated with PCE resulting from 30 years of commercial operations at the site. The cleanup will involve:

- Excavate and off-site treatment of petroleum contaminated soils using thermal desorption and/or recycling where practical;
- Treat in-situ PCE soils and ground water 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; and
- Conduct soil and groundwater compliance monitoring.

Estimated timeframe for completion of cleanup is within five years. Further details are discussed in the Cleanup Action Plan.

PROPONENT: Juanita Village, LLC.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The project is at the Juanita Village property located in north Kirkland, and is bound on the west by 97th Ave NE, south by Juanita Drive NE, east by 98th Ave NE and the north by 120th Place NE in Kirkland, Washington, in Section 30, Township 26 N, Range 5 E.

LEAD AGENCY: Washington State Department of Ecology and City of Kirkland.

Ecology, the lead agency for the Cleanup Phase has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This decision was made after review of a completed environmental checklist and other information on file with Ecology. This information is available to the public on request.

_____ The comment period for this DNS is May 2 through June 2, 2000.

 X This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by June 2, 2000.

DATE: May 2, 2000

RESPONSIBLE OFFICIAL: Steve Alexander

POSITION/TITLE: Northwest Regional Office Toxics Cleanup Program Section Manager

TELEPHONE NUMBER: (425) 649-7054

ADDRESS: 3190 – 160th Ave SE, Bellevue, Washington 98008-5452

SIGNATURE: _____ [original signed by Steve Alexander, Section Manager, Toxics Cleanup Program]

Send comments for the Cleanup Phase to Maura S. O'Brien, Site Manager, Department of Ecology, 3190 – 160th Ave SE, Bellevue, WA 98008-5452 or email mobr461@ecy.wa.gov and telephone 425-649-7249.

Send comments for the Development Phase to Angela Ruggeri, City of Kirkland, Planning Department, 123 Fifth Ave, Kirkland, WA 98035 note Case # ADR-IIA-98-102 or email aruggeri@ci.kirkland.wa.us and 425-828-1256.

For more information, contact Christine Corrigan, Public Involvement Coordinator, Department of Ecology, 3190 – 160th Ave SE, Bellevue, WA 98008-5452 or email csun461@ecy.wa.gov and 360-407-6607.

This information is available for special accommodation needs or language translation assistance, call 425-649-7259 (voice) or 425-649-4259 (TDD).