

Hearthstone Property Draft Interim Remedial Action Work Plan and State Environmental Policy Act (SEPA) Determination and Determination of Non- Significance (DNS) Available for Public Comment

In March 2009, the Washington State Department of Ecology (Ecology), The Lutheran Retirement Home of Greater Seattle, doing business as the Hearthstone Retirement Living (The Hearthstone), Plastic Sales & Service Inc. (Plastic Sales), Karkrie LLC, and Ruben and Patricia Rael entered a legal agreement called an Agreed Order to begin cleanup of contamination at the Plastic Sales & Service Inc. Site (the Site).

As part of this Agreed Order, Hearthstone is the lead for the Interim Action. The Interim Action is a partial cleanup as part of the Hearthstone re-development plan. Hearthstone plans to develop a four story building. This new development will be located at 6860 Woodlawn Avenue Northeast, Seattle, WA.

Also under this Agreed Order, Plastic Sales agreed to take lead responsibility for conducting cleanup outside the interim action area. The area is shown on the map on page 3 as the Plastic Sales and Service Site Boundary. Plastic Sales is preparing a revised Remedial Investigation/Feasibility Study (RI/FS) report. The report will evaluate and select preferred cleanup actions for the contamination remaining outside of Hearthstone Property.

Comments Accepted

December 8 – January 24, 2011

Submit Comments and Technical Questions to:

Sunny Becker - Site Manager
Department of Ecology
Toxics Cleanup Program
3190 160th Ave. SE.
Bellevue, WA 98008
Phone: (425) 649-7187
E-mail: sunny.becker@ecy.wa.gov

Document Review Locations

Greenlake Public Library

7364 E. Green Lake Dr. N
Seattle, WA 98115
Phone: (206) 684-7547

Department of Ecology Northwest Regional Office

3190 160th Ave. SE
Bellevue, WA 98008

By appointment only:
Contact Sally Perkins
Email: sally.perkins@ecy.wa.gov
Phone: (425) 649-7190

Hours: Tuesday – Thursday
8:00 a.m. – 12:00 p.m.
1:00 p.m. – 4:30 p.m.

Ecology's Toxics Cleanup Website

[http://www.ecy.wa.gov/programs/tcp/sites/
plasticSales/plasticSales_hp.html](http://www.ecy.wa.gov/programs/tcp/sites/plasticSales/plasticSales_hp.html)

Facility Site ID #: 1948927

The RI/FS report will be available for public comment in 2011.

Public Comment Invited

Ecology invites you to:

- **Review** the Draft Interim Remedial Action Work Plan and SEPA Checklist and DNS for the Site.
- **Send** your written comments to Ecology for consideration. **Comments will be accepted from December 8, 2010 through January 24, 2011.**

To be added to the mailing list for this site, please contact Nancy Lui by email at nancy.lui@ecy.wa.gov or at (425) 649-7117. In the subject line, please indicate Plastic Sales and Services Inc. Site mailing list.

Draft Interim Remedial Action Work Plan

The objective of the interim remedial action work plan is to address tetrachloroethene (PCE) contaminated soil, potential vapor impacts and potentially contaminated groundwater.

The Interim Remedial Action will include:

- Remove contaminated soil above preliminary cleanup levels within the Hearthstone Property as Phase I of the Interim Action.
- Remove contaminated soil at the sidewalk adjacent to Hearthstone property as Phase II of the Interim Action during the Hearthstone proposed street improvement.
- Install a temporary dewatering system to control groundwater for soil excavation.
- Install a permanent dewatering system to control and manage groundwater.

- Install a vapor barrier and ventilation system.

State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)

Ecology has completed a State Environmental Policy Act (SEPA) review of the proposed Interim Action. Ecology determined that the proposed actions do not have a significant adverse impact on the environment and issued a Determination of Non-Significance (DNS). The SEPA Checklist and DNS are available for public review and comment at this time.

Site Background

The Site is located north of downtown Seattle in the Greenlake neighborhood. The Former Sunshine Laundry and Dry Cleaning Company operated on the Site from the 1930s to 1970s. The Site has two parcels which is Hearthstone property and Plastics Sales and Service property. Plastics Sales Inc. is currently operating on the Plastic Sales and Service property.

Contaminants of Concern

While the remedial investigation work is ongoing, to date, the following hazardous substances are known to be potential **chemicals of concern** (COCs) for soil, soil vapor, and groundwater at the Site:

- Tetrachloroethene (PCE)
- Trichloroethene
- Cis-1,2-dichloroethene
- Trans-1,2 dichloroethene
- Vinyl Chloride

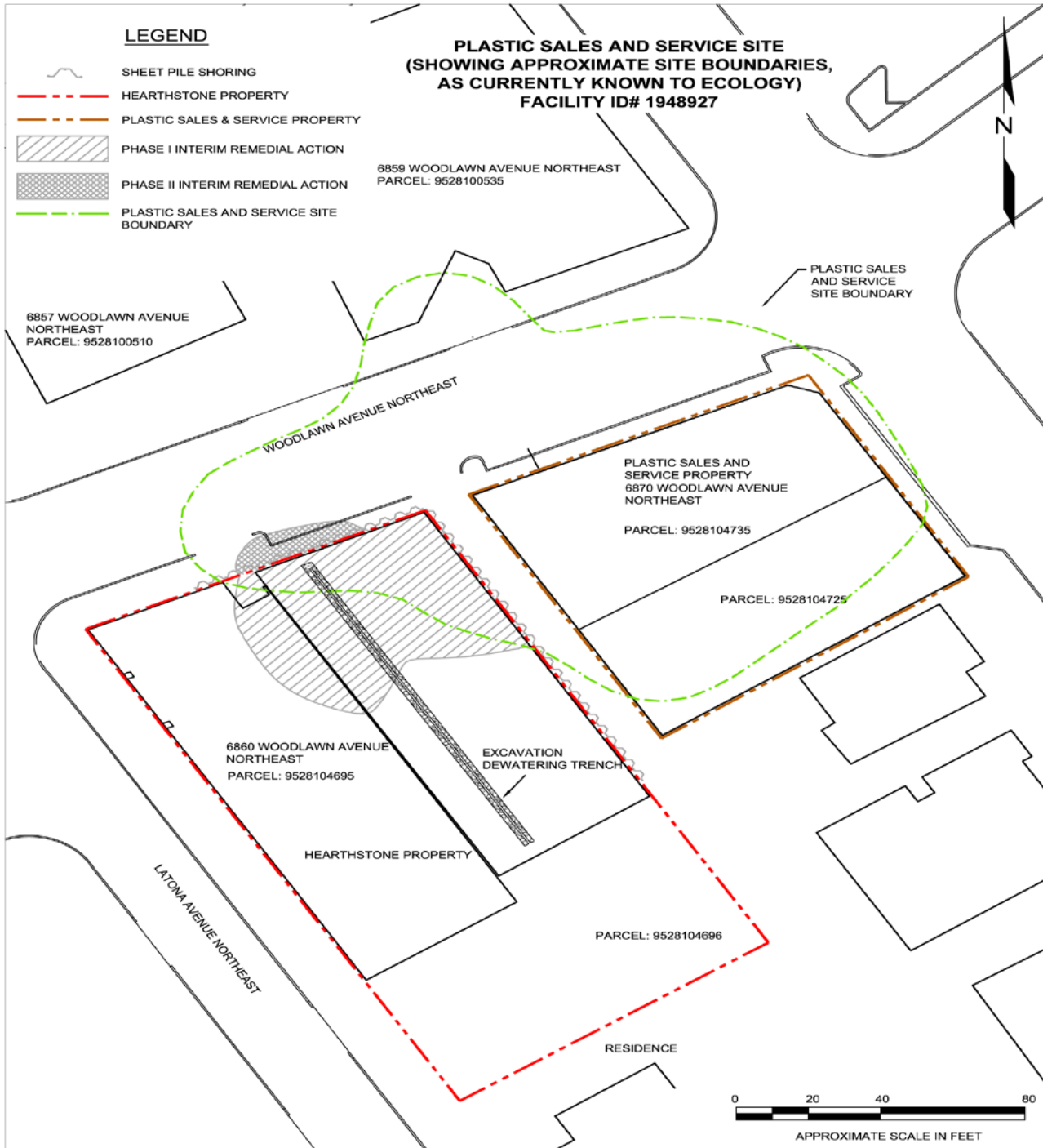


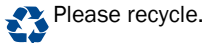
What's Next?

Once the public comment period ends, Ecology will review and consider all comments that have been received.

A public meeting has not been scheduled at this time. However, one will be held if ten or more people request a meeting during the comment period. Please contact Nancy Lui to request a meeting at nancy.lui@ecy.wa.gov or at (425) 649-7117.

Plastic Sales and Services Inc. Site Map





**Plastic Sales and Service Inc. Site
King County**

Ecology invites comments on Interim Remedial Action Work Plan and State Environmental Policy Act Checklist (SEPA) and Determination of Non-Significance (DNS) for the Hearthstone property within Plastics Sales and Services Inc. Site.

**Public Comment Period:
December 8, 2010 – January 24, 2011**

Facility Site ID #: 1948927

If you need this publication in an alternative format, call Nancy Lui at (425) 649-7117. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877-833-6341.
