



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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June 3, 2015

Mr. Richard Matson
R.O. M. Holdings
4203 81st Place NE
Marysville, Washington 98270

DRAFT

Re: No Further Action at the following Site:

- **Site Name:** Eds Transmission Exchange
- **Site Address:** 10226 Hwy 99, Marysville, WA
- **Facility/Site No.:** 29985184
- **VCP Project No.:** NW2889
- **Cleanup Site ID No.:** 4341

Dear Mr. Matson:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Eds Transmission Exchange facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Petroleum hydrocarbons oil range (TPH-O) and metals into the Soil and Ground Water.



Enclosure A includes a detailed description and diagram of the Site, as known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. Farallon Consulting LLC, Cleanup Action Summary Report, October 2, 2014.
2. Farallon Consulting LLC, Subsurface Investigation Report, February 22, 2013.
3. Snohomish Health District, Site Hazard Assessment, January 28, 2000.

Those documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7235 or sending an e-mail to nwro_public_request@ecy.wa.gov.

This opinion is void if any information contained in those documents is false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

Reported improper management of waste oil and an Initial Investigation (II) by Ecology during 1992 prompted a Site Hazard Assessment (SHA) of the auto repair facility. The Snohomish Health District conducted the SHIA during October 1999, and it included taking three surface soil samples in areas of oil staining. The samples were analyzed for petroleum hydrocarbons (by the TPH identification method -NWTPH-IICID), metals, and halogenated volatile organic compounds (HVOCs). Elevated levels of TPH-O were identified in all samples. Lead was detected at concentrations above its Method A cleanup level in all samples, with minor elevated cadmium in one sample. Total chromium was detected in all samples at concentrations below the Method A cleanup level for chromium III, but above the cleanup level for chromium VI. No HVOCs were detected. The Site was ranked "4" in a range of 1 to 5, with a "1" being most hazardous.

Further characterization of the Site took place during December 2012. Five direct-push borings were advanced (four borings to 15 feet below ground surface (bgs), and one boring to eight feet bgs). Three soil samples were analyzed from each boring (shallow, mid depth, and bottom). Three borings were located on the west side of the auto repair building (proximate to the previous SHA samples), and two borings on the east side of the building. The soil samples were analyzed for petroleum hydrocarbons (via the NWTPH-DX method with silica-gel cleanup), metals, and HVOCs. Lead concentrations above its Method A cleanup level in soil were detected in two samples from a boring (SB-1) at the northwest corner of the building. Concentrations of TPH-O above the Method A cleanup level were not found, but levels were higher proportionally in samples from the area as TPH-O detected in the previous SHA samples. No elevated HVOCs were detected. A shallow zone of ground water was encountered at a single location (boring SB-1) at four feet bgs, and a grab sample was acquired. Analyses of the ground water sample detected concentrations of TPH-O and lead above Method A cleanup levels, and also minor elevated cadmium.

Soil was identified as the media of concern. The single occurrence of ground water on the Property (boring SB-1) was encountered during wet conditions in December and within a localized depression where storm water ponded. The selected cleanup action was a remedial excavation (accomplished during June-October 2013), which extended to eight feet bgs and encompassed the area surrounding boring SB-1. There was no water seepage into the excavation, and ground water was not encountered to the maximum depth of exploration (15 feet bgs) elsewhere on the Property. It was then reasonable to conclude that the shallow ground water encountered in boring SP-1 did not represent a continuous consistent saturated zone, and ground water was not deemed to be a media of concern at the Site.

Lead was established as the contaminant of concern (COC). Lead was consistently detected at the northwest corner of the building during both the SIIA sampling in 1999 and the later sampling in 2012. The presence of TPH-O observed during the SIIA sampling was not detected above the Method A cleanup level during the 2012 sampling. Natural attenuation had likely occurred, but also the later samples were analyzed with silica-gel cleanup. Total chromium was detected in all the samples from both sampling events at concentrations below the Method A cleanup level for chromium III, but above the cleanup level for chromium VI. Chromium VI was not detected in a representative soil sample subsequently acquired at the Site in 2014 for speciation.

The characterization work described above was sufficient to determine the contaminants and media of concern, and to enable the selection of a cleanup action.

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

The Method A cleanup level for lead in soil (250 ppm) was established for the Site. A terrestrial ecological evaluation (TEE) was performed and the Site qualified for exclusion under simplified evaluation procedures. An exposure analysis utilizing Table 749-1 indicated that wildlife exposure was unlikely because of insufficient habitat near the Site. The standard point of compliance (throughout the area of contamination) was established for the soil. The cleanup standard (Method A cleanup level for lead in soil with the standard point of compliance) established was acceptable and appropriate for this Site.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

The cleanup action selected for the Site was to excavate all soil with concentrations above the Method A cleanup level for lead (250 ppm) and remove it from the Property to an appropriate disposal facility. The selected cleanup action is protective of human health and the environment and is a permanent solution.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standard established for the Site.

Approximately 181 tons of lead-contaminated soil were removed from the Property between June and October 2013. The contaminated soil was excavated and transported to Republic's Regional Disposal Intermodal at 3rd and Lander in Seattle, and then to the Roosevelt Regional Landfill. Performance soil samples for lead were acquired as the excavation progressed. Although not established as contaminants of concern, the performance soil samples were screened in the field for petroleum hydrocarbons and HVOCs using visual observations, odor, and photoionization detector readings. Analytical results from 42 confirmation samples at the vertical and horizontal limits of the excavation demonstrated that the Method A cleanup level for lead in soil (250 ppm) had been achieved at the Site. The final excavation was mostly four to eight feet deep and encompassed an area of ~440 square feet along the northwest side of the building. Confirmation samples along the east edge of the excavation demonstrated that the contamination does not extend beneath the building.

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from our lists of hazardous waste sites, including:

- Hazardous Sites List.
- Confirmed and Suspected Contaminated Sites List.

That process includes public notice and opportunity to comment. Based on the comments received, Ecology will either remove the Site from the applicable lists or withdraw this opinion.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#NW2889).

Mr. Richard Matson

June 3, 2015

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For more information about the VCP and the cleanup process, please visit our web site: www.Ecy.wa.gov/programs/tcp/vcp/vepmain.htm. If you have any questions about this opinion or the Agreement, please contact me by phone at (425) 649-7251 or e-mail at mny461@ecy.wa.gov.

Sincerely,

Roger K. Nye
NWRO Toxics Cleanup Program

m:tn

Enclosures (1): A – Description and Diagrams of the Site

cc: Javan Ruark, Farallon Consulting
Sonia Fernandez, VCP Coordinator, Ecology NWRO
Dolores Mitchell, VCP Financial Manager, Ecology

Site Description

This section provides Ecology's understanding and interpretation of Site conditions and is the basis for the opinion expressed in the body of the letter.

Site: Petroleum hydrocarbons (TPII-O) and metals were released on the Property. Lead was established as the COC, and soil contaminated with lead comprises the Site. The Property is located at 10226 Highway 99 in Marysville, Washington. Hwy 99 in this area (north Marysville) is also known as State Avenue and/or Smokey Point Boulevard.

Property and Area Description: The Site is situated in the northwest portion of the Property which is 0.31 acre in size (Snohomish County Parcel No. 30051600202300). The Property is located in a commercial area approximately 0.5 mile east of Interstate 5. Commercial development extends north and south of the Property along State Avenue, and there are residential areas to the east and west. Some areas of undeveloped land are also in the vicinity. Railroad tracks run along the west side of the Property.

Property History and Current Use: The Property has been utilized as an automotive repair and maintenance facility since 1969 and is currently used for that purpose. The original service garage constructed in 1969 was demolished in 1980 and replaced by the current building (~8500 square feet in size). Currently the east side of the Property is paved and the west side is unpaved.

Sources of Contamination: The source of lead and TPII-O in the soil outside the northwestern corner of the building is not known. The contamination is possibly associated with an unused drainpipe found extending from beneath the building in that area and its attached drain field (which extended throughout the excavated area). The drainpipe was apparently associated with the original building on the Property.

Physiographic Setting: The Property is situated at an elevation ~60 feet above mean sea level between the drainages of Quilceda Creek to the southeast and West Fork Quilceda Creek to the west. The land is flat in the immediate area, but then slopes down to the southeast and to the east towards the drainages about 600 feet away.

Ecological Setting: There are small, unconnected wetland areas near the Site, but these acreages within 500 feet are not sufficient to require a site-specific TEF. Substantial undeveloped / wetland areas are associated with the Quilceda Creek drainages somewhat further away.

Geology: Soil encountered in borings within the Property was described as glacial till to the maximum depth explored, consisting of dense silty sand (5%-20% silt) with varying amounts of gravel and sand at variable depths.

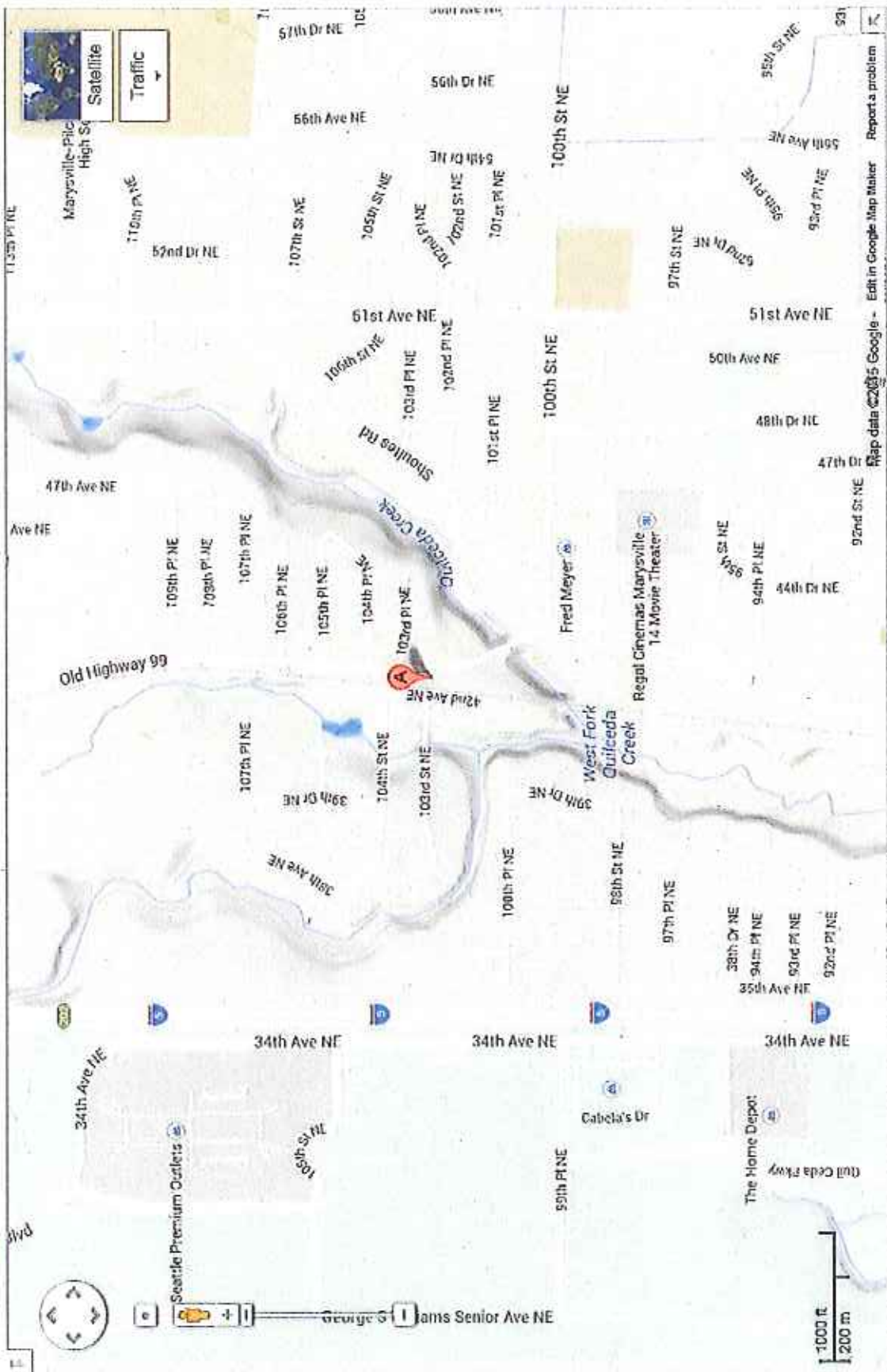
Ground Water: As previously related, a singular encounter of shallow ground water in one boring was not considered a continuous saturated zone. Ground water was not encountered in four borings on the Property to the maximum depth of exploration (15 feet bgs).

Extent of Soil Contamination: The depth extent of lead contamination in the soil extended four to eight feet bgs and laterally extended over an area of ~440 square feet.



Eds Transmission Exchange Site Location, 10226 State Avenue, Marysville, WA

Sign In





Eds Transmission Exchange Site, Land Use in the Area



Sign in



Map

Traffic



Edit in Google Map Maker Report a problem



Eds Transmission Exchange – Approximate Extent of the Site ● 1 inch = ~40 feet

