



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000

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November 24, 2015

Moss Bay Vista Residents
431 – 7th Avenue South, All Suites
Kirkland, WA 98033

Subject: Proposed Closure for the former Pace National Site Consent Decree and Proposed Decommissioning for the Compliance Groundwater Wells MW-25, -26, and -27. Consent Decree No. 12-2-16257-3SEA and Site Cleanup Id #5063

Dear Moss Bay Vista Residents:

Washington Department of Ecology (Ecology) will be conducting public outreach and a public comment period for Ecology's proposal to close the legal agreement called the Consent Decree for the former Pace National site cleanup actions, and to delist this Site from the state Hazardous Sites List. The Site is located at 500 7th Avenue South in Kirkland.

The proposal to close the former Pace National Site will include a task to decommission the three groundwater compliance monitoring wells MW-25, -26, and -27 located west of the former Site at the Moss Bay Vista parking area. Thank you very much for the opportunity to locate the wells here. These wells are proposed to be decommissioned after the completion of the comment period (January 4, 2016) and the estimated decommissioning date will be in early 2016 about February 2016, and is estimated to take approximately one-half of a day.

The former Pace National Site cleanup actions and compliance monitoring are complete, and see attached Fact Sheet summarizing the cleanup actions and Ecology's public outreach. You are encouraged to review and comment on these documents. The wells are scheduled to be closed (decommissioned) after the comment period.

Let me know if you have questions or would like more information. You may reach me at maura.obrien@ecy.wa.gov or by telephone at 425-649-7249.

Sincerely,

Maura S O'Brien
Toxics Cleanup Program Site Manager

cc Daniel Balbiani, PES Environmental, Inc.



Proposal to Close Consent Decree & Remove Site from the Hazardous Sites List

The Washington State Department of Ecology (Ecology) prepared this fact sheet to update you about the completion of cleanup actions at the former Pace National Site (Site). The Site is located at 500 7th Avenue South, approximately one-half mile south of downtown Kirkland, WA.

Ultra Corporation entered into a legal agreement with Ecology to clean up the chemical contamination at the former Pace National Site. The legal agreement, called a Consent Decree, was signed in 2012. The Consent Decree was amended in 2013 to add the new purchaser, SRMKII LLC.

Ultra Corporation and SRMKII have satisfied the cleanup requirements under the Consent Decree. Ecology proposes to close the Consent Decree with the Cleanup Action Plan, and delist this Site from the state Hazardous Sites List.

Public Comment Invited

Ecology seeks your input. You're invited to review:

- Former Pace National Site Closure Report and Compliance Groundwater Monitoring Report by PES Environmental, Inc. November 2015.
- Post-Excavation Compliance Soil Sampling Report by PES Environmental, Inc. March 2014. Describes soil sampling results after gray soils excavation.
- Ecology proposal to Close the Consent Decree with Cleanup Action Plan & delist this Site from the state Hazardous Sites List. November 2015.

Comments Accepted

December 4 - January 4, 2016

Submit Comments and Technical Questions to:

Maura S. O'Brien - Site Manager
Washington State Department of Ecology
Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008
Phone: (425) 649 - 7249
E-mail: maura.obrien@ecy.wa.gov

Document Review Locations

Kirkland Public Library
308 Kirkland Avenue
Kirkland, WA 98033
Phone: (425) 822-2459

Washington State Department of Ecology – Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008

Call for an appointment: Sally Perkins
Phone: (425) 649-7190
Fax: (425) 649-4450
E-mail: sally.perkins@ecy.wa.gov
Hours: Tuesday – Thursday
8:00 am – 12:00 pm & 1 – 4:30 pm

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5063>

Site Cleanup Id # 5063
Facilities Site Id # 2159

Pace National Site

Send your written comment to Maura O'Brien, Site Manager by email to maura.obrien@ecy.wa.gov or by USA mail to 3190 160th Ave SE, Bellevue, WA 98008.

Site Background

Pace National purchased the site in 1969 and operated a specialty chemical mixing and packaging plant on the northern portion of the Site from 1971 to 1990. The plant had 14 underground storage tanks that contained substances such as alcohols, oils, petroleum, and proprietary mixtures. After the business closed in 1990, the Pace consultants conducted two environmental assessments and identified contamination at the Site.



Several investigations followed in the 1990s. Laboratory analyses included testing for a vast array of chemicals including volatile and semi-volatile organic compounds, metals, petroleum, pesticides, and herbicides. Testing identified the chemicals of concern as being limited to organic solvents PCE (also called perchloroethane or tetrachloroethane); TCE (trichloroethane); vinyl chloride; and petroleum as Stoddard solvent and diesel in soils and/or groundwater.

Pace conducted interim cleanup actions to address and remove contamination including removal of the 14 storage tanks, demolition of the buildings, and excavation and off-site treatment and disposal of contaminated soils. Five cleanup actions were conducted -- primarily excavation and bioremediation -- to address and remove contamination in soil and groundwater. By 2006 the remaining chemical of concern was vinyl chloride. These soils were ultimately excavated and removed off-site in 2013. Post-excavation testing showed all vinyl chloride contaminated soils were removed from this Site. Groundwater compliance monitoring shows that the groundwater meets the cleanup levels.

What Was Done to Clean Up the Site?

Ultra Corporation entered into two legal agreements with Ecology to conduct cleanup actions. The first was the 2008 Agreed Order to complete the remedial investigation and evaluate different cleanup methods (feasibility study). Second is the 2012 Consent Decree to complete the cleanup tasks and to implement compliance groundwater monitoring.



Pace National Site

SRMKII purchased the Site in 2013. Ultra and SRMKII volunteered to conduct additional cleanup tasks in conjunction with redevelopment of the property. SRMKII's consultant, PES

Environmental Inc. (PES) performed soil testing of pockets of soil with some chemical detection below state cleanup levels called "gray soil" and SRMKII volunteered to excavate these gray soils. This additional work was not required under Washington law or the Consent Decree. PES conducted post-excavation testing to confirm that all known soils with chemical detections had been removed. These results are reported in the Post-Excavation Compliance Soil Sampling Report, dated 3/17/2014. This report confirms that all known soils with identified chemicals of concern have been removed from this Site, including the vinyl chloride impacted soils.

Ecology required four consecutive groundwater compliance monitoring events after the completion of the gray soil excavation. The groundwater compliance results show no detection of vinyl chloride. These results confirm that the cleanup actions were completed successfully and no further action is required.

The Pace National Site has successfully satisfied all cleanup requirements in the Consent Decree and the state cleanup regulations. Ecology proposes to remove this Site from the state Hazardous Sites List.

What Happens Next?


Ecology will review all comments. If there are no significant changes needed for the proposal, Ecology will approve the petition to close and dismiss the Consent Decree from King County Superior Court, and delist this Site from the state Hazardous Sites List. If there are significant changes, then Ecology will request a new public comment period.





DEPARTMENT OF
ECOLOGY
State of Washington

3190 160th Ave S.E.
Bellevue, WA 98008

 Please recycle.

Pace National

CSID#: 5063

FSID#: 2159

**Ecology Seeks Public Comments to remove the site from the
Hazardous Sites List**

Public Comment Period:

To request ADA accommodations or materials in a format for the visually
impaired, call Ecology at 425-649-7117, Relay Service 711, or
TTY at 877-833-6341.

What can you do?

- 1.** Read about the cleanup in this
handout.
- 2.** To get more detailed
information, review the
supporting documents at the
locations listed in this
document.
- 3.** Write down your comments
and questions. Send them to
the Department of Ecology at
the address provided in this
document.

We appreciate your
comments and concerns.
Thank you.
