

Proposal to remove the Ballard Auto Wrecking Site from the Hazardous Sites List

The Washington State Department of Ecology (Ecology) is proposing to remove the Ballard Auto Wrecking Site (Site) from the State Hazardous Sites List. The Site is located at 1515 Leary Way, Seattle, WA. The property is zoned for commercial and industrial land use by the City of Seattle.

The Ballard Auto Wrecking Site was cleaned up under the Voluntary Cleanup Program (VCP). Under the VCP, property owners clean up their own property to meet the state cleanup standards (Model Toxics Control Act). Ecology provides technical and regulatory review assistance.

Public Comment Invited

Ecology has determined that the cleanup work at the Site meets the requirements of state cleanup regulations. The Site was cleaned up to the point that it no longer poses a threat to human health or the environment. Ecology proposes to remove the Site from the Hazardous Sites List and remove the restrictive covenant for this Site.

Ecology seeks your input. You are invited to:

- **Review** the No Further Action Letter and VCP Site Closure Report.
- **Send** your comments to Ecology for consideration. Comments will be accepted **October 21 through November 21, 2011**.

See the box at the right for details about where to review documents and submit comments.

Comments Accepted

October 21 - November 21, 2011

Submit Comments and Technical Questions to:

Dale Myers - Site Manager
Washington State Department of Ecology – Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008
Phone: (425) 649-4446
E-mail: damy461@ecy.wa.gov

Document Review Locations

Ballard Library Branch
5614 22nd Ave. N.W.
Seattle, WA 98107
(206) 684-4089

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
1:00 pm – 4:30 pm

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5094>

Cleanup ID #: 5094

Ballard Auto Wrecking Site

Site Background

The Site contained a former gasoline station with underground storage tanks (UST) and areas of petroleum hydrocarbon releases at the northeast corner of the property. The property had been an industrial use facility since approximately 1928, including an auto wrecking yard and is currently leased to Dirt Exchange a compost and soils material facility.

Hazardous Sites List

Ecology added the property to the Hazardous Sites List in 1997. The site underwent a Site Hazard Assessment (SHA) and was ranked a “2” under the Washington Ranking Method (WARM). The WARM ranking uses a scale of 1 to 5, where “1” represents the highest risk and “5” represents the lowest risk. This ranking estimates the potential threat to human health and the environment relative to other sites in Washington State in 1997.

Restrictive Covenant

In 2004, a restrictive covenant was placed on the property by Ecology. The restrictive covenant requires the owner to:

- 1) Limit the site to traditional industrial use only.
- 2) Restrict contact to and protect by cover and cap three portions of the property that contain petroleum and lead contaminated soil.
- 3) Provide 30 days written notice to Ecology for any change in site use, including a new lease or a proposal to sell.
- 4) Notify Ecology of any deviation from the restricted uses of the property, and allow Ecology access to the property to evaluate the Remedial Action, to take samples, or inspect the site.

Contaminants of Concern

In September and October 2003, three USTs were removed from the former service station area (one diesel tank and two gasoline tanks). UST closure documentation was provided in the 2004 Closure Report.

Verification soil samples from the excavation confirmed the following contaminants in soil and groundwater:

- Diesel and oil range total petroleum hydrocarbons (TPH)
- Gasoline-range TPH
- Benzene, toluene, ethylbenzene, and total xylenes (BTEX)
- Lead

What Was Done to Clean Up The Site?

The original cleanup for impacted soil was performed by the former owner prior to 2003. Between September 15 and October 2, 2003, the cleanup activities included removal of:

- three USTs associated with a former service station and excavating 120 cubic yards (cy) of contaminated soil.
- 20 cy of contaminated soil from the western side of the property.
- 70 cy of contaminated soil from the central portion of the property.

Additional compliance groundwater monitoring was required. Four consecutive quarterly groundwater monitoring results were performed by the current owner of the property. For each of the last four quarterly monitoring events, all chemicals of concern are below state cleanup levels for groundwater.

The current property owner also did additional excavation and confirmation soil sampling to

Ballard Auto Wrecking Site

determine if the site met Model Toxics Cleanup Action (MTCA) Method A cleanup levels for unrestricted land use.

In February and March 2011, a comprehensive soil cleanup plan was completed. A total of 320 cubic yards of soil was excavated and removed in 2011. The contaminated soil was removed from the site and taken to a permitted landfill. Clean soil was backfilled. Analytical data results from soil samples confirmed that the Site now meets the subsurface soil cleanup standards for an unrestricted land use designation. After the comment period, the

Restrictive Covenant will be removed from the Site.

What Happens Next?

After the 30-day comment period, Ecology will review and respond to the comments received from the public about the removal of the Site from the Hazardous Sites List and the Restrictive Covenant. If no significant changes are made, this Site will be removed from the Hazardous Sites List and the Restrictive Covenant will be removed.

Ballard Auto Wrecking Site Map





DEPARTMENT OF

ECOLOGY

State of Washington

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Bellevue, WA 98008

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Ballard Auto Wrecking 1515 NW Leary Way, Seattle WA

**Ecology Seeks Public Comments to remove the
site from the Hazardous Sites List and Restrictive
Covenant.**

**Public Comment Period:
October 21- November 21, 2011**

Cleanup ID #: 5094

If you need this document in a format for the visually impaired, call Nancy Lui at (425) 649-7117. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call (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.*