



**PACIFIC CREST ENVIRONMENTAL**

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RECEIVED  
APR 27 2007  
Washington State  
Department of Ecology

April 25, 2006

Mr. Bob Warren  
Washington State Department of Ecology - Southwest Region  
P.O. Box 47775  
Olympia, Washington, 98504-7775

**RE: VOLUNTARY CLEANUP PROGRAM APPLICATION  
WEST COAST DOOR PROPERTY  
3133 SOUTH CEDAR STREET  
TACOMA, WASHINGTON  
PACIFIC CREST NO. 112-001**

Dear Mr. Warren:

Enclosed for your review is the Voluntary Cleanup Program (VCP) application for the West Coast Door Property located at 3133 South Cedar Street in Tacoma, Washington (the Site). The VCP application was prepared by Pacific Crest Environmental, LLC (Pacific Crest), on behalf of William B. Swensen Enterprises.

Previous subsurface investigation activities conducted by others have confirmed that concentrations of polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater at the Site exceed applicable Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Cleanup Regulation (Chapter 173-340 of the Washington Administrative Code) cleanup levels for industrial properties. The PAHs are a component of creosote, a substance that was used in former wood treatment operations at the Site. A Site Location Map and a Site Plan are provided as Figures 1 and 2, respectively.

Additionally, trichloroethene (TCE) has been confirmed in groundwater in the northern portion of the Site at concentrations which exceed the applicable MTCA cleanup levels. The city of Tacoma Materials Test Laboratory (Ecology Facility/Site No. 61117739), located adjacent to and north of the Site, had a confirmed release of TCE. Hence the city is currently conducting an independent cleanup action regulated under Ecology's VCP (VCP No. SW 0087) to address the contamination.

Pacific Crest is currently conducting additional subsurface investigation activities to delineate the vertical and areal extent of concentrations of PAHs in soil and groundwater at the Site. Following completion of the field activities, a Subsurface Investigation Report documenting the results and conclusions of the additional investigation activities will be submitted to Ecology.

We trust that the attached information is sufficient for your needs. If you have any questions, please do not hesitate to contact either of the undersigned at (425) 888-4990.

Sincerely,

**PACIFIC CREST ENVIRONMENTAL, LLC**



Greg Lish, L.G.  
Project Geologist



Lauren Carroll, L.G., L.H.G.  
Principal Hydrogeologist

Attachments: *VCP Application Form*  
*VCP Agreement*  
*VCP Terrestrial Ecological Evaluation Exclusion Form*  
*Figure 1, Site Location Map*  
*Figure 2, Site Plan*  
*Phase 2 Soil & Groundwater Sampling & Testing*  
*Supplemental Soil & Groundwater Exploration*  
*Phase I Environmental Site Assessment*

cc: Ms. Kimberly Seely  
Mr. William Swensen

GL:mb



# Voluntary Cleanup Program

RECEIVED



Washington State Department of Ecology  
Toxics Cleanup Program

APR 27 2007

Washington State  
Department of Ecology

## APPLICATION FORM

Under the Voluntary Cleanup Program (VCP), the Department of Ecology (Ecology) may provide informal site-specific technical consultations to persons conducting independent remedial actions at a hazardous waste site. Ecology may provide such consultations under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC.

To request technical consultations under the VCP, you must submit an application to Ecology. That application must include, at a minimum, the following documents:

- VCP Application Form (including required attachments); ← THIS DOCUMENT
- VCP Agreement.

For guidance on how to complete your VCP application, including this Application Form, please refer to the Application Instructions, which are available separately. All of these documents are available for downloading on the VCP web site: <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.

### Part 1 - ADMINISTRATION

**Client Information.** The "Client" is the person or entity seeking informal site-specific technical consultations from Ecology under the VCP. This person must sign the VCP Agreement and is responsible for payment of those costs incurred by Ecology in providing the requested consultative services. Please enter the required information below.

Name: <b>William C. Swensen</b>		Title: <b>Property Manager</b>	
Organization: <b>William B. Swensen Enterprises</b>			
Mailing address: <b>PO Box 110967</b>			
City: <b>Tacoma</b>		State: <b>WA</b>	Zip: <b>98411</b>
Phone: <b>(253) 274-0828</b>	Fax:		E-mail: <b>swensenbill@hotmail.com</b>

What is the Client's involvement at the Site? Please check all that apply.

- |   |  |
|---|--|
| <input type="checkbox"/> Property owner   | <input type="checkbox"/> Business owner (operator) |
| <input type="checkbox"/> Past property owner  | <input type="checkbox"/> Mortgage holder           |
| <input type="checkbox"/> Future property owner  | <input type="checkbox"/> Consultant                |
| <input type="checkbox"/> Property lessee  | <input type="checkbox"/> Attorney                  |
| <input checked="" type="checkbox"/> Other – please specify: <b>Property Manager</b> _____ |  |

If not the current property owner, is the Client acting as the agent for the property owner?

- Yes  No

If not the current property owner, is the Client authorized to grant access to the property?

- Yes  No

SWRO, TCP ID# SW0865 FS#6308485

**Property Owner Information (if different than Client).** If the Client is not the current property owner, please enter the required information below.

Name: **William B. Swensen Enterprises** Title: **Property Manager**

Organization: **William B. Swensen Enterprises**

Mailing address: **P.O. Box 110967**

City: Tacoma State: WA Zip: 98411

Phone: (253) 274-0828 Fax: E-mail: **swensenbill@hotmail.com**

What type of entity is the property owner? Please check only one.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Private            | <input type="checkbox"/> County        |
| <input type="checkbox"/> Tribal                        | <input type="checkbox"/> Municipal     |
| <input type="checkbox"/> Federal                       | <input type="checkbox"/> Mixed         |
| <input type="checkbox"/> State                         | <input type="checkbox"/> Public School |
| <input type="checkbox"/> Other – please specify: _____ |  |

**Billing Contact Information (if different than Client).** If the Client would like Ecology to mail billing statements to an address different than the Client's above, please enter the required information below. Please note that the Client will remain responsible for payment under the VCP Agreement.

Name: Title:

Organization:

Mailing address:

City: State: Zip:

Phone: Fax: E-mail:

What type of entity is the property owner? Please check only one.

- |  |  |
|--|--|
| <input type="checkbox"/> Private                       | <input type="checkbox"/> County        |
| <input type="checkbox"/> Tribal                        | <input type="checkbox"/> Municipal     |
| <input type="checkbox"/> Federal                       | <input type="checkbox"/> Mixed         |
| <input type="checkbox"/> State                         | <input type="checkbox"/> Public School |
| <input type="checkbox"/> Other – please specify: _____ |  |

**Services Requested by Client.**

What type of independent remedial action plan or report are you submitting to Ecology with your application for review under the VCP? Please check all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Interim action plan   | <input type="checkbox"/> Remedial investigation plan  |
| <input type="checkbox"/> Interim action report | <input type="checkbox"/> Remedial investigation report  |
| <input type="checkbox"/> Cleanup action plan   | <input type="checkbox"/> Feasibility study report   |
| <input type="checkbox"/> Cleanup action plan   | <input checked="" type="checkbox"/> Other – please specify: Remedial investigation report to be submitted second quarter 2007 for Ecology review. |



Do you want Ecology to provide you with a written opinion on the planned or completed independent remedial action?

Yes  No

Please note that Ecology's opinion will be limited to:

- Whether the planned or completed remedial actions at the site meet the substantive requirements of MTCA, and/or
- Whether further remedial action is necessary at the site under MTCA to characterize and address all of the contamination at the site.

**Instructions for Data Submittal.**

In accordance with WAC 173-340-840(5), when submitting any sampling data to Ecology, please submit the data in both a printed form and an electronic form capable of being transferred into Ecology's data management systems. The data must be submitted consistent with the procedures specified in Ecology's Toxic Cleanup Program Policy 840 (Data Submittal Requirements). Please note that any report submitted to Ecology for review under the VCP that does not comply with these data submittal requirements will be considered incomplete by Ecology.

**Part 2 - DESCRIPTION OF THE SITE**

**Name of the Site.** Please enter the name of the Site below.

Name: West Coast Door

Alternate Name West Coast Door Property

**Location of the Site.**

**Reference Point.**

Do you know which property is the source of the release(s) of hazardous substances at the Site (i.e., source property)?

Yes

*If you answered "YES," then please refer to the "source property" when answering the following questions regarding the location of the Site, even if your independent remedial action does not address that property.*

No

*If you answered "NO," then please refer to the "affected property" addressed by your independent remedial action when answering the following questions regarding the location of the Site. An affected property is a property affected by the release(s) on the source property.*

**Physical Address.** Please enter the physical address of the property below.

Name: 3133 South Cedar Street

City: Tacoma

State: WA

Zip: 98409

**Geographic Position – Latitude (Lat) and Longitude (Long).** For additional guidance on how to complete this part of the application form, please refer to the application instructions.

COORDINATES	LATITUDE:	Degrees: 47	Minutes: 13	Seconds: 52
	LONGITUDE :	Degrees: 122	Minutes: 28	Seconds: 29
LOCATION ON PROPERTY: [e.g., point of release or center of parcel]		center of parcel		
COLLECTION METHOD: [e.g., GPS or address matching]		topographic map		
COLLECTION SOURCE: [i.e., map scale]		map scale is 1:24,000		
HORIZONTAL DATUM: [i.e., base reference for coordinate system]		NAD27		

<b>ACCURACY LEVEL:</b> [i.e., +/- feet or meters]		+/- 250 feet	
<b>Legal Descriptions.</b>			
<b>TRS DATA:</b>	Township: T20N	Range: R3E	Section: 7 Quarter-Quarter: SW
<b>TAX PARCEL #(s):</b>	0320073046 (9.36 acres), 0320073068 (0.99 acres), 0320073067 (3.97 acres)		



**Extent of the Site.**

What is the approximate areal extent of the Site? Please check only one.

- < 5,000 square feet
- > 5,000 square feet, but < 1 acre
- > 1 acre, but < 10 acres
- > 10 acres
- Unknown

**Properties Affected by the Site.**

Do any of the releases on the source property affect any properties adjacent to the source property (affected properties)?

- Yes     No     Unknown

If you answered "YES" above, then please identify each property that you know has been affected by the release(s) on the source property. If you need to identify additional properties, please attach additional pages.

1.	Address:
	Tax Parcel(s):
2.	Address:
	Tax Parcel(s):
3.	Address:
	Tax Parcel(s):
4.	Address:
	Tax Parcel(s):

Do any of the releases affect any right-of-ways (e.g., streets) located on or adjacent to the source property?

- Yes     No     Unknown

If you answered "YES" above, please specify:

Is the source property affected by any release(s) on properties adjacent to the source property?

- Yes     No     Unknown

If you answered "YES" above, please specify: A release of trichloroethene at the City of Tacoma Materials Test Laboratory (Ecology ID 61117739), located adjacent to and north of the Site, has affected groundwater beneath the northern portion of the Site. The City of Tacoma Materials Test Laboratory is currently undergoing an independent cleanup action regulated under Ecology's Voluntary Cleanup Program (VCP No. SW 0087).

**Description of Release(s) at the Site.**

**Source of Release(s).**

What are the source(s) of the release(s) at the Site? Please check all that apply.

- Point source (e.g., leaking tank)
- Non-point source (e.g., contaminated soil used as fill)
- Area-wide lead and arsenic soil contamination (see Question #4 below)
- Other – please specify: \_\_\_\_\_
- Unknown

To the extent known, please describe the source(s) of the release(s): The Buffelen Pipe and Creosote Company (Buffelen) and the American Wood Pipe Company (AWPC) owned and/or operated at the Site from at least the mid-1930s until the mid-1960s. Buffelen and AWPC creosote operations were conducted in the southwestern portion of the Site.

**Circumstances of Release(s).** To the extent known, please describe below the circumstances of the release(s).

Buffelen and AWPC creosote operations were conducted in the southwestern portion of the Site. The building associated with the creosote operations (Creosote Plant) was demolished prior to the construction of the existing warehouse building.

**Circumstances of Release Discovery.** To the extent known, please describe below the circumstances of the discovery of the release(s).

Soil and groundwater investigation activities were conducted at the Site to assess conditions in the vicinity of the former creosote operations area as part of due diligence for a potential property transfer.

**Area-Wide Soil Contamination.** For guidance on how to complete this part of the application form, please refer to the application instructions and the area-wide soil contamination tool box located at the following Ecology web site: [http://www.ecy.wa.gov/programs/tcp/area\\_wide/area\\_wide\\_hp.html](http://www.ecy.wa.gov/programs/tcp/area_wide/area_wide_hp.html).

Is the Site located within an area affected by smelter emissions, such as the Tacoma Smelter Plume area, or on a former apple or pear orchard in operation prior to 1947?

Yes     No     Unknown

Does the Site contain area-wide arsenic and/or lead soil contamination?

Yes     No     Unknown

**Nature and Extent of Hazardous Substances Released at the Site.**

**Hazardous Substances and Affected Media.** To the extent known, please identify in the following table the hazardous substances released at the Site and the media (e.g., soil) impacted by those substances using the codes at the bottom of the table.

HAZARDOUS SUBSTANCE	AFFECTED MEDIA				
	SOIL	GROUND WATER	SURFACE WATER	SEDIMENT	AIR
EXAMPLE: Benzene	C	S	N/A	N/A	B
carcinogenic polynuclear aromatic hydrocarbons	C	C	N/A	N/A	N/A
naphthalene	C	C	N/A	N/A	N/A
Trichloroethene* associated with release from City of Tacoma Materials Testing Laboratory	S	C	N/A	N/A	N/A



When identifying the affected media in the table above, please use one of the following codes:

- C = confirmed, above cleanup level
- B = confirmed, below cleanup level
- O = confirmed, not present
- S = suspected
- N/A = not suspected
- U = unknown

**Drinking Water.**

Does any of the contamination at the Site pose a threat or potential threat to an existing drinking water source (ground water or surface water)?

Yes     No     Unknown

If you answered "YES" above, what type of drinking water system is threatened by the contamination? Please check all that apply.

Single Family  
 Community

**Indoor Air.**

Are contaminate odors present in any buildings, manholes, or other confined spaces?

Yes     No     Unknown

If you answered "YES" above, please specify:

**Maps of the Site.**

Please attach to this application map(s) that identify, to the extent known, the following:

- The location of the site
- The properties affected by the site
- The source(s) of the release(s) at the site
- The nature and extent of contamination at the site
- Any human or ecological receptors impacted by the site (e.g., drinking water wells)
- The physical characteristics of the site (e.g., property lines, building and road outlines, surface water bodies, water supply wells, ground water flow direction, and utility right-of-ways)
- The properties adjacent to the site and the uses of those properties (e.g., gas station, dry cleaner, residential).

**Part 3 – OPERATIONAL HISTORY OF THE SITE**

**Current Use of Source Property.** *Note that the following questions refer only to the Source Property, not other properties affected by the Site. Please answer these questions to the best of your ability.*

**Current Property Owners.** To the extent known, please identify below the current owner(s) of the source property.

Name: William C. Swensen

Title: Property Manager

Organization: William B. Swensen Enterprises

Mailing address: PO Box 110967

City: Tacoma

State: WA

Zip code: 98411

Phone: (253) 274-0828

**Current Business Owner (Operator).** To the extent known, please identify below the current owner of the business located on the source property.

Name: Tacoma Goodwill Industries/HVAC Supply Retailer

Title:

Organization: Tacoma Goodwill Industries/

Mailing address: 3110 South Ceder Street

City: Tacoma

State: WA

Zip code: 98409

Phone: (253) 396-0300



**Current Business Operations.** To the extent known, please identify below the current operations of the business located on the source property.

What is the current land use of the source property? Please check all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Residential                   | <input type="checkbox"/> School             |
| <input checked="" type="checkbox"/> Commercial         | <input type="checkbox"/> Childcare facility |
| <input checked="" type="checkbox"/> Industrial         | <input type="checkbox"/> Park               |
| <input type="checkbox"/> Agricultural                  |   |
| <input type="checkbox"/> Other – please specify: _____ |   |

Is there a currently operational commercial or industrial business located on the source property?

- Yes     No     Unknown

If you answered "YES" above, please identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores
453310	Goodwill Industries
423730	HVAC Supply

Is there a solid waste handling facility located on the Source Property?

- Yes     No     Unknown

If you answered "YES" above, please identify:

Is there a dangerous waste treatment, storage, or disposal facility located on the Source Property?

- Yes     No     Unknown

If you answered "YES" above, please identify:

**Regulation of Current Business Operations.**

Does the business operate under any federal, state, or local permits related to the release of hazardous substances into the environment (e.g., NPDES permit)?

- Yes     No     Unknown

If you answered "YES" above, please specify the regulated operation, the name of the permit, and the date it was issued in the table below.

REGULATED OPERATION	PERMIT	DATE ISSUED
EX: Wastewater discharge	NPDES permit	02/02/02
General Stormwater Discharge Permit	SO3001772	8/20/2002

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business?

- Yes     No     Unknown

If you answered "yes" above, please specify (notice and year issued):

Have business operations resulted in any other spills or other unpermitted releases on the source property?

Yes     No     Unknown

If you answered "YES" above, please specify in the table below.

RELEASE	DATE OF RELEASE	STATUS OF RELEASE

**Storage Tank Information.** In table below, please identify all above ground storage tanks (AST) and underground storage tanks (UST) that have been used for storing hazardous substances on the source property, irrespective of whether the tanks are still in use or in place. *If you are unable to provide answers to specific questions regarding a tank, please enter "U" for unknown.*

IDENTIFICATION				STATUS AND CLOSURE				RELEASES	
Hazardous Substance	Type (AST/UST)	Size (Gallons)	TANK ID	DATE INSTALL	IN USE (Y/N)	DATE CLOSED	CLOSURE METHOD (*)	PAST (Y/N)	CURRENT (Y/N)
EX: Diesel	UST	10,000	4	02/87	N	05/98	Removed	Y	N
gasoline	UST	3000	U	U	N	05/89	Removal	N	N
gasoline	UST	2500	U	U	N	05/89	Removed	N	N
gasoline	UST	675	U	U	N	06/05	Removed	N	N
leaded gasoline	UST	111 to 1100	U	U	N	04/06	Removed	N	N

(\*) Options = Removed or Closed in Place

**Past Use of Source Property.** Note that the following questions refer only to the Source Property, not other properties affected by the Site. Please answer these questions to the best of your ability.

**Past Property Owners.** To the extent known, please identify below the current owner(s) of the source property.

Name:		Title:	
Organization: Buffelen Pipe & Creosote			
Mailing address:			
City:		State:	Zip code:
Phone:	Fax:		E-mail:

**Past Business Owners (Operators).** To the extent known, please identify below the current owner(s) of the source property.

Name:		Title:	
Organization: American Wood Pipe Company			
Mailing address:			
City:		State:	Zip code:
Phone:	Fax:		E-mail:



**Identification of Past Business Operations.** Please identify in the following table the past operations of businesses located on the source property using the North American Industry Classification System (NAICS) codes and/or specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores
321911	Wood Window and Door Manufacturing
321114	Wood Preservation

**Future Use of Source and Affected Properties.** The following questions refer to both source and affected properties. Please answer these questions to the best of your ability.

Will any ownership interest in the source or affected properties be conveyed prior to, or upon completion of, the cleanup?

Yes     No     Unknown

If you answered "YES" above, please specify:

Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup?

Yes     No     Unknown

If you answered "YES" above, please specify the proposed land use below. Please check all that apply.

- Residential     School  
 Commercial     Childcare facility  
 Industrial     Park  
 Agricultural  
 Other – please specify: \_\_\_\_\_

Please also specify the activities proposed for that land use:

#### Part 4 – ADMINISTRATIVE HISTORY OF THE SITE

Have you previously reported the release(s) of hazardous substances at the Site to Ecology?

Yes – If so, when? \_\_\_\_\_     No     Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under the VCP?

Yes – If so, please specify the VCP Project ID#: \_\_\_\_\_  
 No  
 Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under a federal or state order or decree?

Yes – If so, please specify the type and docket #: \_\_\_\_\_  
 No  
 Unknown

**Part 5 – DESCRIPTION OF INDEPENDENT REMEDIAL ACTIONS AT THE SITE**

**Scope of Remedial Actions.**

Do you plan to characterize and address all of the contamination at the Site, including any contamination located on affected adjacent properties, as part of the VCP project?

Yes     No     Unknown

If you answered "NO" above, please describe below the scope of the VCP project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you DO NOT plan on characterizing and/or addressing as part of the VCP project. Please include additional pages if necessary.

The detected concentrations of TCE in groundwater samples collected in the northern portion of the Site are associated with releases of TCE from the City of Tacoma Materials Testing Laboratory. The scope of the West Coast Door VCP project does not include characterization of the concentrations of TCE concentrations or TCE degradation product concentrations associated with the releases of TCE from the City of Tacoma Materials Testing Laboratory.

**Status of Remedial Actions.**

What is the current status of remedial actions at the site? Please check all that apply in the table below.

REMEDIAL ACTION	PLANNED	ONGOING	COMPLETED	NOT APPLICABLE
INITIAL RESPONSE (UST ONLY)				X
INTERIM ACTION	X	X		
REMEDIAL INVESTIGATION	X	X		
FEASIBILITY STUDY	X	X		
CLEANUP ACTION	X			

**Documentation of Remedial Actions.**

Please list in the table below all known remedial action plans or reports produced for the site, including:

- The title of the plan or report,
- The author (e.g. consulting firm) of the plan or report,
- The date the plan or report was produced,
- Whether the plan or report has been submitted to Ecology,
- The date the plan or report was submitted to Ecology.

	TITLE	AUTHOR	DATE	SUBMITTED TO ECOLOGY	
				Y/N?	DATE
EX:	John Doe's Property: Remedial Investigation Work Plan	Mom's Consulting Firm	02/20/99	NO	N/A
1.	Phase 2 Soil and Groundwater Sampling and Testing	Environmental Associates, Inc	08/09/06	U	U
2.	Supplemental Phase 2 Soil and Groundwater Exploration	Environmental Associates, Inc.	10/05/06	U	U
3.	Phase I Environmental Site Assessment	Environmental Associates, Inc.	6/30/06	U	U
4.					
5.					
6.					
7.					
8.					
9.					



10.					
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**Part 6 – STATEMENT AND SIGNATURE**

**Statement and Signature.** The undersigned affirms that the information contained in this application is true and accurate to the best of his or her knowledge. Please note that someone other than the Client may sign this Application Form.

Name: Greg Lish		Title: Project Geologist	
Organization: Pacific Crest Environmental, LLC			
Mailing address: P.O. Box 952			
City: North Bend		State: WA	Zip code: 98045
Phone: 425-888-4990	Fax: 425-888-4994		E-mail: glish@pcenv.com

**Affiliation.**

What is the signatory's involvement at the Site? Please check all that apply.

- Client
- Property Owner
- Consultant
- Attorney
- Other – please specify:



## SUBMITTAL INSTRUCTIONS

To complete your application, please submit the following materials to the Ecology regional office for the County in which your Site is located:

- 1 -  VCP Application Form (signed)
- 2 -  VCP Agreement (signed by Client)
- 3 -  Independent Remedial Action Plan(s) or Report(s) (see Part I.D of VCP Application Form)
- 4 -  Map(s) of the Site (see Part II.G of VCP Application Form)
- 5 -  Terrestrial Ecological Evaluation Exclusion Form (if applicable)

To identify the appropriate Ecology regional office, please refer to the following map:



<p><b>Northwest Region:</b> Attn: Dale Myers 3190 160<sup>th</sup> Ave. SE Bellevue, WA 98008-5452</p>	<p><b>Central Region:</b> Attn: Mark Dunbar 15 W. Yakima Ave., Suite 200 Yakima, WA 98902</p>
<p><b>Southwest Region:</b> Attn: Bob Warren P.O. Box 47775 Olympia, WA 98504-7775</p>	<p><b>Eastern Region:</b> Attn: Patti Carter N. 4601 Monroe Spokane, WA 99205-1295</p>

If you have any questions regarding the application process or how to complete the forms, please contact the appropriate regional office contact listed below:

<p><b>Northwest Region:</b> Mark Edens, Unit Supervisor (425) 649-7070 mede461@ecy.wa.gov</p>	<p><b>Central Region:</b> Valerie Drew, Unit Supervisor (509) 454-7886 vdre461@ecy.wa.gov</p>
<p><b>Southwest Region:</b> Bob Warren, Unit Supervisor (360) 407-6361 rwar461@ecy.wa.gov</p>	<p><b>Eastern Region:</b> Sherman Spencer, Unit Supervisor (509) 329-3408 sspe461@ecy.wa.gov</p>

*If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.*

ECY #020-74 (revised 6/06)



# VCP AGREEMENT

• Facility/Site Name:	<u>West Coast Doors</u>
• Facility/Site No.:	<u>6308485</u>
• VCP Project No:	<u>SW0865</u>

*For Office Administrative Use Only*



This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and William B. Swensen Enterprises (Client) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified above and associated with the following address: 3133 South Cedar Street, Tacoma, WA 98409.

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or Chapter 173-340 WAC, then that definition shall govern.

## Services Provided by Ecology

Upon request, Ecology agrees to provide the Client informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Client with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Client provides Ecology with prior written authorization.

In accordance with RCW 70.105D.030(1)(i), any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

## Payment for Services by Client

The Client agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Client consistent with WAC 173-340-515(6) and 173-340-515(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Client a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Client shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold any requested opinions and notify the Client by certified mail that the debt is past due. If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under Chapter 19.16 RCW. The Client agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.



### Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site[0].

### Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Client. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

### Termination of Agreement

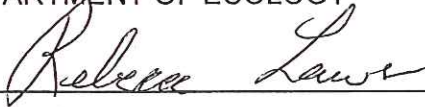
Either party may terminate this Agreement without cause by sending written notice to the other party by certified mail, return receipt requested. The effective date of termination shall be the date Ecology sends notice to the Client or the date Ecology receives notice from the Client, whichever occurs first.

Under this Agreement, the Client is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

### Representations and Signatures

The undersigned representative of the Client hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Client to comply with the Agreement.

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY



Signature

REBECCA LAWSON

Printed Name

Section Manager, SWRC  
Toxics Cleanup Program Section

Date: 4/29/07

William B. Swensen Enterprises

Name of Client



Signature of Client or Client Representative

William C. Swensen

Printed Name of Signatory

Managing Partner

Title of Signatory

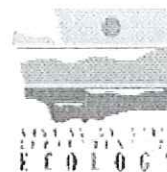
Date: 3/23/07

**Instructions:** Please submit this Agreement to Ecology as part of the VCP application. Before submitting the Agreement, please provide the Client's name and the Site's address on the first page and complete the Client's portion of the signature block on the second page. If the application is accepted, Ecology will sign the Agreement and send the Client an acceptance letter that will include the completed Agreement as an enclosure.



# Voluntary Cleanup Program

Washington State Department of Ecology  
Toxics Cleanup Program



## TERRESTRIAL ECOLOGICAL EVALUATION EXCLUSION FORM

Under the Model Toxics Control Act (MTCA), a Terrestrial Ecological Evaluation (TEE) is not required if the Site meets the criteria in WAC 173-340-7491 for an exclusion. If you determine that your Site does not require a TEE, please complete this form and submit it to the Department of Ecology (Ecology) at the appropriate time, either with your VCP application or with a subsequent request for a written opinion. Please note that exclusion from the TEE does not exclude the Site from an evaluation of aquatic or sediment ecological receptors.

If your Site does not meet the criteria for exclusion under WAC 173-340-7491, then you may have to conduct a simplified TEE in accordance with WAC 173-340-7492 or a site-specific TEE in accordance with WAC 173-340-7493. If you have questions about conducting a simplified or site-specific TEE, please contact the Ecology site manager assigned to your Site or the appropriate Ecology regional office.

### Step 1: IDENTIFY HAZARDOUS WASTE SITE AND EVALUATOR

Please identify below the hazardous waste site for which you are documenting an exclusion from conducting a TEE and the name of the person who conducted the evaluation.

Facility/Site Name: West Coast Door Property

Facility/Site Address: 3133 South Cedar Street, Tacoma, Washington 98409

Facility/Site No.:

VCP Project No.:

Name of Evaluator:

### Step 2: DOCUMENT BASIS FOR EXCLUSION

The bases for excluding a site from a terrestrial ecological evaluation are set forth in WAC 173-340-7491(1). Please identify below the basis for excluding your Site from further evaluation. Please check all that apply.

#### POINT OF COMPLIANCE – WAC 173-340-7491(1)(A)

- 1-  No contamination present at site.
- 2-  All contamination is 15 feet below ground level prior to remedial activities.
- 3-  All contamination is six feet below ground level and an institutional control has been implemented as required by WAC 173-340-440.
- 4-  All contamination is below a site-specific point of compliance established in compliance with WAC 173-340-7490(4)(b) with an institutional control implemented as required by WAC 173-340-440. **Please provide documentation that describes the rationale for setting a site-specific point of compliance.**

#### BARRIERS TO EXPOSURE – WAC 173-340-7491(1)(b)

- 5-  All contaminated soil, is or will be, covered by physical barriers (such as buildings or paved roads) that prevent exposure to plants and wildlife and an institutional control has been implemented as required by WAC 173-340-440. *An exclusion based on future land use must have a completion date for future development that is acceptable to Ecology.*



## Step 2: DOCUMENT BASIS FOR EXCLUSION – CONTINUED

### UNDEVELOPED LAND – WAC 173-340-7491(1)(c)

“Undeveloped land” is land that is not covered by building, roads, paved areas, or other barriers that would prevent wildlife from feeding on plants, earthworms, insects, or other food in or on the soil.

“Contiguous” undeveloped land is an area of undeveloped land that is not divided into smaller areas of highways, extensive paving, or similar structures that are likely to reduce the potential use of the overall area by wildlife.

- There is less than one-quarter acre of contiguous undeveloped land on or within 500 feet of any area of the Site and any of the following chemicals is present: chlorinated dioxins or furans, PCB mixtures, DDT, DDE, DDD, aldrin, chlordane, dieldrin, endosulfan, endrin, heptachlor, heptachlor epoxide, benzene hexachloride, toxaphene, hexachlorobenzene, pentachlorophenol, or pentachlorobenzene.
- 6-  For sites not containing any of the chemicals mentioned above, there is less than one-and-a-half acres of contiguous undeveloped land on or within 500 feet of any area of the Site.
- 7-  For sites not containing any of the chemicals mentioned above, there is less than one-and-a-half acres of contiguous undeveloped land on or within 500 feet of any area of the Site.

### BACKGROUND CONCENTRATIONS – WAC 173-340-7491(1)(d)

- 8-  Concentrations of hazardous substances in soil do not exceed background levels as described in WAC 173-340-709.

## Step 3: PROVIDE EXPLANATION FOR EXCLUSION (IF NECESSARY)

Attach additional pages if necessary.

## Step 4: SUBMITTAL

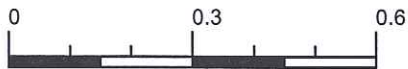
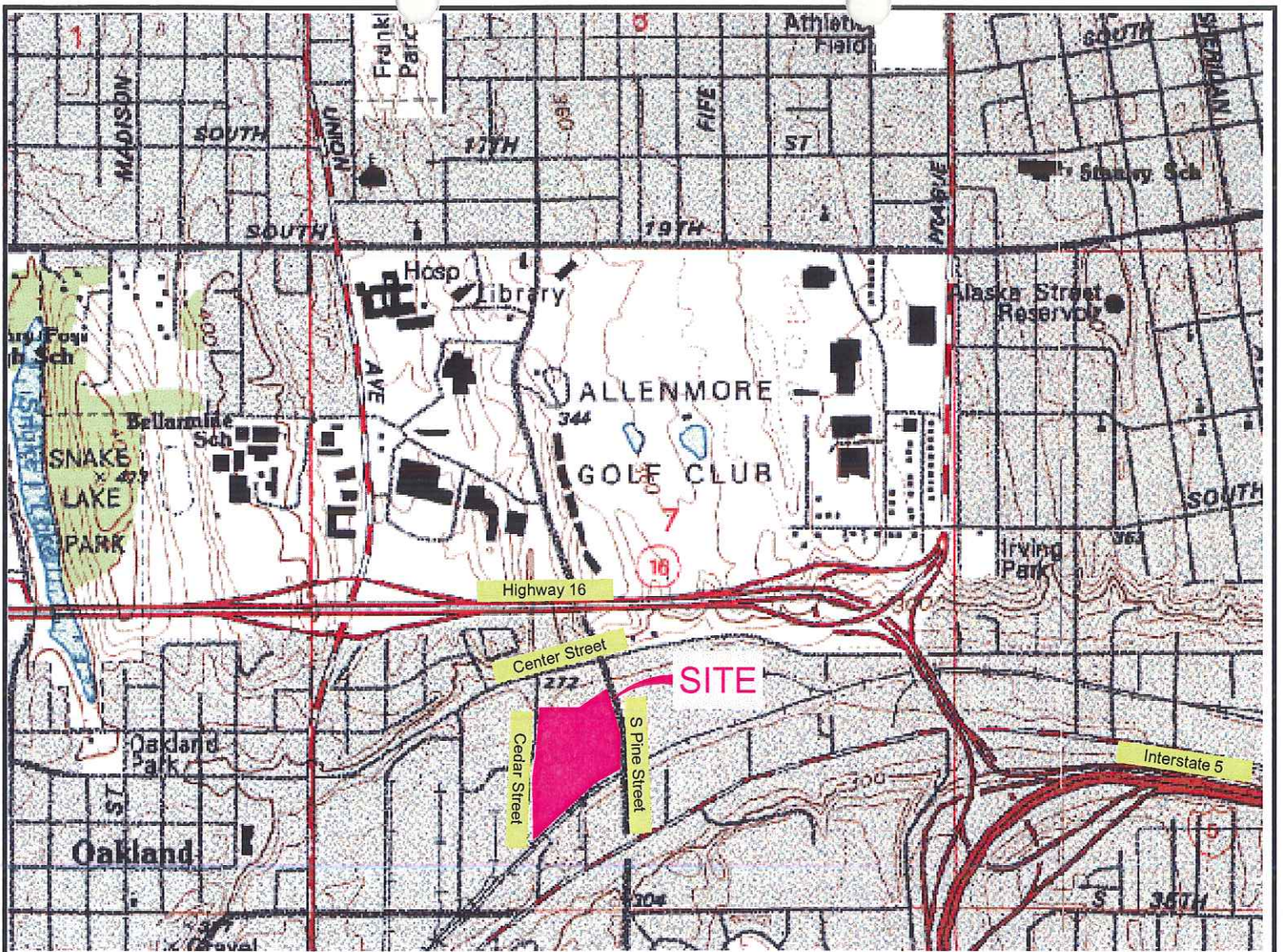
Please mail your completed form to Ecology at the appropriate time, either with your VCP application or with a subsequent request for a written opinion. If you complete the form after you enter the VCP, please mail your completed form to the Ecology site manager assigned to your Site. If a site manager has not yet been assigned, please mail your completed form to the Ecology regional office for the County in which your Site is located.



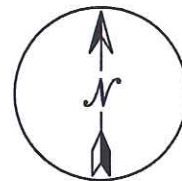
<b>Northwest Region:</b> Attn: Dale Myers 3190 160 <sup>th</sup> Ave. SE Bellevue, WA 98008-5452	<b>Central Region:</b> Attn: Mark Dunbar 15 W. Yakima Ave., Suite 200 Yakima, WA 98902
<b>Southwest Region:</b> Attn: Bob Warren P.O. Box 47775 Olympia, WA 98504-7775	<b>Eastern Region:</b> Patti Carter N. 4601 Monroe Spokane WA 99205-1295

If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.





Approximate Scale in Miles



# Figure 1

## Site Location Map

West Coast Door Property  
 3133 South Cedar Street SE  
 Tacoma, Washington

Project No: 112-001

DWN: SC

CKD: GL

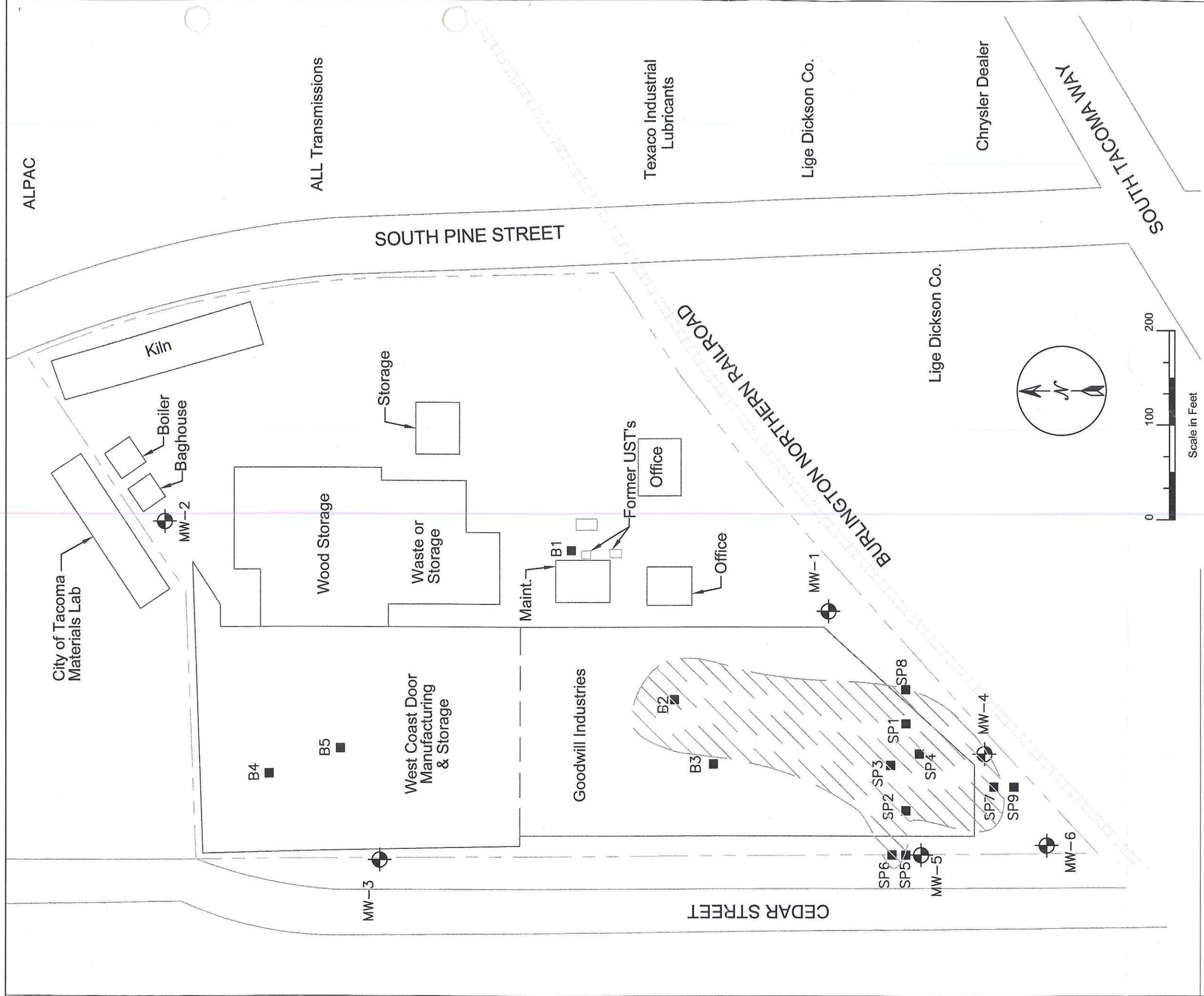
DATE: 11/9/06



**PACIFIC CREST ENVIRONMENTAL**

1533 BENDIGO BOULEVARD NORTH PO BOX 952  
 NORTH BEND, WA 98045





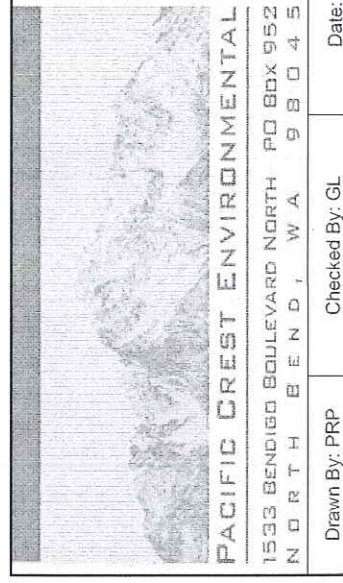
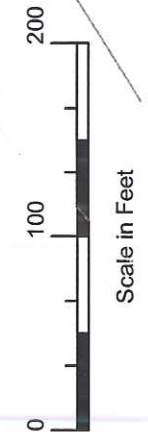
**Legend**

- MW-1
- B3
- SP1
- 
- 

cPAH's = Carcinogenic Polynuclear Aromatic Hydrocarbons

**Legend (cont.)**

- 
- Estimated extent of soil with concentrations of cPAHs above applicable cleanup levels



**PACIFIC CREST ENVIRONMENTAL**  
 1533 BENDIGO BOULEVARD NORTH PO BOX 952  
 NORTH BEND, WA 98045

**Figure 2  
 Site Plan**

West Coast Door Property  
 3133 South Cedar Street SE  
 Tacoma, Washington

Drawn By: PRP

Checked By: GL

Date: 11/7/06

Project Number: 112-001