

Cleanup/Decision Summary

Site Name: **COOK BOOK RESTAURANT**

FS ID #: 5878620

VCP #: NW 1499

Site Decision (attach letters): NFA 10/10/05

1. Site Description (include site address with street, city, and county; physical description; current and historical uses of site; etc.):

The site comprises part of a former Texaco station, located within a property at 1216 Broadway, Everett, WA 98201, in Snohomish County. The property currently has one restaurant building on it, surrounded by paved parking/driveway area. The site is located north of the restaurant building, in the main parking area.

Commercial and retail businesses line both sides of Broadway near the site, and are bordered by residential neighborhoods.

The property was used for a Texaco gas station between 1960 and 1968. After 1968, the Cook Book Restaurant was built on the property. The restaurant was recently closed, and the restaurant building is being remodeled for some other purpose.

The site and surrounding area is near the central axis of the upland "finger" comprising north Everett. The upland finger is bordered by the Snohomish River valley on the north and east, and by Port Gardner Bay on the west. The land surface at the site is nearly flat, but is within an area that slopes gently down to the southeast.

2. Describe affected media (soil, groundwater, surface water, sediment, air):

Soils beneath the former Texaco pump island and tank farm contain gasoline-range and diesel-range hydrocarbons and heavy oils, and the individual compounds benzene, ethylbenzene, toluene, and xylenes to a maximum depth of 15 feet below ground surface (bgs). Gasoline-range TPH and benzene exceeded MTCA Method A cleanup levels.

No ground water was present within the 15-foot contaminated zone, and borings drilled to 24 feet bgs found no ground water.

3. Cleanup method used:

X Method A

☐ Method B (Attempted to utilize Method B Worksheet)

☐ Method C

4. Describe cleanup activities (for each media) and if contamination remains on-site (including conformational sampling/analysis, points of compliance, etc...):

The underground storage tanks at the site were reportedly removed by the owner in 1968. No confirmatory sampling was completed at the time. A geophysical survey, conducted by a consultant in 2004, confirmed the USTs had been removed. In 2004, 18 borings were completed at the site to initially check for contamination and then to delineate the impacted area. The area of contamination appeared to extend southwest of the former pump island.


In 2005, remediation began involving excavation and offsite disposal of impacted soil. A total of 528 cubic yards of soil were eventually removed from the site. Thirteen confirmatory samples were collected from the excavation base and sidewalls – all, except one, showed concentrations of TPH-G and BETX below applicable MTCA Method A levels. The exception was retested using EPH/VPH analysis methods, and the cleanup level recalculated using a Method B approach. Using this approach, the soil at this location was determined to be acceptable for the soil direct contact pathway and the soil to ground water pathway.

5. Describe restrictive covenant (e.g., contamination remains under structure, groundwater restrictions, 5-year review):

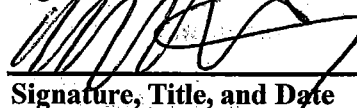
None

6. Indicate if site to be delisted and EEOS contact (only for HSL sites):

N/A

 SITE MANAGER 6/10/05

Signature, Title, and Date

 Unit sup. 10-10-05

Signature, Title, and Date

Signature, Title, and Date



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

October 10, 2005

Ms. Robin Toussaint
6414 49th Drive Northeast
Marysville, Washington 98270

Re: No Further Action Determination under WAC 173-340-515(5) for the following Hazardous Waste Site:

- Name: Cook Book Restaurant
- Address: 1216 Broadway, Everett, WA 98201
- Facility/Site No.: 8578620
- VCP No.: NW 1499

Dear Ms. Toussaint:

Thank you for submitting your independent remedial action report for the Cook Book Restaurant facility (Site) for review by the State of Washington Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding whether further remedial action is necessary at the Site to meet the substantive requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC. Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. 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). The opinion is advisory only and not binding on Ecology.



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Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. *Independent Remedial Action Letter Report, Cook Book Restaurant, August 24, 2005, The Riley Group Inc.*
2. *Limited Phase II Environmental Site Assessment, Cook Book Restaurant, 1216 Broadway, August 24, 2004, The Riley Group Inc.*
3. *Supplemental Phase II Subsurface Investigation,, Cook Book Restaurant, 1216 Broadway, December 14, 2004, The Riley Group Inc.*

The documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact, Sally Perkins, at (425) 649-7190.

The Site is defined by the extent of contamination caused by the following release(s):

- Benzene, Ethylbenzene, and Xylenes in Soil;
- Gasoline-range Petroleum Hydrocarbons in Soil.
- Heavy Oil-range Petroleum Hydrocarbons in Soil.

The Site is more particularly described in Enclosure A to this letter, which includes a detailed Site diagram. The description of the Site is based solely on the information contained in the documents listed above.

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) conducted at the Site are sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **no further remedial action is necessary** at the Site under MTCA.

Based on this no further action determination, Ecology will update the status of the Site on its site database and remove the Site from the Confirmed and Suspected Contaminated Sites List.

This no further action determination does not apply to any other release(s) or potential release(s) of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by Jack and Glory Sherin.

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Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program (VCP). If you have any questions regarding this opinion, please contact me at (425) 649-7107.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Adams', with a long horizontal flourish extending to the right.

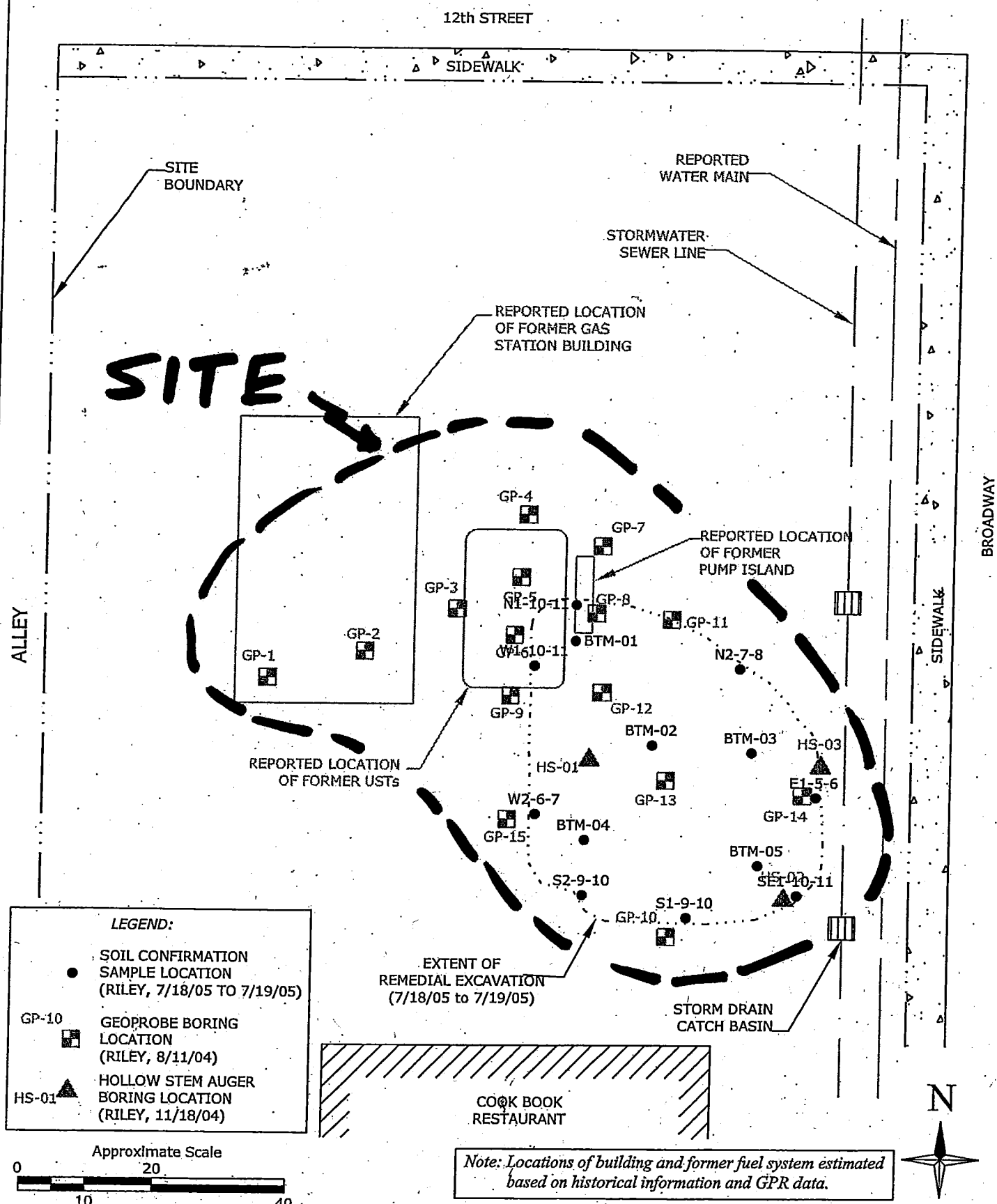
Mark Adams
NWRO Toxics Cleanup Program

MA: lg

Enclosures: Attachment A

Cc: Lannie Smith, The Riley Group Inc.

ENCLOSURE A
Cook Book Restaurant



The Riley Group, Inc.
17522 BOTHELL WAY NE, SUITE A
BOTHELL, WASHINGTON 98011

Cook Book Restaurant

Site Plan

Site Address: 1216 Broadway, Everett, Washington

Figure 2

*Project No.
2004-140d*

