

Frequently Asked Questions

Toxics Cleanup Program

June 2012

Questions and Answers about Kenmore Industrial Park also known as Lakepointe Site

Q: What did the potentially liable party and Ecology agree to do in the 2001 Consent Decree for Kenmore Industrial Park aka Lakepointe site?

A: The consent decree allows two options depending on development at the site:

- Complete the cleanup described in the Cleanup Action Plan (CAP) with the proposed development of the site where the development is integrated with the cleanup actions for the entire site or phased with development for sections of the site with Ecology certification for the phased sections, or
- Continue industrial use with compliance monitoring and restrictive covenant (recorded 2001) if development does not occur.

The tasks are to implement the proposed Cleanup Action Plan with the Compliance Monitoring Plan and Ecology's oversight and approval. Additional information about this site may be viewed at the site webpage at:

<https://fortress.wa.gov/ecy/gsp/sitepage.aspx?csid=2134>

Q: What is the land use for Kenmore Industrial Park aka Lakepointe site?

A: The site is currently used for industrial activities such as WSDOT 520 bridge reconstruction, sand and gravel storage, top soil and bark storage and sale, shoreline, bulkhead, dock, and wharf construction and repair, term storage for boats, trailers, and recreation vehicles.

Q: What are the development plans for Kenmore Industrial Park aka Lakepointe site?

A: The property owner has renewed the development and building permits with the City of Kenmore for a future waterfront development.

Q: Briefly describe the Kenmore Industrial Park aka Lakepointe site history and the Model Toxics Control Act (MTCA) process.

A: The Kenmore Industrial Park Site is a 45-acre waterfront site where Sammamish River joins Lake Washington in

WHY IT MATTERS

Public outreach to citizens and the City of Kenmore.

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Ecology's Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2134>

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Kenmore, King County, WA. Remedial Investigations were conducted in 1990s. The Consent Decree #01-2-22187-6SEA was signed 2001. The Lakepointe Development plan was withdrawn 2002-03 and the site owner has kept the Development Building Permit current with the City suggesting that the owner continues to pursue the development option. Ground-water compliance monitoring was conducted in 2001, 2009, 2010 and again in April 2012 and these results show that no known chemicals of concern are migrating from the site via groundwater into the adjacent waterways – Sammamish River, Lake Washington, and the Kenmore Navigation Channel. The chemicals of concern at the site are petroleum oil and diesel, arsenic, barium and lead. All other chemicals tested including PCBs showed no detection or levels significantly below MTCA cleanup levels.

Q: How did the WSDOT 520 bridge work locate at the Kenmore Industrial Park site?

A: In October 2011 Kiewit General Manson (KGM), contractor for the 520 bridge reconstruction signed a lease agreement with this site owner, Pioneer Towing Company, Inc to use the 14-acre western part of the site. The owner agreed to conduct “deferred industrial maintenance” to bring the site into current industrial function for KGM.

Q: What is the deferred industrial maintenance work at the Kenmore Industrial Park site?

A: The deferred industrial maintenance work is to bring the western 14 acres of the site into current industrial function. Deferred industrial maintenance includes several tasks:

Grading and contouring the western 14 acres.

- Installing three storm water drainage systems with sediment traps. The soils excavated for sediment traps were isolated and disposed off-site at a certified facility.
- Removing surface stockpiled soils from the west to the east part of the site to Evergreen Bark and Topsoil for temporary storage while these stockpiled soils are tested for off-site disposal with an Ecology approved destination.
- Installing geofabric and 1-foot of clean gravel.
- Restoring existing dock and wharf by increasing structural capacity.
- This work was conducted with approval under the Consent Decree from Ecology and with permits from City of Kenmore. The deferred maintenance is estimated to be completed early June 2012.

Q: What monitoring did Ecology and City of Kenmore require for the deferred industrial maintenance work at the Kenmore Industrial Park site?

A: The owner volunteered to conduct baseline and performance ground-water monitoring to evaluate if deferred maintenance has changed subsurface mobility causing contaminants to migrate into adjacent waterways: the Sammamish River, Lake Washington, and Kenmore Navigation Channel. In addition to monitoring the chemicals of concern at this site –petroleum diesel and oil, arsenic, barium, and lead -, the owner volunteered to test for copper, cadmium and zinc.

The April 2012 results for the five known and the three additional chemicals all showed no detection or very low levels and significantly below the MTCA cleanup action levels. The April 2012 results show that the deferred industrial maintenance has not caused changes to the subsurface and has not caused migration of petroleum diesel and oil, arsenic, barium, lead, copper, cadmium and zinc to the adjacent waterways.

Q: Did Ecology require testing for the surface stockpile soils that were moved from the west to the east part of the site to Evergreen Bark and Topsoil location at the Kenmore Industrial Park site?

A: These surface stockpiled soils are listed as deferred maintenance in the City of Kenmore permits. The stockpiled soils were tested by Floyd Snider and the results are posted on the webpage. The soils were tested for organic compounds, petroleum including poly aromatic hydrocarbons (PAHs), metals, polychlorinated biphenols (PCBs) and pesticides. The results showed no detections of these chemicals.

In addition, Ecology required the site owner to conduct additional testing to evaluate the proper disposal following the Ecology petroleum guidance for stockpiled soils. The site owner agreed to Ecology's request that these soils not be sold for re-use. The contractor for WSDOT 520 bridge reconstruction, Kiewit General Manson (KGM), collected additional soil samples and laboratory results are pending. KGM is testing the same list of analyses including organic compounds, petroleum, PAHs, metals, PCBs and pesticides. These results will be posted on the site webpage. Final disposal for the stockpiled soils will require Ecology review and approval. This is estimated to be completed in May-June 2012. Currently the soils are stockpiled at the east part of the site and are not to be sold.

Q: What issue caused concern at the Kenmore Industrial park aka Lakepointe site?

A: The site incorporates a former demolition debris landfill active from 1969 to 1976 under King County Unclassified Use Permit. Ecology and the public are concerned about all landfill sites and many landfills represent a significant hazard to human and aquatic health and the environment. However, this site does not represent a significant environmental risk. During the remedial investigations conducted in the 1990's, soil and ground water, sediment and landfill gases were tested and the only known chemicals of concern are petroleum oil and diesel, arsenic, barium and lead. Recent ground-water compliance monitoring show that these chemicals of concern are not migrating from the land to the adjacent waterways.

The remedial investigation results of recent sampling have been provided to residents. Multiple emails have been sent and telephone conversations conducted to explain the environmental results.

Q: What has the recent monitoring showed us at the Kenmore Industrial Park site?

A: The 2001, 2009, 2010 and April 2012 compliance monitoring results show that no known chemicals of concern are migrating from the land into adjacent waterways via ground water and surface water. These results confirm that there is no known risk at this time for this site to the community, fish and aquatic life in the adjacent waterways at the Sammamish River, Lake Washington and Kenmore Navigation Channel.

Q: What did the Remedial Investigation results show at the Kenmore Industrial Park site?

A: The remedial investigations included extensive testing of soil, ground water, air, and sediments. These results showed most substances were below laboratory detection levels. The testing showed only five chemicals of concern and they are petroleum diesel and oil, and three metals: arsenic, barium and lead for ground water. These same chemicals including selenium were the chemicals of concern for soils.

The remedial investigations ruled out volatile organics and semi-volatile organic substances including poly aromatic hydrocarbons (PAHs), other metals, and PCBs.

There are rumors that medical wastes and transformers were deposited at this former landfill. Testing results show there is no evidence that medical waste and PCBs were deposited at this site.

Q: Were PCBs and dioxins tested at the Kenmore Industrial Park site?

A: Extensive soil and ground-water testing show no PCBs in groundwater (20 samples across the site) and no PCBs in soil (12 samples across the site) with one exception. The one PCB exception is reported as one erroneous sample of poor quality from a wood chip in boring AW-7 and the result was 2.4 mg/kg slightly above twice the unrestrictive cleanup level (1 mg/kg) and significantly below industrial cleanup level at 10 mg/kg. The sample was dismissed as a chemical of concern as reported in the Remedial Investigation Report (AMEC 2001). AW-7 is located in the northeast part of site substantially east of the deferred maintenance work and interior to the site.

No testing was conducted for dioxins.

Sediment testing for PCBs and metals showed either no detection or very low levels of detections and the sediment medium was determined to not be a medium of concern for the Kenmore Industrial Park site.

Ecology will continue the required monitoring so that all concerns are addressed within the authority of the state's cleanup regulations and the consent decree.

Q: Was the Kenmore Industrial Park ranked by Ecology?

A: In 1991 a Site Hazard Ranking (SHA) score of 1 was assigned to the Site based on limited information available at that time. A new SHA evaluation has been requested and will include results from the remedial investigation and recent monitoring.

Q: What are the deferred industrial maintenance tasks at the Kenmore Industrial Park site?

A: The deferred industrial maintenance tasks at the Kenmore Industrial Park site are authorized by City of Kenmore permits and the Ecology general construction NPDES permit. The permit conditions include:

- Grading and contouring.

- Installation of three storm water drainage areas with storm water sediment traps draining into the subsurface to minimize surface water flow into adjacent waterways. The soils excavated for the drainage areas were isolated and disposed off-site at a certified facility.
- Geoprobos of the subsurface to evaluate drainage trap locations and to minimize impacts to the former demolition debris landfill. Geoprobos were installed to evaluate the subsurface conditions near the dock.
- Contour the interior 14-acre western area to contain storm water for a 100-year flood level.
- Add a geofabric and 1-foot of clean gravel to strengthen the surface.
- Add a 5-foot berm around the periphery of the 14-acre area to create a buffer and protect the shoreline including existing wetlands at the shoreline.
- Restore existing dock and wharf concrete surface to current standards for barge use.

Q: What are the risks from the deferred maintenance at the Kenmore Industrial Park site?

A: There are no known violations and no increased risks due to chemicals of concern migrating from the site. Ecology continues to implement its responsibilities to protect human health, the waterways and the environment to the maximum extent under current state regulations. Ecology is working closely with several concerned citizens and the City of Kenmore.