



Periodic Review

Snoqualmie Pass Summit Inn Property Kittitas Side
SR 906 Snoqualmie Pass, 98068
Facility/Site ID#: 19950
Cleanup Site ID#: 2069

Completed by:
Washington State Department of Ecology
Central Regional Office
Toxics Cleanup Program

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1.0 INTRODUCTION

This periodic review document is the Department of Ecology's review of post-cleanup site conditions and monitoring data to assure that human health and the environment are being protected at the Snoqualmie Summit Inn Property (Site). Cleanup at the Site was implemented under the Model Toxics Control Act (MTCA), Chapter 173-340 of the Washington Administrative Code (WAC).

Cleanup activities at this Site was completed under the Voluntary Cleanup Program (VCP) as VCP No. CE0319. The cleanup action resulted in residual concentrations of petroleum hydrocarbons in soil that warranted a terrestrial ecological evaluation (TEE). It was determined that the Site as eligible for a no further action determination (NFA) if it was developed in the near future and the more stringent TEE screening levels were no longer applicable. The purpose of this review is to verify that the Site was developed within an appropriate timeframe.

This is not a traditional periodic review that is required by the use of institutional controls as part of a cleanup action. This periodic review is a one-time event to verify that the NFA is appropriate per the conditions stated in the NFA determination letter, which is available as Appendix 6.1.

The department shall publish a notice of all periodic reviews in the Site Register and provide an opportunity for public comment.

2.0 SUMMARY OF SITE CONDITIONS

2.1 Site History

The Snoqualmie Summit Inn property consists of approximately 5.5-acres located on the west side of SR 906, Snoqualmie Pass, Kittitas County, Washington. It is surrounded by a mix of residential, commercial, and undeveloped properties. The community located at Snoqualmie Pass primarily serves recreational visitors and traffic from Interstate 90. There are a limited number of full-time residents.

The subject Site parcel was vacant at the time of initial investigations, although it had historically been developed with a gasoline service station on the southeast corner of the parcel, a retail store in the central portion of the parcel, and a service bay building on the northeast corner of the parcel. The foundations for the former service station and the former retail store were in place; whereas the foundation for the former service bay building was not found.

Several Phase I and Phase II Environmental Site Assessments were conducted at the Site in 2007 and 2008. It was determined that elevated concentrations of gasoline range petroleum hydrocarbons (TPH-G) remained in soil in the vicinity of the former service station.

A vicinity map is available as Appendix 6.1 and a Site plan is available as Appendix 6.2.

2.2 Remedial Actions

2.2.1 Soil

A source removal remedial action was conducted at the Site in 2009. A total of 1,720.75 tons of petroleum contaminated soil (PCS) was excavated and exported from the Site for this independent cleanup action. PCS with concentrations above the MTCA Method A Soil Cleanup Levels was removed from the following areas:

- A former service bay building (SPN) (approximately 750 tons of PCS) on the northeast corner of the Site; and,
- A former gasoline service station (SPS) (approximately 970.75 tons of PCS) on the southeast corner of the Site.

Based on the confirmation soil sampling analytical results, the independent cleanup action was successful in bringing all Site soils into compliance with the MTCA Method A Cleanup Levels.

2.2.2 Groundwater

A total of approximately 1,100 gallons of non-petroleum impacted groundwater was removed from the SPN between September 8, 2009 and September 16, 2009.

PCS was observed to be in contact with and affecting the shallow groundwater quality in excavation SPS. Following PCS removal, approximately 11,300 gallons of petroleum contaminated water was removed from SPS.

In 2010, five groundwater monitoring wells were installed at the Site. Samples were collected for four consecutive quarters through the 2nd quarter of 2011. None of the contaminants of concern were detected at the Site at concentrations exceeding MTCA Method A cleanup levels; except for arsenic, which is suspected to be naturally elevated in the area.

2.3 Cleanup Levels and Point of Compliance

WAC 173-340-704 states that MTCA Method A may be used to establish cleanup levels at sites that have few hazardous substances, are undergoing a routine cleanup action, and where numerical standards are available for all indicator hazardous substances in the media for which the Method A cleanup level is being used.

MTCA Method A cleanup levels for unrestricted land use were determined to be appropriate for contaminants at this Site, which were limited to petroleum hydrocarbons and gasoline constituents. The cleanup actions conducted at the Site were determined to be 'routine', few hazardous substances were found at the Site, and numerical standards were available in the MTCA Method A table for each hazardous substance.

For soil, the point of compliance is the area where the soil cleanup levels must be attained. For this Site, the point of compliance is established as soils throughout the Site. The groundwater point of compliance is throughout the Site from the uppermost level of the saturated zone to the lowest depth that could possibly be affected by the Site.

2.4 Site Closure

At the time of remedial actions, the Site was vacant and qualified for a Terrestrial Ecological Evaluation (TEE). Diesel-range petroleum hydrocarbons remained in soil above the TEE screening level of 460 milligrams per kilogram (mg/kg). However, there were development plans for the Site. If it was developed, then the TEE screening level would not be applicable and the MTCA Method A cleanup level of 2,000 mg/kg for diesel-range petroleum hydrocarbons would apply. Contamination does not remain at the Site above the MTCA Method A cleanup level. A NFA determination was issued for the Site that would be contingent on Site development within the next 10 years. The NFA determination letter stated:

It should be noted that if future planned development at the site does not occur within a reasonable timeframe (10 years or as extended by Ecology), a Terrestrial Ecological Evaluation will be required to be completed by the owner or the NFA will be rescinded by Ecology in accordance with WAC 173-404-7490(3.d). Until such time that future planned development occurs, the site will be reviewed by Ecology every 5 years. You are required to keep Ecology informed of your plans for development; if the future planned

development changes or is anticipated to not occur within 10 years or as extended by Ecology, Ecology shall be notified and a Terrestrial Ecological Evaluation completed by the owner to support the NFA determination.

3.0 SITE REVIEW

Based on the Site visit conducted on June 21, 2018, the Site has been developed as required by the NFA determination letter.

The Site is now occupied by a mix of commercial and residential properties. The south half of the property has been developed with duplex housing units. These units are a combination of full-time occupancy and vacation rental. The northeast portion of the Site has been developed with a commercial building occupied by a café, a winter sport museum, and a brewery. These uses meet the requirements of MTCA Method A unrestricted land use cleanup levels.

4.0 CONCLUSIONS

- The cleanup actions completed at the Site is protective of human health and the environment.
- Soil and groundwater cleanup levels have been met at the Site and no further remedial actions are necessary.
- Based on this review, the Department of Ecology has determined that the requirements in the NFA determination letter have been met.

5.0 REFERENCES

The Riley Group, Inc. *Independent Cleanup Action Final Report*. November 12, 2009.

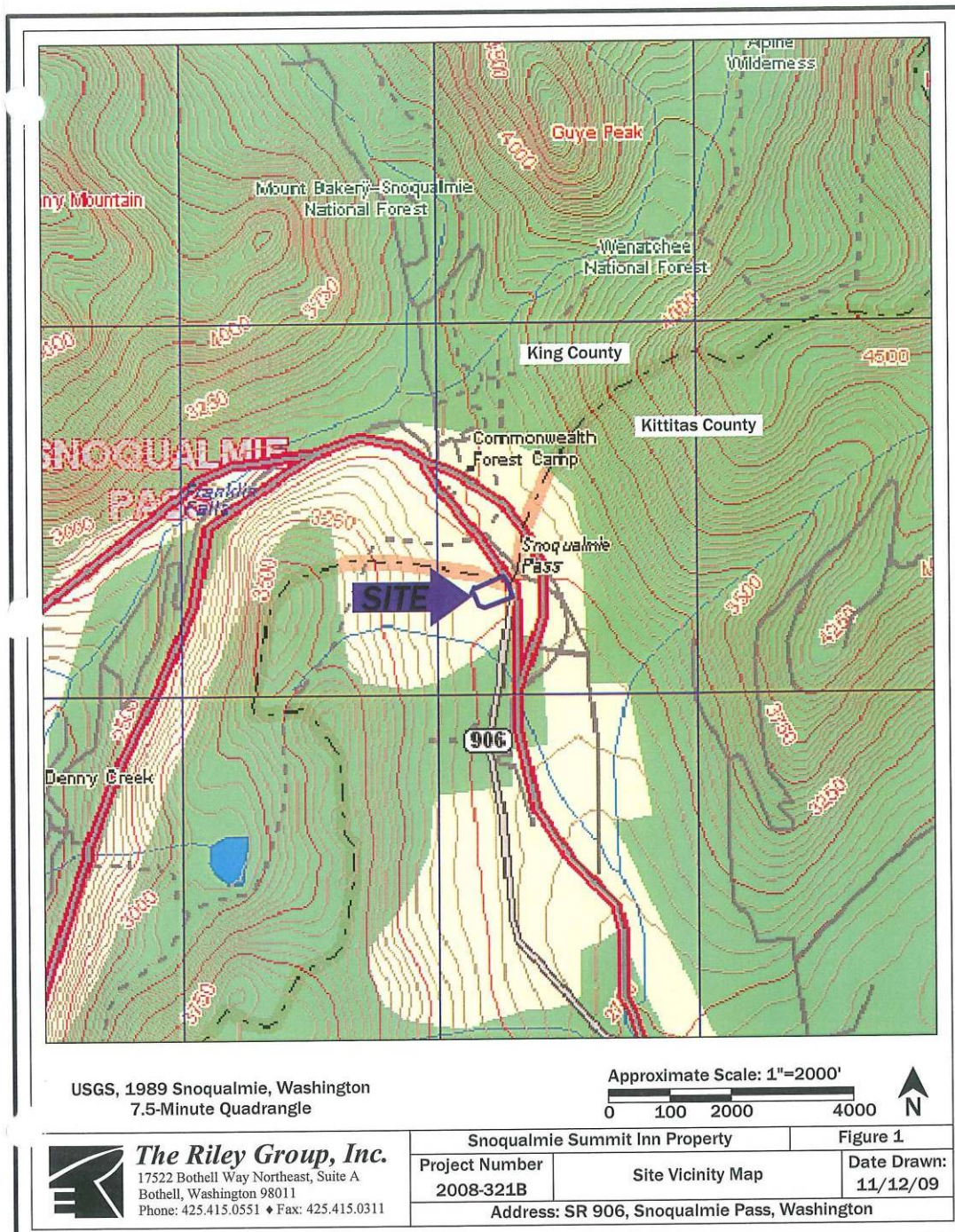
The Riley Group, Inc. *Groundwater Monitoring Report, 2nd Quarter 2011*. June 24, 2011.

Ecology. *No Further Action Letter*. December 9, 2011.

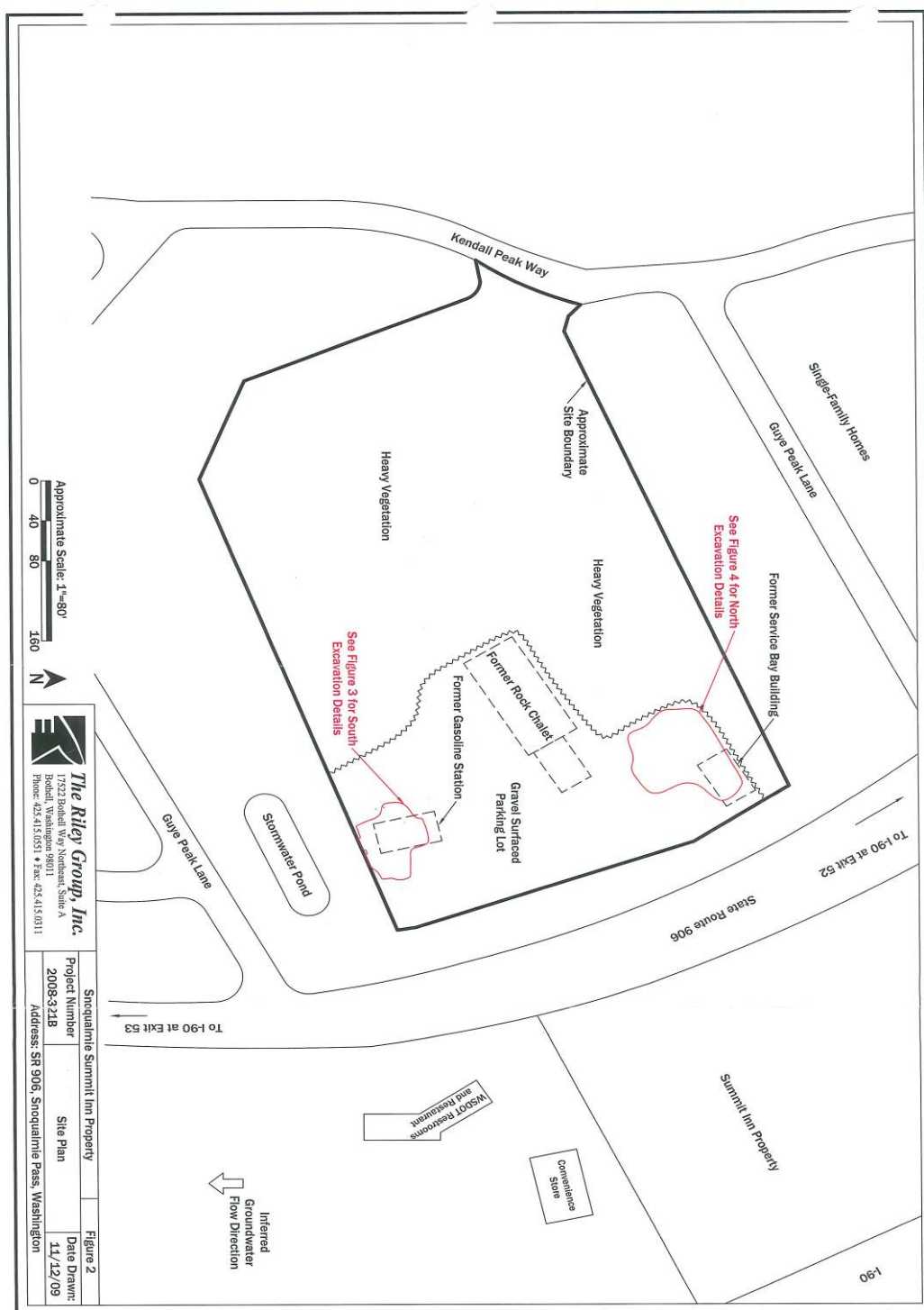
Ecology. *Site Visit*. June 18, 2018.

6.0 APPENDICIES

6.1 Vicinity Map



6.2 Site Plan



6.3 Photo log

Photo 1: Summit Inn Property – from the north



Photo 2: Commercial Unit with Residential Units Visible South – from the north



Photo 3: Remaining Storm water Pond – from the north



Photo 4: Commercial Unit Bordering Frontage Road – from the west

