



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000  
711 for Washington Relay Service • Persons with a speech disability can call (877) 833-6341*

May 7, 2020

Conor J. Hansen  
Mt. Baker Housing Association  
2916 South McClellan Street  
Seattle, WA 98144

**Re: Contained-In Determination for F002 Contaminated Soils at the Mt. Baker Housing parcels located at 2802, 2806, 2810 and 2864 South McClellan Street, Seattle, Washington (WAD081927550, Facility Site ID #96127971, Cleanup Site ID #13054)**

Reference: 1. Letter Report, J. Smith and D. Cook (Aspect Consulting) to D. Yasuda (Ecology), dated April 7, 2020.  
2. Letter Report, J. Smith and D. Cook (Aspect Consulting) to D. Yasuda (Ecology), dated May 2, 2019.

Dear Conor J. Hansen:

The Washington State Department of Ecology (Ecology) received a contained-in determination request from your environmental consultant, Aspect Consulting (Aspect) for specific F002 listed waste perchloroethylene contaminated soils to be excavated during cleanup remedial actions at **the Mt. Baker Housing parcels located at 2802, 2806, 2810 and 2864 South McClellan Street, Seattle, Washington.**

Analytical data were submitted to Ecology to determine if these soils contaminated with F002 listed dangerous waste constituents may be exempt from management as dangerous wastes per the “Contained-In Policy.”<sup>1</sup>

Based on the information received and reviewed, Ecology’s determination is two-fold:

- 1) Approximately **243 tons** of F002 (PCE) listed waste contaminated soils on the 2864 South McClellan Street parcel shall be excavated, managed and disposed as F002 listed dangerous wastes per Chapter 173-303 WAC. (See Attached Figures 3a and 3b, Table A). Send **paper and electronic (pdf)** copies of all fully signed dangerous waste manifests to Ecology (D. Yasuda) within 15 calendar days of transportation to a RCRA treatment,

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<sup>1</sup> Washington State Department of Ecology Contained-in Policy, dated February 19, 1993

storage and disposal facility (TSDf), or by **September 30, 2020**, whichever is the earliest.

- 2) Ecology has determined that the **14,300 tons** of perchloroethylene (PCE) contaminated soils to be excavated (Attached Figures 3a and 3b and Table B) during remedial actions are contaminated with F002 listed dangerous waste constituents (PCE) at concentrations that do not warrant management as dangerous wastes. Ecology understands that these contaminated soils do not designate under federal characteristics (WAC 173-303-090) or State-only criteria (WAC 173-303-100). Ecology will not require disposal of these **14,300 tons** of PCE contaminated soils as F002 listed dangerous wastes at a RCRA permitted dangerous waste treatment, storage and disposal (TSD) facility, provided that **all** of the following conditions are implemented. This contained-in determination applies only to the contaminated soils, and does not pertain to contaminated water or any mixture of contaminated soils and drilling fluids.

You and your environmental consultant, Aspect shall:

- Ensure that no standing water is present within the containers or trucks holding the contaminated soils. All water must be removed to the maximum extent possible from each container or truck and managed as F002 dangerous wastes or as otherwise allowed under Chapter 173-303 WAC. Adding bentonite or similar materials to absorb standing F002 listed waste contaminated water in the containers is not allowed. Mixtures of bentonite or similar materials and the listed waste contaminated water must be managed as F002 listed dangerous wastes;
- Directly deliver the soils to a solid waste landfill permitted under Chapter 173-351 WAC inside Washington State. If you plan to deliver the contaminated soils to a landfill outside Washington State, you must FIRST submit to Ecology written approval for the contaminated soil disposal from the State hazardous waste program and the out of state landfill, before the soils are delivered to the out of state landfill. No off-loading of the contaminated soils is allowed between the cleanup site and the permitted solid waste landfill;
- If you load the contaminated soils directly onto the truck bed or the contaminated soils are transported in roll-off bins, the truck or the roll-off bins must be lined with plastic and properly covered to prevent leaks, spills or dispersion due to wind.
- Dispose of the contaminated soils at the permitted solid waste landfill by **September 30, 2020**. This contained-in determination letter is no longer valid after **September 30, 2020** and the contaminated soils shall be managed as dangerous wastes after this date;
- Provide copies of all signed solid waste landfill receipts or a certificate of disposal issued by the receiving landfill for these contaminated soils to Ecology, attention of Dean Yasuda, by **October 15, 2020**. This is an important verification step for you and your consultant to follow in order for this Ecology decision to be valid;

- Do not consolidate these contaminated soils with other soils that do not pertain to this contained-in determination;
- Notify Ecology before disposal of the contaminated soil if the amount exceeds the approved amount in this letter. Ecology needs to make sure that the additional soil qualifies for this contained-in determination;
- Ensure that the transporter is properly trained to handle hazardous waste so that the transporter manages the contained-in determination soils during transport in a manner that is protective of human health and the environment;
- Take measures to prevent unauthorized contact with these contaminated soils at all times;
- Provide instructions to the landfill operator that these soils are **not** to be used for daily, intermediate, or final cover;
- Provide copies of all soil analytical data to the landfill operator, upon request; and
- Do not send these contaminated soils to any incinerator, thermal desorption unit or recycling facility unless that facility is a RCRA Subtitle C permitted dangerous waste TSD facility.
- Ecology issued this determination based on the information provided and reviewed to date. This Ecology determination will be rescinded if Ecology finds that the information submitted by the property owner or its environmental consultant is materially false, misleading, otherwise does not accurately represent the site conditions, or if the Ecology requirements listed above are not followed.
- This written decision only applies to the **14,300 tons** of specified PCE contaminated soils to be generated during excavation activities from areas described in your request (reference 1). It does not apply to any other media. Any data used for this contained-in determination is intended for use in determining the proper disposal of the above stated PCE contaminated soil according to the Washington State Dangerous Waste Regulations (Chapter 173-303 WAC) and Ecology Contained-in Policy. This letter is not an Ecology approval for dangerous waste designation or disposal of contaminated soils that may be generated or already excavated from other areas in this property.

This letter is not a No Further Action (NFA) letter and not written approval for any cleanup action plan you may have submitted. Instead, this letter only addresses the procedures for disposal of the contaminated soils according to the Washington State Dangerous Waste Regulations (Chapter 173-303 WAC). Regulatory decisions regarding the cleanup action, applicable soil and groundwater cleanup levels and any other cleanup issues must comply with the requirements under Ecology Model Toxics Control Act (Chapter 173-340 WAC).

Conor J. Hansen


May 7, 2020

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If you fail to comply with the terms of this letter, Ecology may issue an administrative order and/or penalty as provided by the Revised Code of Washington, Sections 70.105.080 and/or .095 (Hazardous Waste Management Act).

If you have any questions concerning this letter, please contact me at (425) 649-7264 or [dyas461@ecy.wa.gov](mailto:dyas461@ecy.wa.gov).

Sincerely,

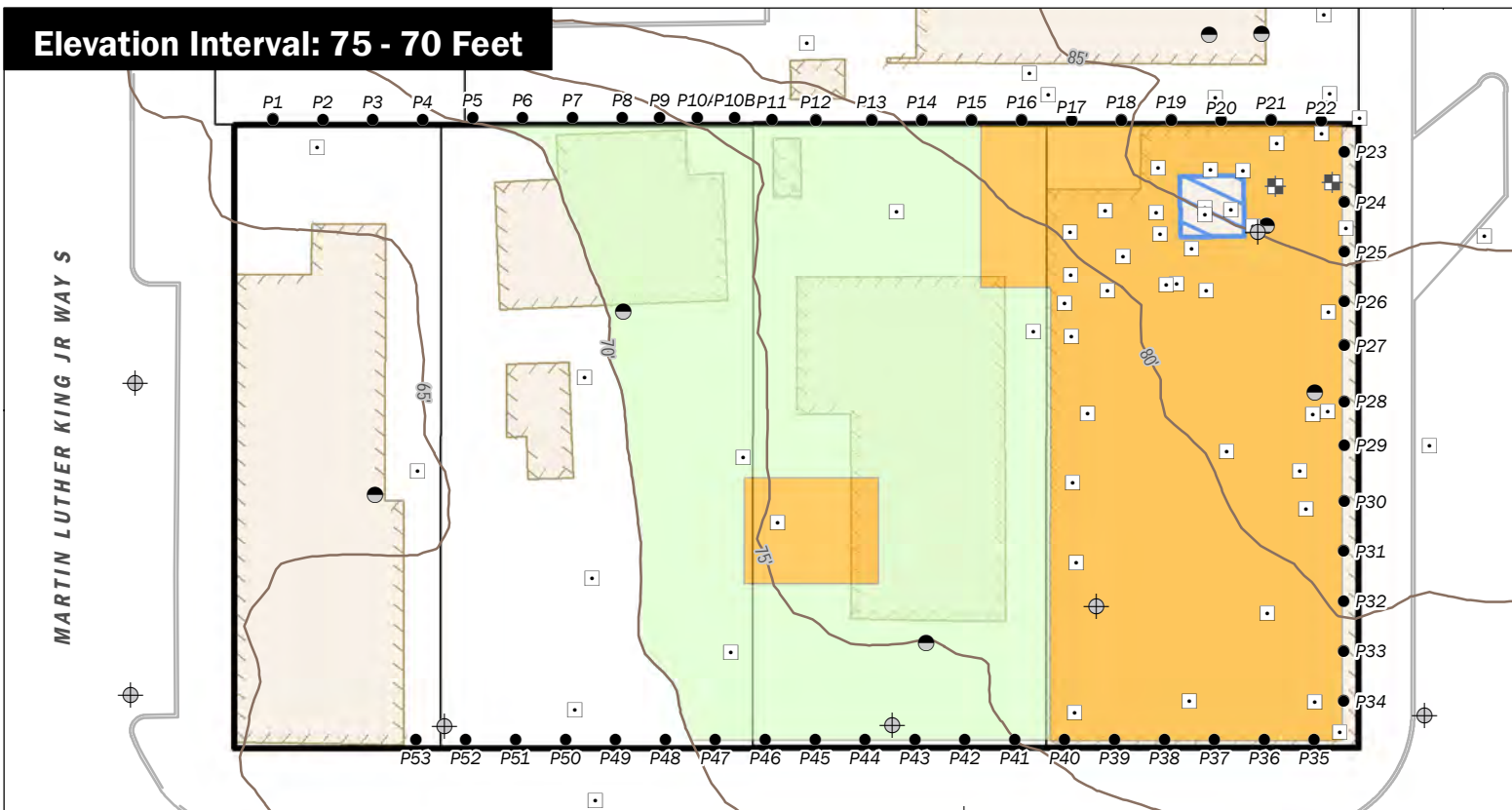
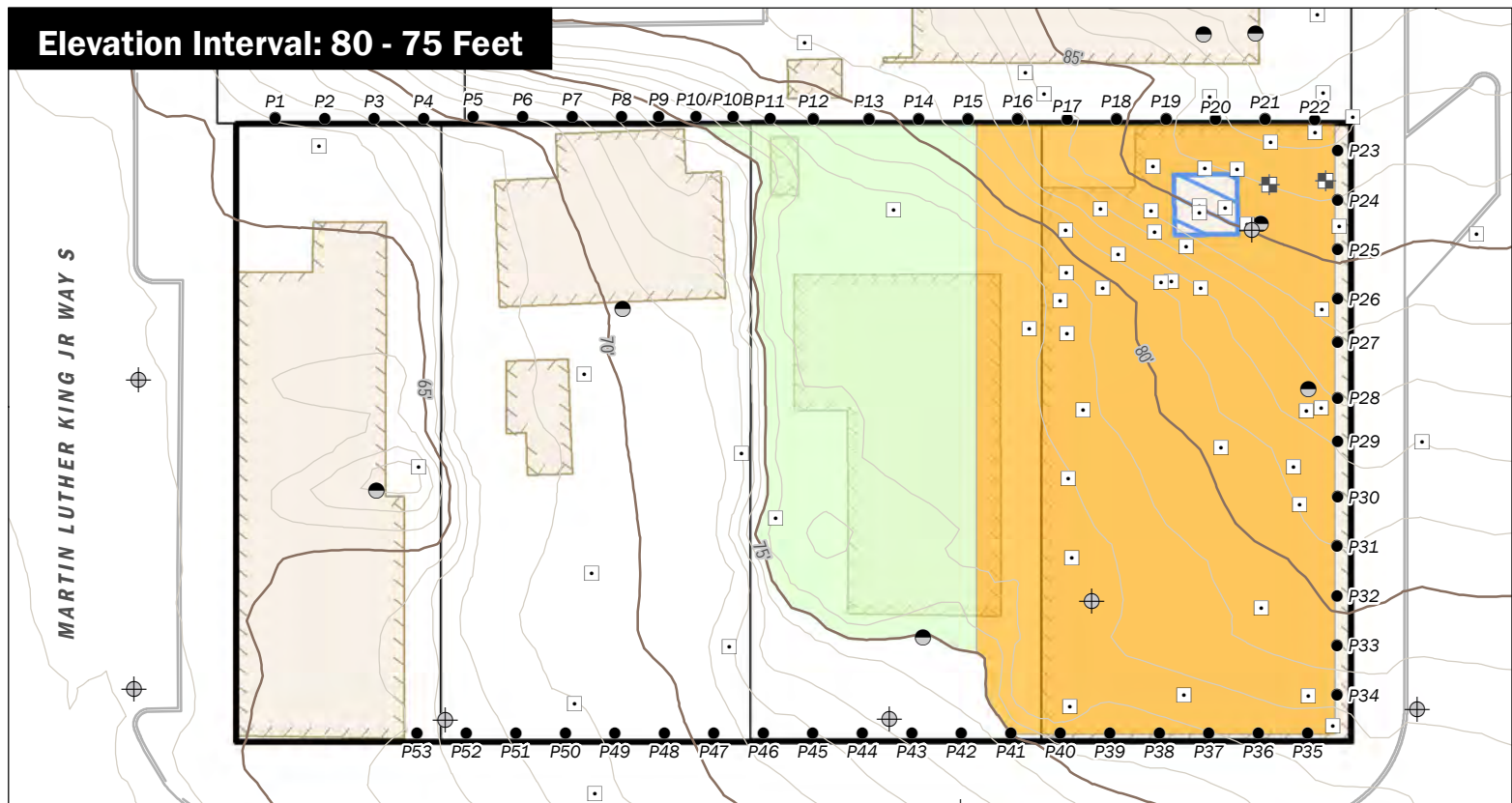
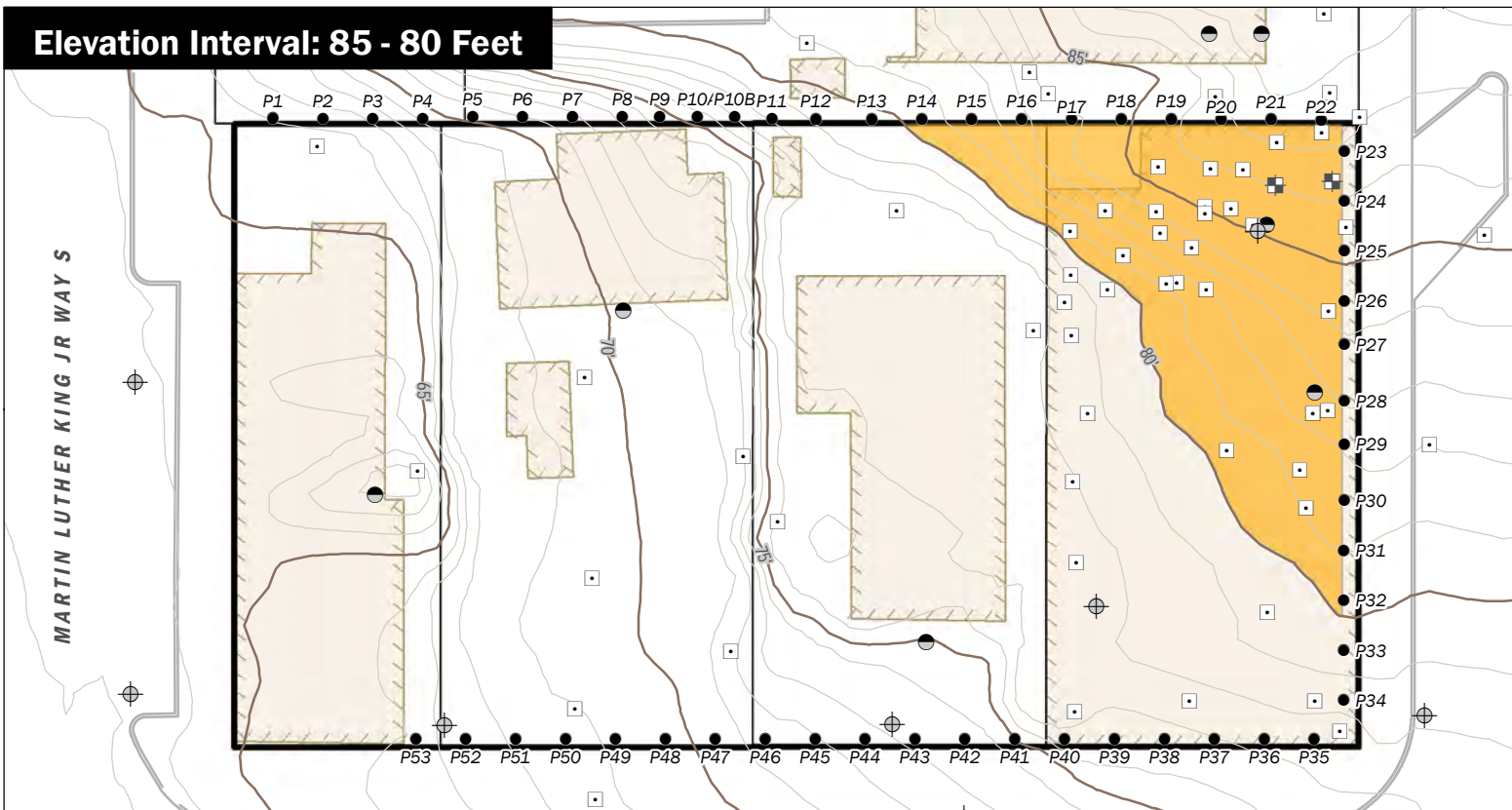
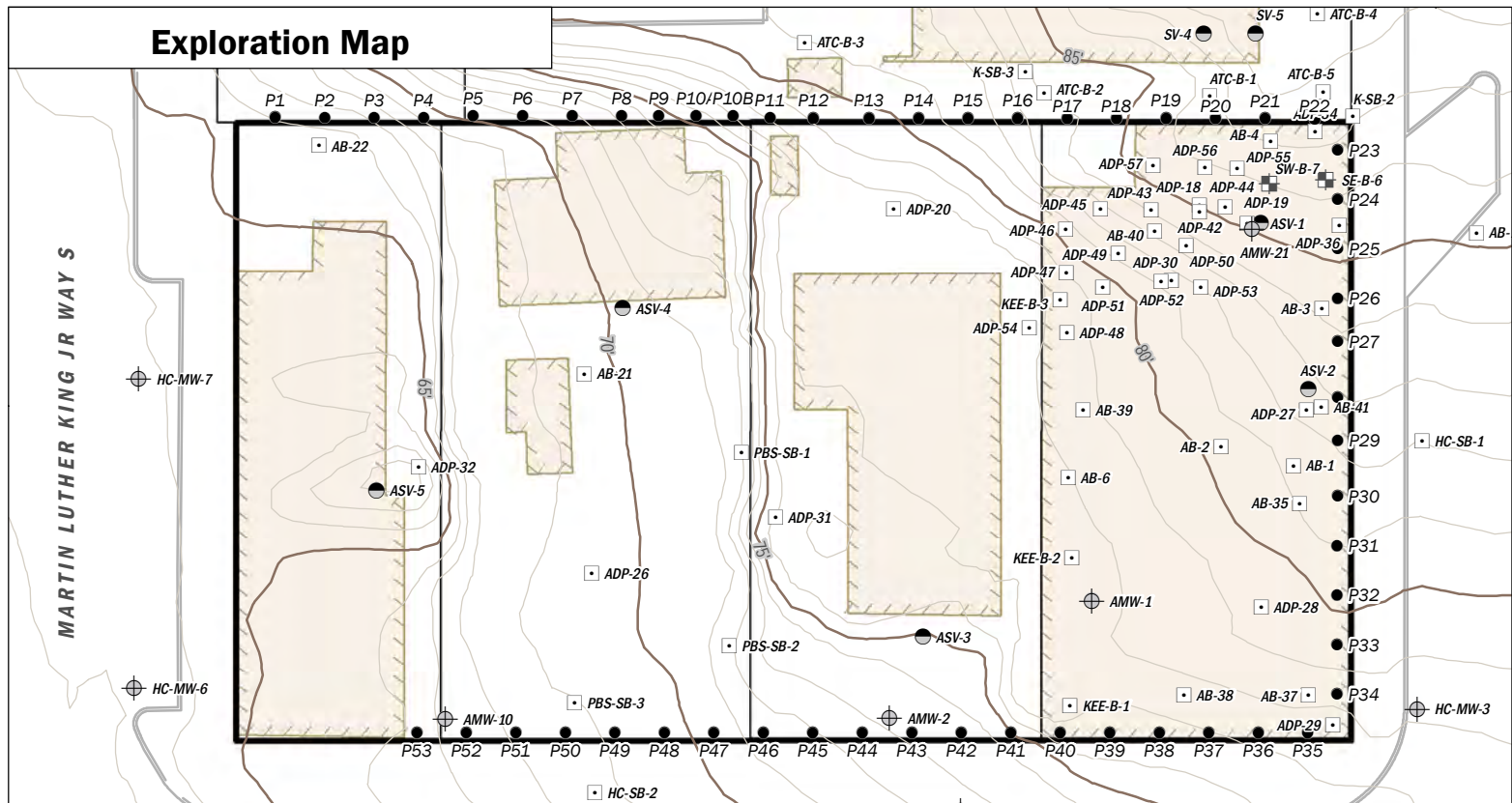


Dean Yasuda, PE  
Hazardous Waste and Toxics Reduction Program

Sent by Certified Mail: 9171 9690 0935 0214 2270 09

Enclosures: Figures 3a and 3b, Tables A and B

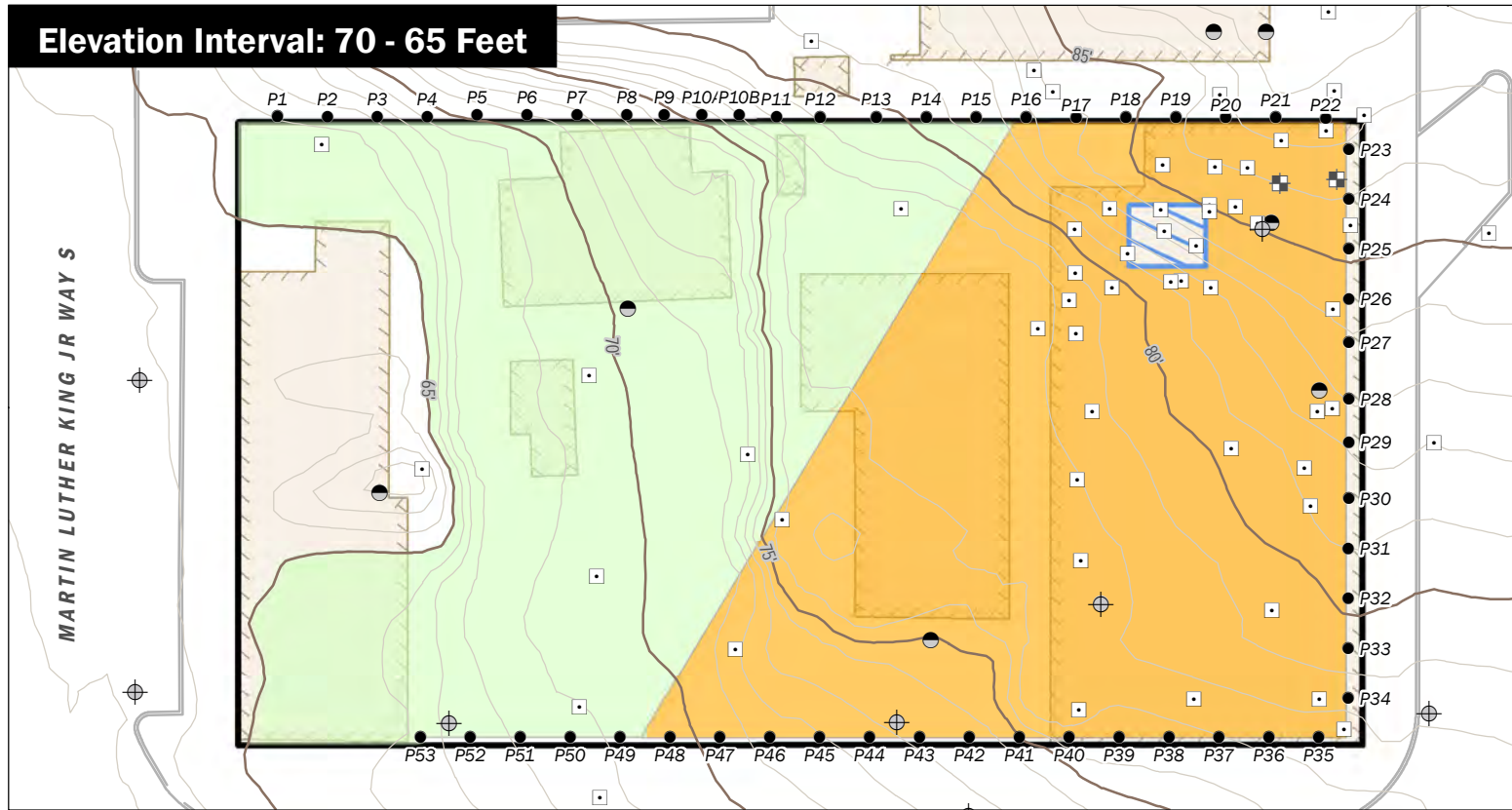
ecc: Eyasu Ayalew, Seattle-King County Public Health, [eayalew@kingcounty.gov](mailto:eayalew@kingcounty.gov)  
Darshan Dhillon, Seattle-King County Public Health, [darshan.dhillon@kingcounty.gov](mailto:darshan.dhillon@kingcounty.gov)  
Dave Cook, Aspect Consulting  
Jessica Smith, Aspect Consulting  
Greg Caron, Ecology  
Mindy Collins, Ecology  
Christa Colouzis, Ecology  
Chuck Hoffman, Ecology  
Sandra Mathews, Ecology  
Donna Musa, Ecology  
Karen Wood, Ecology



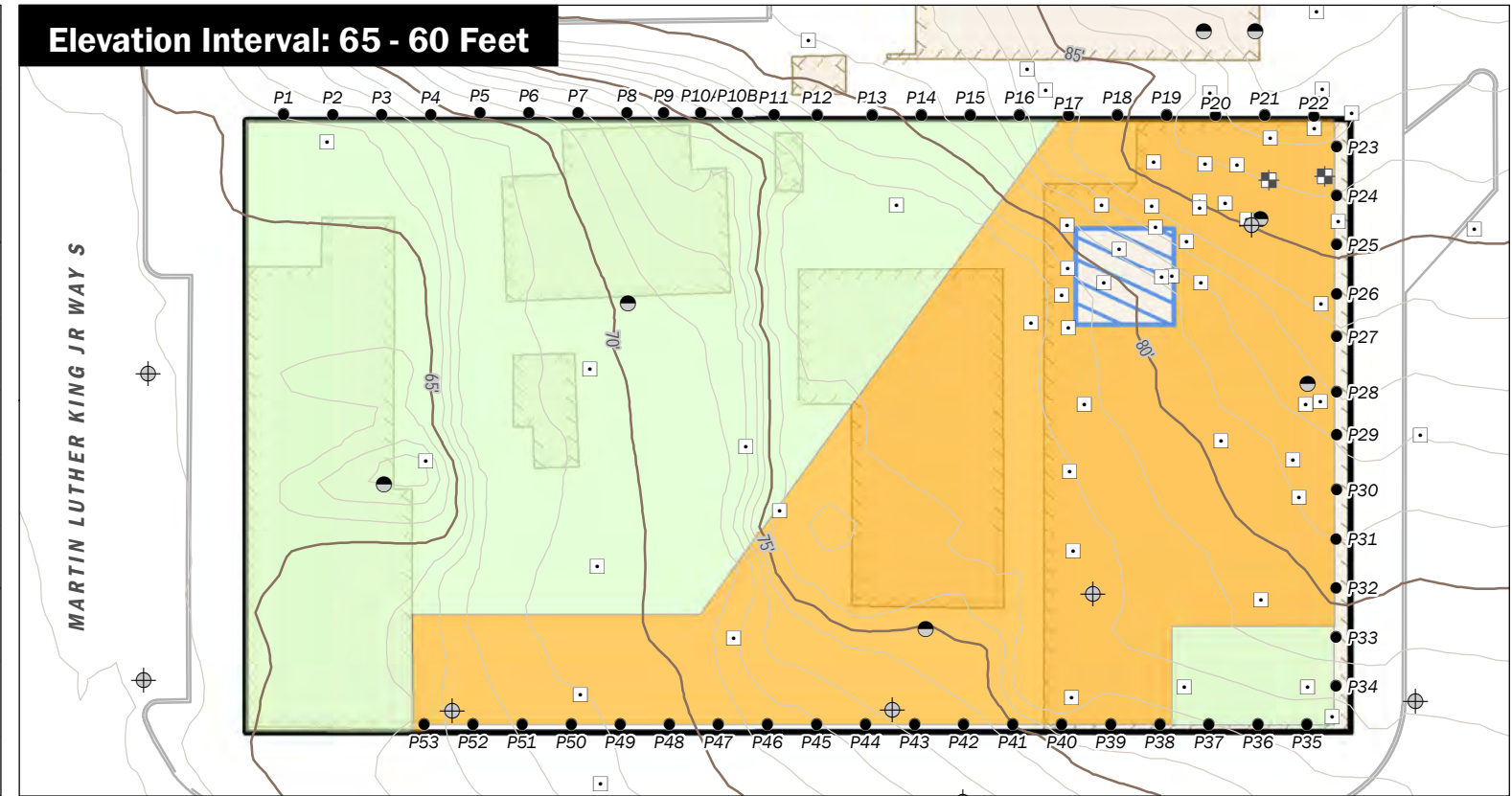
<p><b>Dangerous Waste Soil</b> Soil contaminated with chlorinated solvent F002 listed hazardous waste classified by Washington State regulations as "Dangerous Waste"<sup>1</sup>. Dangerous waste to be direct-loaded into containers, transported to a rail hub, and shipped via rail to Chemical Waste Management's Subtitle C Landfill in Arlington, Oregon.</p> <p><b>Contained-In Soil (Remediation)</b> Soil contaminated with chlorinated solvents F002 listed hazardous waste classified by Washington State regulations as "Contained-In" Soil<sup>1</sup>. Contained-In soil can be direct loaded into either covered trucks or containers. The contained-in soil can be disposed of at Waste Management's Greater Wenatchee Landfill in East Wenatchee, Washington.</p>	<p><b>Non-Impacted Soil</b> Soil not known to be contaminated and potentially clean. Characterization during construction required to verify clean soil and approve disposal at an appropriate location.</p> <p><b>Not Applicable</b> Topography below minimum elevation in this interval.</p>	<ul style="list-style-type: none"> <li> Monitoring Well</li> <li> Auger Boring</li> <li> Geoprobe</li> <li> Injection Well</li> <li> Soil Boring</li> <li> Soil Sample</li> <li> Soil Gas</li> <li> 5 ft Contour Line</li> <li> 1 ft Contour Line</li> </ul>	<p>Notes: 1) The contained-in determination (CID) that regulates soil management categories has not yet been issued by the Washington State Department of Ecology. Areas presented on this figure are for bidding purposes only. The final limits of Contained-In and Dangerous Waste soil will be determined by the CID and performance soil sampling during remedial excavations. - Site features are approximate. - Contour lines created from King County 2016 lidar dataset from DNR Lidar Portal.</p> <p>VOC = Volatile organic compounds PAH = Polycyclic aromatic hydrocarbon</p>			<p><b>Approximate Extent of DW and CID Soil - 85 to 70 ft</b> Mount Baker Properties Site Seattle, Washington</p>	<table border="1"> <tr> <td style="text-align: center;">                   Aspect CONSULTING             </td> <td style="text-align: center;">                 MAR-2020                  PROJECT NO.                  160324             </td> <td style="text-align: center;">                 BY:                  ALC / TDR                  REVISED BY:                  ---             </td> <td style="text-align: center;">                 FIGURE NO.  <b>3a</b> </td> </tr> </table>	 Aspect CONSULTING	MAR-2020 PROJECT NO. 160324	BY: ALC / TDR REVISED BY: ---	FIGURE NO. <b>3a</b>
 Aspect CONSULTING	MAR-2020 PROJECT NO. 160324	BY: ALC / TDR REVISED BY: ---	FIGURE NO. <b>3a</b>								

Basemap Layer Credits || Pictometry, King County

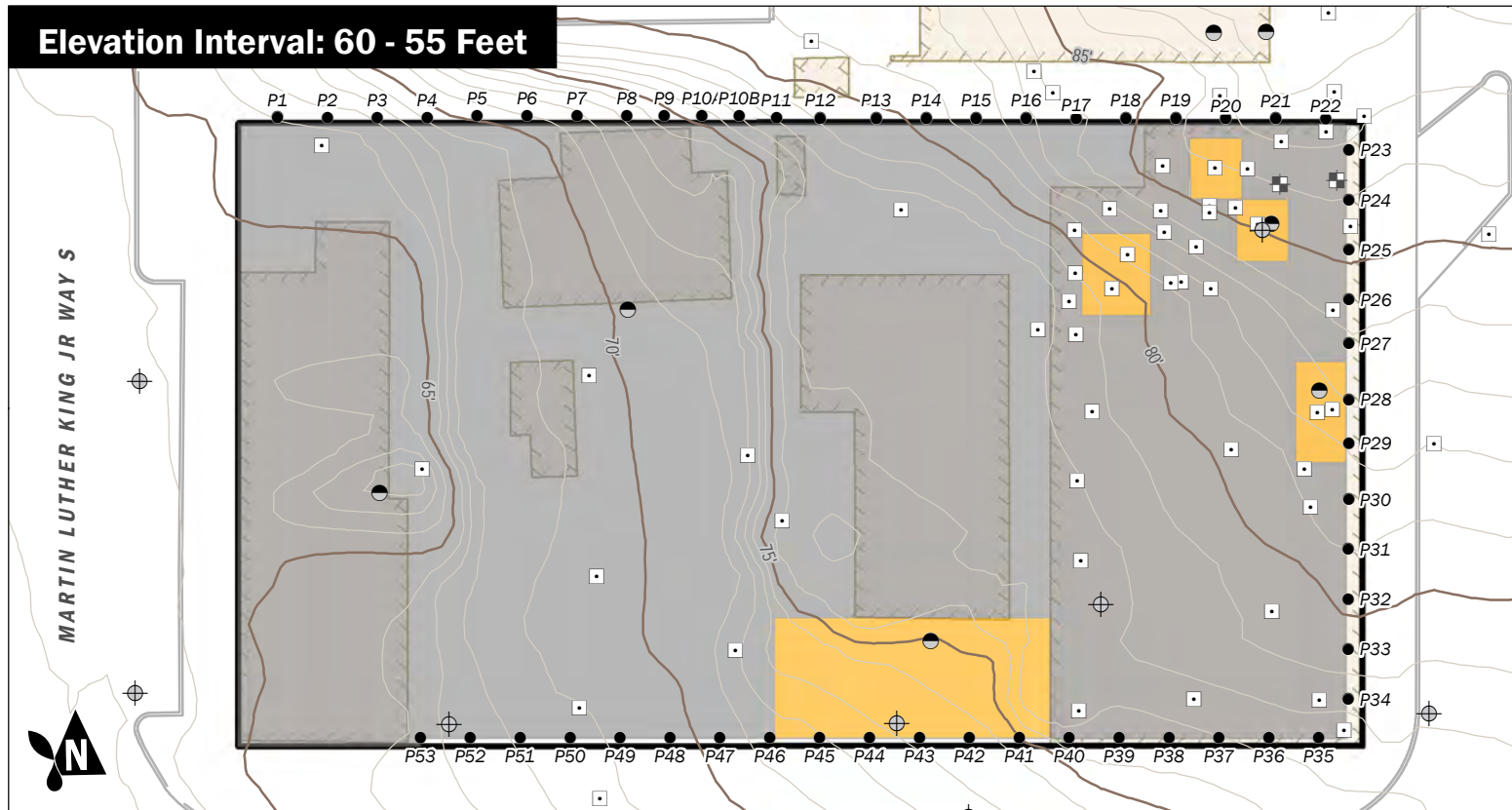
**Elevation Interval: 70 - 65 Feet**



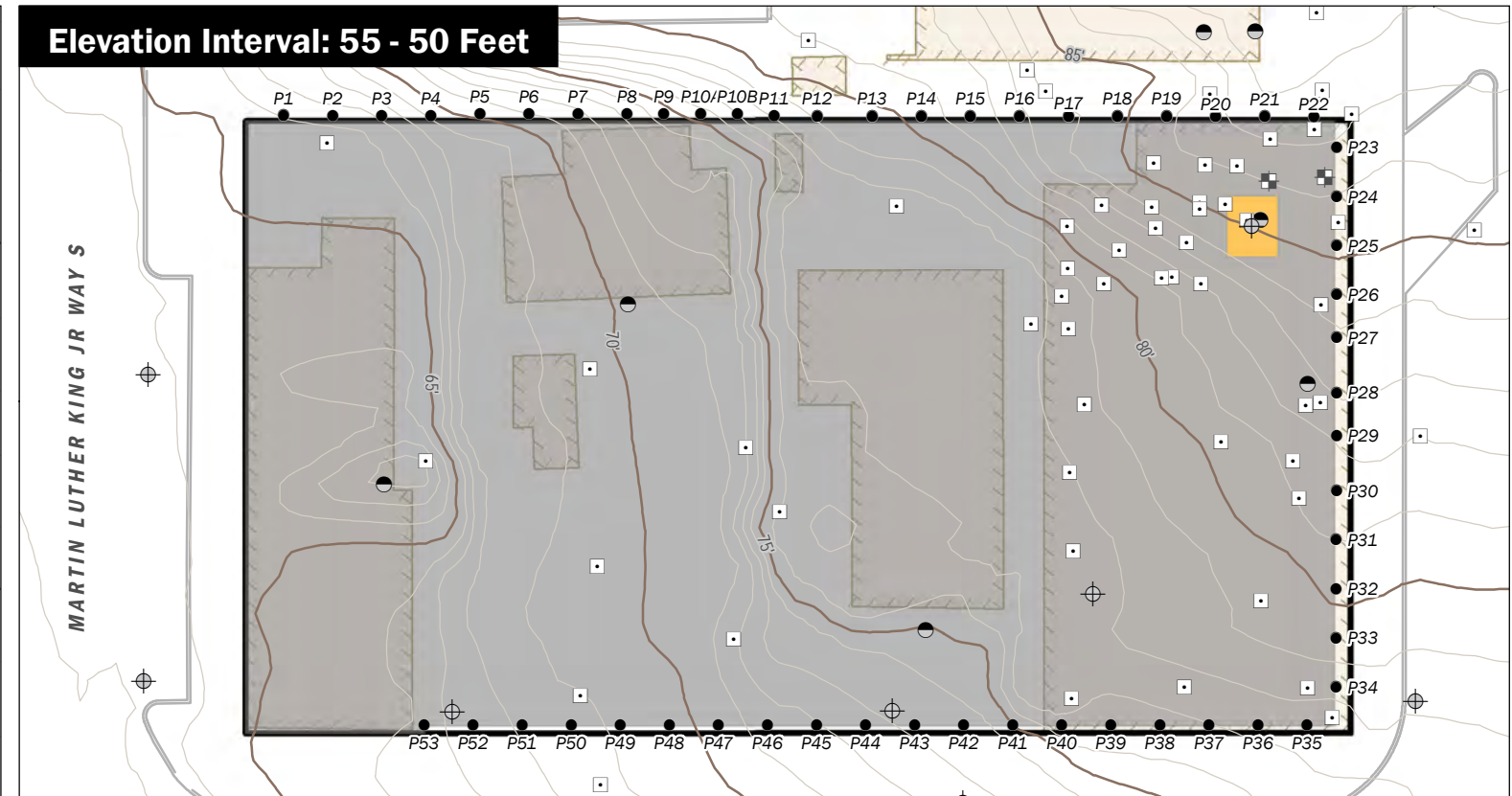
**Elevation Interval: 65 - 60 Feet**



**Elevation Interval: 60 - 55 Feet**



**Elevation Interval: 55 - 50 Feet**



**Dangerous Waste Soil**

Soil contaminated with chlorinated solvent F002 listed hazardous waste classified by Washington State regulations as "Dangerous Waste"<sup>1</sup>. Dangerous waste to be direct-loaded into containers, transported to a rail hub, and shipped via rail to Chemical Waste Management's Subtitle C Landfill in Arlington, Oregon.

**Contained-In Soil (Remediation)**

Soil contaminated with chlorinated solvents F002 listed hazardous waste classified by Washington State regulations as "Contained-In" Soil<sup>1</sup>. Contained-in soil can be direct loaded into either covered trucks or containers. The contained-in soil can be disposed of at Waste Management's Greater Wenatchee Landfill in East Wenatchee, Washington.

**Non-Impacted Soil**

Soil not known to be contaminated and potentially clean. Characterization during construction required to verify clean soil and approve disposal at an appropriate location.

**Not Applicable**

Topography below minimum elevation in this interval.

**Not Applicable**

Below redevelopment depth.

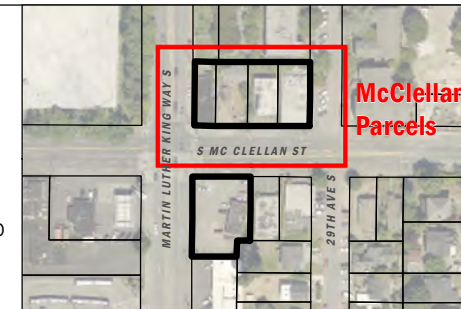
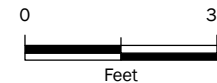
Subject Property • Shoring Pile

- ⊕ Monitoring Well
- ⊕ Auger Boring
- Geoprobe
- ⊗ Injection Well
- Soil Boring
- ▲ Soil Sample
- Soil Gas
- 5 ft Contour Line
- 1 ft Contour Line

**Notes:**

1) The contained-in determination (CID) that regulates soil management categories has not yet been issued by the Washington State Department of Ecology. Areas presented on this figure are for bidding purposes only. The final limits of Contained-In and Dangerous Waste soil will be determined by the CID and performance soil sampling during remedial excavations.  
 - Site features are approximate.  
 - Contour lines created from King County 2016 lidar dataset from DNR Lidar Portal.

VOC = Volatile organic compounds



**Approximate Extent of DW and CID Soil -**

**70 to 50 ft**

Mount Baker Properties Site  
Seattle, Washington



MAR-2020  
PROJECT NO.  
160324

BY:  
ALC / TDR  
REVISED BY:  
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FIGURE NO.  
**3b**

**Table A. Estimated Soil Volume of Dangerous Waste Soil**

<b>Waste Codes</b>	<b>Dangerous Waste Media and Area</b>	<b>Estimated Volume of Dangerous Waste Soil (cubic feet)</b>	<b>Estimated Weight<sup>1</sup></b>
F002 Listed Waste	Soil excavated from the Mt. Baker Cleaners Parcel from Elevation 80 to Elevation 60	139	236 tons
F002 Listed Waste	Soil cuttings from borings ADP-18, ADP-42, ADP-49, ADP-51, and AB-40 (15 drums—see Table 4 in the May 2, 2019 proposal for drum inventory)	N/A	7 tons
Total Estimated Soil for Disposal as Dangerous Waste			243 tons

**Notes:** 1) Tonnages calculated assuming a 1.7 conversion factor. Volumes assume a 30% contingency for swell of soil during excavation.

**Table B. Estimated Soil Volume of CID Soil**

<b>Waste Codes</b>	<b>Contained-In Media and Area</b>	<b>Estimated Volume of CID Soil (cubic feet)</b>	<b>Estimated Weight<sup>1</sup></b>
F002 Listed Waste	Soil excavated from Elevation 85 to Elevation 50	8,373	14,233 tons
F002 Listed Waste	Soil cuttings from borings completed on the McClellan Parcels (42 drums—see Table 4 in May 2, 2019 proposal for drum inventory)	N/A	19 tons
Total Estimated Soil Volume for CID			14,252 tons

**Notes:** 1) Tonnages calculated assuming a 1.7 conversion factor. Assumes 30% contingency for swell of soil during excavation.

3. **Information Requested by Ecology:** *Start and end dates for the PCE soil excavation.*

**MBHA Response:** The remedial excavation of PCE-contaminated soil (both dangerous waste and CID) at the Mt. Baker Cleaners parcel is scheduled to begin at the end of May 2020 and will be completed by September 2020.