



# Voluntary Cleanup Program

## Washington State Department of Ecology Toxics Cleanup Program

### 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 enter the VCP, complete and submit to Ecology a VCP Application. The Application consists of the following two documents:

1. Application Form (including required attachments). ← **THIS DOCUMENT**
2. Agreement.

For guidance on how to complete your Application, please refer to the Application Instructions, which are available separately on the VCP web site: [www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm](http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm).

#### Part 1 - ADMINISTRATION

**A. Customer Information.** The Customer is the person or organization requesting services from Ecology under the VCP, and is responsible for paying the costs incurred by Ecology. The authority and duty of the Customer are explained in the Agreement.

Name of Customer: Ichijo USA Co., LTD.

What type of entity is the Customer?

☐ Person

*If the Customer is a "person," then the Customer shall serve as both the Project Manager and the Project Billing Contact. Please identify this person and their contact information in both Parts 1B and 1C.*

☒ Organization

*If the Customer is an "organization," then please identify the Project Manager in Part 1B and the Project Billing Contact in Part 1C. **Both persons must be employed by the Customer organization.***

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

☒ Property owner

☐ Business owner (operator)

☐ Past property owner

☐ Mortgage holder

☐ Future property owner

☐ Consultant

☐ Property lessee

☐ Attorney

☐ Other – please specify: \_\_\_\_\_

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

☐ Yes ☐ No

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

☐ Yes ☐ No

TCP SWRO ID SW1672

**Part 1 – ADMINISTRATION continued**

**B. Project Manager Information.** Ecology will send this person all official correspondence. This person must either be the Customer or be employed by the Customer. This person may not be an independent contractor hired by the Customer. Please enter the required information below.

Name: Ichijo Co USA, LTD, c/o Mr. Randy Barnett		Title: Owner
Mailing address: 1406 140 <sup>th</sup> Place NE, Suite 104		
City: Bellevue	State: WA	Zip: 98007
Phone: 425-497-0616	Fax: 425-376-0797	E-mail: randyj@ichijousa.net

**C. Project Billing Contact Information.** Ecology will send this person monthly invoices. This person must either be the Customer or be employed by the Customer. This person may not be an independent contractor hired by the Customer. Please enter the required information below.

Name: Same As Project Manager (1.B. above)		Title:
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	E-mail:

**D. Project Consultant Information.**

Is the Customer a consultant?

- ☐ Yes    *If you answered "YES," then skip to the next question.*
- ☒ No    *If you answered "NO" and the Customer hired a consultant to conduct the independent remedial action, then enter the required information below.*

Name: Mr. Thomas Morin		Title: President/Principal Geologist
Organization: Environmental Partners, Inc.		
Mailing address: 1180 NW Maple Street, Suite 310		
City: Issaquah	State: WA	Zip: 98027
Phone: (425)395-0010	Fax: (425)395-0011	E-mail: thomm@epi-wa.com
Do you want Ecology to contact the Project Consultant?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**E. Property Owner Information.**

Is the Customer the owner of the property where independent remedial action is being conducted?

- ☒ Yes    *If you answered "YES," then enter the type of entity and skip to the next question.*
- ☐ No    *If you answered "NO," then please enter all of the required information below.*

Name: Mr. Randy Barnett		Title: Owner
Organization: Ichijo USA Co. LTD.		
Mailing address: 1406 140 <sup>th</sup> Place NE, Suite 104		
City: Bellevue	State: WA	Zip: 98007
Phone: 425.497.0616	Fax: 425.376.0797	E-mail: Randy@ichijousa.com



## Part 1 – ADMINISTRATION continued

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: _____ |  |

### F. Request for Written Opinion.

Are you requesting a written opinion at this time?

- ☒ Yes ☐ No

If you answered “**YES**,” on what planned or completed remedial action do you want a written opinion?

A *Remedial Investigation / Focused Feasibility Study* (RI/FFS) Report and *Cleanup Action Plan* (CAP) are being submitted with this application. The RI/FFS Report documents the results of environmental investigations that were conducted on the subject property from 2016 through 2018. The CAP presents the planned remedial actions to be implemented in April and May of 2019. Please provide an Advisory Opinion on the RI/FFS and an Opinion on the CAP and the likelihood that successful implementation of the will lead to an NFA determination for the Site.

**Please attach to this Application any additional remedial action plans or reports you want Ecology to review.** Ecology will base its opinion on the information contained in the Site file, including any information attached to this Application.

If you answered “**NO**,” please explain why you are enrolling in the VCP at this time and when you expect to request a written opinion from Ecology.

---

---

---

---

---

Attach additional pages if necessary.

### G. Reporting Requirements.

Please comply with the following reporting requirements when requesting written opinions on planned or completed remedial actions:

- ☐ **Licensing.** Documents submitted containing geologic, hydrologic, or engineering work must be under the seal of an appropriately licensed professional, as required by Chapters 18.43 and 18.220 RCW.
- ☐ **Data Submittal.** Environmental sampling data must be submitted in both a printed form and an electronic form capable of being transferred into Ecology’s data management systems. For instructions on how to submit the data, please refer to the following Ecology web site:  
[www.ecy.wa.gov/programs/tcp/data\\_submittal/Data\\_Requirements.htm](http://www.ecy.wa.gov/programs/tcp/data_submittal/Data_Requirements.htm).

Failure to comply with these requirements may result in unnecessary delays. **Ecology will not issue a No Further Action (NFA) opinion unless these requirements are satisfied.**



## Part 2 - DESCRIPTION OF THE SITE

**A. Name of the Site.** If Ecology has already identified the Site, enter the name provided by Ecology. Otherwise, enter a suggested name for the Site. You may also include an alternate name.

Name: Former Brookdale Golf Club

Alternate Name: None

### B. Location of Property where the Releases Occurred (Source Property).

The "source property" is the property where hazardous substances were released into the environment. For example, if petroleum was released from a leaking UST, the source property is the property where the UST was located.

Do you know on which property the releases occurred?

☒ Yes

*If you answered "YES," then please refer to the source property when answering the following questions.*

☐ No

*If you answered "NO," then please refer to the property addressed by your remedial action (cleanup) when answering the following questions.*

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

Street Address: 1802 Brookdale Road East

City: Tacoma

State: WA

Zip: 98445

**Geographic Position.** Please enter the geographical position of the property below. For additional guidance on how to complete this part, please refer to instructions on the VCP web site.

COORDINATES	LATITUDE:	Degrees: 47	Minutes: 7	Seconds: 58
	LONGITUDE :	Degrees: -122	Minutes: 24	Seconds: 23
LOCATION ON PROPERTY: [e.g., point of release or center of parcel]		Clubhouse on property.		
COLLECTION METHOD: [e.g., GPS or address matching]		Address matching in Google Earth		
COLLECTION SOURCE: [i.e., map scale]				
HORIZONTAL DATUM: [i.e., base reference for coordinate system]		NAD83		
ACCURACY LEVEL: [i.e., +/- feet or meters]		+/- 250 feet		

### Legal Descriptions.

TRS DATA:	Township: 19N	Range: 3E	Section: 48	Quarter-Quarter:
TAX PARCEL #(s):	0319158700, 0319158701, 0319225700, and 0319225701			



## Part 2 - DESCRIPTION OF THE SITE continued

### C. Identification of Properties affected by the Releases (Affected Properties).

An "affected property" is a property affected by the release of hazardous substances on the source property. For example, petroleum released from a leaking UST on one property (source property) may migrate through the soil or ground water onto an adjacent property (affected property).

Do any of the releases affect any properties adjacent to the source property?

☐ Yes

*If you answered "YES," then please identify below each property that you know has been affected by the releases on the source property. If you need to identify additional properties, please attach additional pages.*

☒ No

*If you answered "NO," then skip to the next question.*

☐ Unknown

*If you answered "UNKNOWN," then skip to the next question.*

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

### D. Identification of Public Right-of-Ways affected by the Releases.

Do any of the releases affect any public right-of-ways (e.g., streets)?

☐ Yes

☒ No

☐ Unknown

If you answered "YES" above, please specify below. Otherwise, skip to the next question.

---

---

---

Attach additional pages if necessary.

### E. 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

## Part 2 - DESCRIPTION OF THE SITE continued

### F. 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 questions below)
- ☒ Other – please specify: Historical lawful use of the pesticide dieldrin
- ☐ Unknown

To the extent known, please describe the source(s) of the release(s):

There has not been a release as defined by WAC 173-340-300.

Impacts are the result of historic and lawful use of pesticides in an agricultural setting. It is important to note that dieldrin and other pesticides detected at the Site are exempt from regulatory reporting and that the dieldrin and other compounds noted at the Site do not constitute a "release" under MTCA because (a) the pesticides were applied for their intended purposes and according to label instruction (WAC 183-340-300 (3)(a)) and (b) they were applied in a lawful and non-negligent manner by a natural person (WAC 173-340-300(3)(b)).

Attach additional pages if necessary.

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

Impacts are the result of historic and lawful use of pesticides in an agricultural setting. There has not been a release as defined by WAC 173-340-300

Attach additional pages if necessary.

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

Impacts to soil were identified as a result of normal due diligence in support of a purchase of the subject property.

Pesticide impacts were first identified during a limited subsurface investigation conducted by Robinson Noble in 2016. Subsurface investigations completed by Environmental Partners, Inc. (EPI) confirmed pesticide impacts across the golf course in the shallow soils beneath the tees and greens. No impacts to surface water or groundwater were identified.

Attach additional pages if necessary.



## Part 2 - DESCRIPTION OF THE SITE continued

**Area-Wide Soil Contamination.** For information about the area-wide soil contamination project, please refer to the following web site: [www.ecy.wa.gov/programs/tcp/area wide/area wide hp.html](http://www.ecy.wa.gov/programs/tcp/area%20wide/area%20wide%20hp.html). For information about the Tacoma Smelter Plume (TSP) and the associated Management Plan, please refer to the following web site: [www.ecy.wa.gov/programs/tcp/sites/tacoma smelter/ts hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/tacoma%20smelter/ts%20hp.htm).

Is the Site located within an area affected by smelter emissions, such as the TSP area?

☒ Yes ☐ No ☐ Unknown

To determine whether your Site is located within the TSP area, please refer to the map on the TSP web site identified above.

Note: Site is located within an area predicted to contain 20 mg/kg or less of arsenic.

Is the Site located on a former apple or pear orchard in operation prior to 1947?

☐ Yes ☒ No ☐ Unknown

Is the Site impacted by area-wide arsenic and/or lead soil contamination?

☐ Yes ☒ No ☐ Unknown

**G. Nature and Extent of Hazardous Substances Released at the Site.** The following questions refer to conditions after the release, but prior to any cleanup, of the hazardous substances 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. Use 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
Dieldrin	C	O	O	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

## Part 2 - DESCRIPTION OF THE SITE continued

### 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  
☐ Public Drinking Water Supply

If you checked "Public Drinking Water Supply" above, is the contamination located within or upstream of a 10-year wellhead protection area?

☐ Yes    ☐ No    ☐ Unknown

To help answer the above question or if you answered "Yes" to that question, then go to <https://fortress.wa.gov/doh/eh/dw/swap/maps/> or call (800) 521-0323.

### Indoor Air.

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

☐ Yes    ☒ No    ☐ Unknown

If you answered "YES" above, please specify:

---

---

---

---

Attach additional pages if necessary.

### H. 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, and any public right-of ways, 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

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

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

Name: Randy Barnett	Title: Owner	
Organization: Ichijo USA Co., LTD		
Mailing address: 1406 140 <sup>th</sup> Place NE, Suite 104		
City: Bellevue	State: WA	Zip code: 98007
Phone: 425-497-0616		

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

Name: Same as Property Owner	Title:	
Organization:		
Mailing address:		
City:	State:	Zip code:
Phone:		

**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 type="checkbox"/> Commercial   | <input type="checkbox"/> Childcare facility |
| <input type="checkbox"/> Industrial   | <input type="checkbox"/> Park               |
| <input type="checkbox"/> Agricultural   |   |
| <input checked="" type="checkbox"/> Other – please specify: <u>Recreational – Golf Course</u> |   |

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
713910	Golf Courses and Country Clubs

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

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

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please identify:

---

Attach additional pages if necessary.

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:

---

Attach additional pages if necessary.

**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

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



## Part 3 – OPERATIONAL HISTORY OF THE SITE continued

**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

(\*) Options = Removed or Closed in Place

**B. 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 owner of the source property at the time the release occurred.

Name:		Title:
Organization: Brookdale Golf Course		
Mailing address: 1802 Brookdale Road East		
City: Tacoma	State: WA	Zip code: 98445-4810
Phone:	Fax:	E-mail:

**Past Business Owners (Operators).** To the extent known, please identify below the owner of the business (operator) at the time the release occurred.

Name: Same as Past Property Owner		Title:
Organization:		
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
713910	Golf Courses and Country Clubs

### Part 3 – OPERATIONAL HISTORY OF THE SITE continued

**C. 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:

No change in ownership is anticipated at this time. Property will be redeveloped for residential use. CAP will be implemented by Ichijo USA Co., LTD during redevelopment. It is not anticipated that there will be a change in ownership prior to complete remediation of the property.

---

Attach additional pages if necessary.

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:

The Brookdale Golf Course is in the process of redevelopment as a residential subdivision with single-family detached homes and associated recreational amenities.

---

---

Attach additional pages if necessary.



#### 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 Number: \_\_\_\_\_  
☒ 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 number: \_\_\_\_\_  
☒ No  
☐ Unknown

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

##### A. 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.

---

---

---

Attach additional pages if necessary.

## Part 5 – DESCRIPTION OF INDEPENDENT REMEDIAL ACTIONS AT THE SITE continued

### B. 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
REMEDIAL INVESTIGATION			X	
FEASIBILITY STUDY			X	
CLEANUP ACTION	X			

### C. 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 Site: Remedial Investigation Work Plan	Mom's Consulting Firm	02/20/05	NO	N/A
1.	<i>Remedial Investigation and Focused Feasibility Study Report</i>	Environmental Partners, Inc.	3/14/19	Yes	Attached
2.	<i>Limited Pesticide Investigation</i> (Attachment C of RI/FFS Report dated 3/14/19)	Robinson Noble	12/14/16	Yes	Attached
3.	<i>Cleanup Action Plan</i>	Environmental Partners, Inc.	3/14/19	Yes	Attached
4.					
5.					
6.					
7.					
8.					
9.					
10.					



## Part 6 – STATEMENT AND SIGNATURE

**A. 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 Customer may sign this Application Form.

Name: Mr. Thomas Morin

Title: President/Principal Geologist

Signature:

*Thomas C. Morin*

Date:

*3/20/19*

Organization: Environmental Partners, Inc.

Mailing address: 1180 NW Maple Street, Suite 310

City: Issaquah

State: WA

Zip code: 98027

Phone: (425)395-0010

Fax: (425)395-0011

E-mail: thomm@epi-wa.com

### B. Affiliation.

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

- ☐ Customer
- ☐ Property Owner
- ☒ Consultant
- ☐ Attorney
- ☐ Other – please specify: \_\_\_\_\_