

April 19, 2004

Teri Fisher
Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

PROJECT
CB

**RE: VCP APPLICATION AND REQUEST FOR ASSISTANCE WITH PLANNED
CLEANUP ACTION
FORMER CITY HAND LAUNDRY
1002 4TH STREET, BREMERTON, WASHINGTON
FARALLON PN: 603-001**

Dear Ms. Fisher:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter on behalf of Stuart and Patricia Milbrad, owners of the Former City Hand Laundry property, located at 1002 4th Street in Bremerton, Washington (the Site) to request assistance with a planned cleanup action under the Washington State Department of Ecology's (Ecology) Voluntary Cleanup Program (VCP). The Site is currently listed on Ecology's Confirmed and Suspected Contaminated Sites List (CSCSL) with an identification number of 9475242 and Site designation as "City Hand Laundry".

The purpose of the enclosed VCP application is to enroll the Site in the VCP, and to request assistance from Ecology on planned investigation and future remedial activities at the Site. The VCP Application includes the following items:

- A VCP Request for Assistance/Review Form;
- A Site Summary Form;
- A Terrestrial Ecological Exclusion Form;
- A Site Location Map (Figure 1) showing the general location of the Site;
- A Site Plan (Figure 2) showing current Site features;
- A check in the amount of \$500;
- A copy of the *Land Title Building Site Investigation* report, dated June 12, 1998, and prepared by SECOR International Incorporated;
- A copy of the *Phase II Subsurface Investigation Land Title Building Parking Lot*, dated December 6, 1999, and prepared by Farallon;
- A copy of the *Subsurface Investigation and Soil Vapor Extraction Feasibility Pilot Test* report, dated January 27, 2004, and prepared by Farallon; and



- A copy of the *Work Plan for Additional Subsurface Investigation and Air Sparging Pilot Testing*, dated April 16, 2004, and prepared by Farallon.

Farallon and the Milbrads wish to develop a cooperative working relationship with Ecology to facilitate completion of the remedial investigation, focused feasibility study, and planned cleanup activities. Therefore, Farallon would request that a meeting between Farallon and Ecology be coordinated following Ecology's review of the VCP package. The purpose of the meeting will be to discuss the scope of work presented in the Work Plan for Additional Subsurface Investigation and Air Sparge Pilot Testing and if necessary, revise the Work Plan to incorporate Ecology's comments.

Farallon trusts that this will provide sufficient information to initiate the VCP application process. Farallon would appreciate if the Ecology Project Manager contacts the undersigned at 425-427-0061 upon receipt and review of the VCP package to coordinate a meeting time and date.

Sincerely,

Farallon Consulting, L.L.C.

A handwritten signature in cursive script, appearing to read 'Jeff Kaspar'.

Jeffrey Kaspar, L.G., L.H.G.
Senior Project Manager

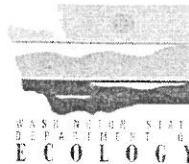
cc: Stuart and Patricia Milbrad
Joshua M. Lipsky, Brown Reavis & Manning PLLC

Attachments

JK: syh

Voluntary Cleanup Program

Washington State Department of Ecology – Toxics Cleanup Program



APPLICATION TO REQUEST ASSISTANCE

This application is for individuals requesting assistance from the Voluntary Cleanup Program to plan, conduct, or evaluate an independent cleanup. The applicant may be a site owner, former site owner, site operator, or consultant on behalf of the owner or operator.

PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE.

Have you discussed this site with an Ecology representative? No

If yes, what is that person's name? _____

What is the approximate date? _____

Has Ecology already received reports or records pertaining to this site? Unknown

If yes, what do they pertain to? _____

Is this a leaking underground storage tank site? No

Is this site a Brownsfield? _____

(Brownfields are properties that are abandoned or underused because of environmental contamination from past industrial or commercial practices.)

PLEASE DETERMINE IF PERMITS ARE REQUIRED.

Local, state, and/or federal permits may be required for cleanup activities at your site. To determine if a permit(s) is required for your cleanup action, please check with Ecology's **Permit Assistance Center at 1-800-917-0043**.

APPLICANT COMPLETES THIS SECTION (NOTE: THE APPLICANT IS RESPONSIBLE FOR ALL BILLINGS.)

Applicant Name Jeffrey Kaspar of Farallon Consulting, LLC, representing former Site owners, Stuart and Patricia Milbrad
Phone (425) 427-0061

Applicant Address 320 3rd Avenue NE

City Issaquah State WA Zip Code 98027

Site Name Former City Hand Laundry Property Alternate Name City Hand Laundry

Site Address 1002 4th Street

City Bremerton State WA Zip Code 98337 County Kitsap

Site Owner Name Bremerton Christian Center Foundation

Site Owner Address P.O. Box 427 Phone (360) 377-7292

City Bremerton State WA Zip Code 98337

*I, **Jeffrey Kaspar, of Farallon Consulting, L.L.C., on behalf of Stuart and Patricia Milbrad**, request the assistance of the Department of Ecology. With this application, I have enclosed an initial deposit of \$500. I understand this payment is the equivalent of approximately (5) hours of staff review on the cleanup of my contaminated site. If total charges exceed \$500, I will be billed and will pay the remaining balance. Any excess payments will be refunded to me.*

Signature of Applicant

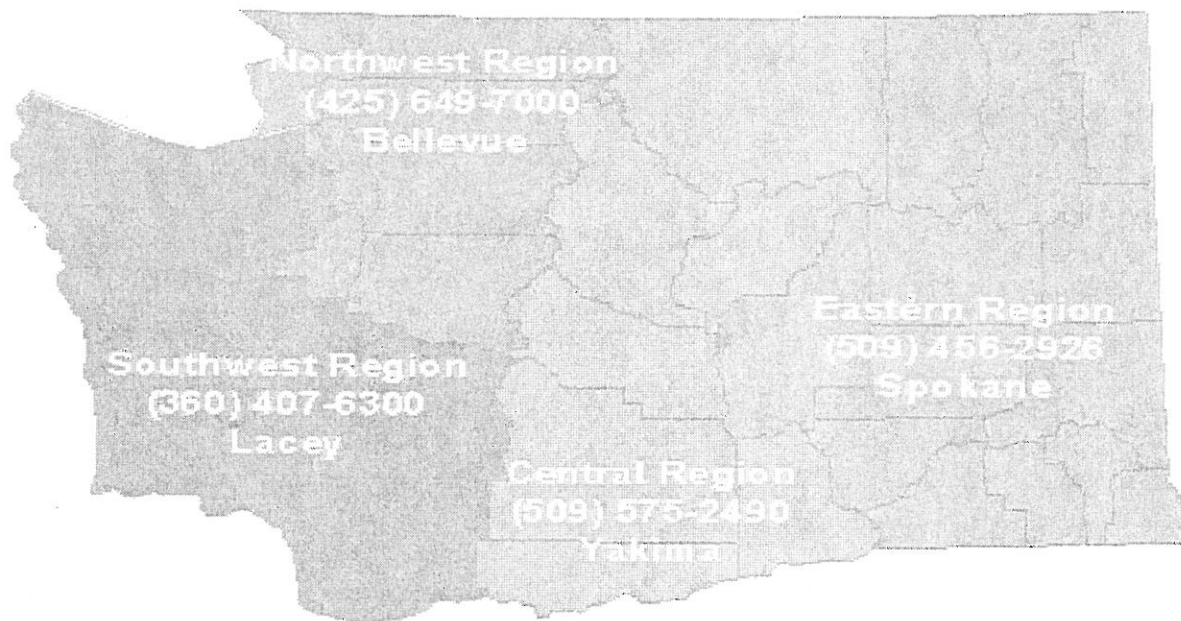
Date

Please submit the following information, along with your signed application form, to the appropriate Ecology office:

1. Site Summary form (Ecology Publication #020-73)
2. A check or money order for \$500 made out to the "Department of Ecology"
3. If applicable, a "Terrestrial Ecological Evaluation Exclusion" form
4. Any other existing reports pertaining to this site

WHERE TO SUBMIT YOUR FORMS, REPORTS & FEE

- Please submit your forms and reports to the regional office in which the site resides.



REGIONAL OFFICE ADDRESSES:

- Central Regional Office, Attn: Frosti Smith, 15 W. Yakima Ave., Suite 200, Yakima WA 98902
- Eastern Regional Office, Attn: Patti Carter, N. 4601 Monroe, Spokane WA 99205-1295
- Northwest Regional Office, Attn: Teri Fisher, 3190 160th Ave. SE, Bellevue WA 98008-5452
- Southwest Regional Office, , Attn: Chuck Cline, PO Box 47775, Olympia WA 98504-7775

Please note: If your site is part of a major pulp mill, paper mill, aluminum smelter, or oil refinery, please submit your information to: Paul Skillingstad, Department of Ecology – Industrial Section, PO Box 47706, Olympia WA 98504-7706, (360) 407-6949.

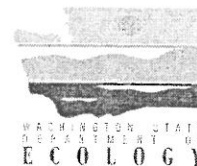
For office use only

Date:	Hours:	Rate:	Staff Name:
Date:	Hours:	Rate:	Staff Name:
Date:	Hours:	Rate:	Staff Name:
Receipts			For Fiscal use only
Amount:	Date Paid:	Receipt #:	173-02-94-005000-5000
			LUST/NON-LUST: LUST – 30 NON-LUST – 20
			OFFICE: NWRO – 40 SWRO – 50
			ERO – 60 CRO – 70
			IND – 80 HQ – 90

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Voluntary Cleanup Program

Washington State Department of Ecology – Toxics Cleanup Program



SITE SUMMARY

This form is a required component of your request for assistance under the Voluntary Cleanup Program. Please include it with your application, consultation fee, and terrestrial ecological evaluation form (if applicable).

WHICH OF THE FOLLOWING APPLY TO YOUR SITE?

- ☒ You are requesting assistance on a planned cleanup.
- ☐ You are requesting assistance on an ongoing cleanup.
- ☐ You are requesting review of a completed cleanup.
- ☐ You are requesting review of monitoring reports.

PERSON/ORGANIZATION MAKING REQUEST FOR ASSISTANCE

Name: Jeffrey Kaspar		
Firm: Farallon Consulting, L.L.C.		
Mailing address: 320 3 rd Avenue NE		
City: Issaquah	State: WA	Zip code: 98027
Telephone number: (425) 427-0061 Fax number: (425) 427-0067 E-mail address: jkaspar@farallonconsulting.com		

WHICH BEST DESCRIBES YOUR INVOLVEMENT AT THIS SITE (CHECK AS MANY THAT APPLY)

Current Owner	Former Owner	Potential Purchaser	Current Operator	Former Operator	Environmental Consultant	Attorney	Insurance Carrier	Other
					X			
If other, please specify:								
For former owner								

SITE IDENTIFICATION

Name of site: Former City Hand Laundry Property				
Alternative name(s) for site: City Hand Laundry				
Site address: 1002 4 th Street				
City: Bremerton	State: WA	Zip code: 98337	County: Kitsap	UBI Number:
Township: 24N	Range: 1E	Section: 14	Quarter-Quarter:	

Latitude: 47 Degrees: 33 Minutes: 56.62 Seconds:
Longitude: 122 Degrees: 37 Minutes: 58.83 Seconds:

What method did you use to calculate latitude and longitude? Published in state records for tax parcel

How many acres is the site? 0.28

Property type? ☒ Commercial ☐ Industrial ☐ Residential ☐ Other ☐ Please specify:

Is the property currently being used? Yes

Are there plans for change in use? No If yes, please specify:

STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODES

Please list all that apply. If you do not know the SIC code(s), list the activities conducted at the site (i.e. automotive repair and maintenance, construction equipment storage, etc.)

Currently 752 – Automobile Parking

Formerly 721 – Laundry, Cleaning & Garment Service

TANK INFORMATION

Please complete the table below for all above ground tanks (AST) and underground storage tanks (UST) existing or formerly existing on the property, including unregulated tanks.

TANK ID	AST/UST	SIZE	WAS FREE PRODUCT ENCOUNTERED?		IN EXCAVATION	**TANK STATUS & DATE
			*PRODUCT	ON GW		
	UST	Unknown	Gas/Diesel	Unknown	Unknown	Removed, Date Unknown
	UST	Unknown	Heating Oil	Unknown	Unknown	Removed, Date Unknown

* Unleaded, leaded diesel, bunker-C, waste oil, heating oil, aviation fuel, other (please identify)

**Left in-place, removed, closed-in-place

SITE MAPS

Please include an area map that shows the general location of the site (mark the site location) and a site diagram that shows sampling and well locations.

DANGEROUS WASTE FACILITIES

Does the facility have a dangerous waste identification (WAD) number? Yes

If yes, please specify. The Site has an active dangerous waste identification number for the disposal of soil and groundwater contaminated with tetrachloroethene that is generated during subsurface investigation activities

SITE ASSESSMENT OR SITE REMEDIATION WORK COMPLETED TO-DATE

Has site assessment work been completed at the site? Yes
If yes, when? 1998, September 1999, July/August 2000 and April 2003 Were the results reported to Ecology? No
Has site cleanup work been conducted at the site? No
If yes, when? Were the results reported to Ecology?
Does contamination remain on-site after cleanup? Not Applicable
If yes, please describe the contamination?

INSTITUTIONAL CONTROLS (I.E. RESTRICTIVE COVENANT, ENGINEERED CONTROLS, FENCING)

Were institutional controls used at the site? If yes, please specify. No, although the entire Site is currently paved with concrete and asphalt

DOCUMENTATION

Please list all known assessment and/or cleanup reports completed for the site. Include the title of the report, the name of the consulting firm that did the work, and the year it was completed.

TITLE	CONSULTING FIRM	DATE
LAND TITLE BUILDING SITE INVESTIGATION	SECOR INTERNATIONAL, INCORPORATED	MAY 1998
SUBSURFACE INVESTIGATION REPORT	FARALLON CONSULTING, L.L.C.	OCTOBER 15, 1999
SUBSURFACE INVESTIGATION AND SOIL VAPOR EXTRACTION FEASIBILITY PILOT TEST	FARALLON CONSULTING, L.L.C.	JANUARY 27, 2004

AFFECTED MEDIA & CONTAMINANTS

Please list the known or suspected contaminants at the site prior to cleanup. Mark the appropriate medium (such as soil) with "C" (confirmed and above Model Toxics Control Act (MTCA) cleanup standards), "B" (confirmed but below MTCA standards), "S" (suspected), "N/A" (not applicable), "O" (tested and not present), "U" (unknown).

[illegible]

METHODS & TREATMENT TECHNOLOGIES USED AT SITE

Please check all applicable boxes that apply to your site.

CLEANUP METHOD USED	SOIL	GROUND WATER	SURFACE WATER	DRINKING WATER	AIR	SEDIMENTS
Method A	X	X				
Method B						
Method C						
TREATMENT TECHNOLOGY USED	SOIL	GROUND WATER	SURFACE WATER	DRINKING WATER	AIR	SEDIMENTS
Air Sparging/Air Stripping						
Bioventing						
Capping (asphalt, concrete, topsoil, RCRA cover, soil-clay, synthetic membrane)						
Carbon Adsorption						
Containment On-Site						
Containment Off-Site						
Free-product Recovery						
In Situ Chemical Oxidation						
Natural Attenuation (dilution, volatilization, biodegradation, adsorption)						
Permeable Reactive Barriers						
Phytoremediation						
Soil Flushing						
Soil Vapor Extraction						
Thermal Desorption						
Other (please specify)						

AFFECTED MEDIA & CONTAMINANTS AFTER CLEANUP

Please list the contaminants from the box on page 4 and list their status after cleanup. Mark the appropriate medium (such as soil) with "C" (confirmed and above Model Toxics Control Act (MTCA) cleanup standards but contained), "B" (confirmed but below MTCA standards), "R" (remediated and below MTCA standards), "N/A" (not applicable), "O" (tested and not present), "U" (unknown).

[illegible]

DRINKING WATER & AQUATICS INFORMATION

Are there any drinking wells within ½ mile of the site? No	If yes, how many?
Was a drinking water system affected? NA	If yes, was an alternate drinking water source provided?
Was the affected drinking water system public, private, or both?	
Are there any creeks, streams, ponds, wetlands, or shorelands on or adjacent to the site? No Within ¼ mile of the site? No	
If yes, where are they located?	
Were they impacted by the contamination from the site?	

OWNER/OPERATOR HISTORY

Please complete as many of the below boxes as possible. For type of owner/operator, please use the following codes: (1) Private, (2) Municipal, (3) County, (4) Federal, (5) State, (6) Tribal, (7) Mixed, (8) Other, (9) Unknown, (10) Public Entitle Acquisition via Bankruptcy.

Current site owner: Bremerton Christian Center Foundation		Type: 1
Street address: P.O. Box 427		
City: Bremerton	State: WA	Zip code: 98337
Contact person Mr. Ron Whitney or Mr. Eric Roberts):		
Street address:		
City:	State:	Zip code:
Phone: 360-377-7292	Fax:	E-mail address:
Date of ownership: February 5, 2004 to Present		

Former site owner: Land Title Co. of Kitsap County		Type: 1
Street address: P.O. Box 2797		
City: Silverdale	State: WA	Zip code: 98383
Contact person Victor C. Ulsh:		
Street address:		
City:	State:	Zip code:
Phone: WK (360) 479-6900 Fax: FAX (360) 479-5499 E-mail address: vic@bradleyscottinc.com		
Date of ownership: May 29, 1986 to February 5, 2004		

Former site owner: Stuart and Patricia Milbrad		Type: 1
Street address: 1270 McGonagle Road		
City: Selah	State: WA	Zip code: 98942
Contact person (if different than owner listed above):		
Street address:		
City:	State:	Zip code:
Phone: 509-697-7179	Fax: 509-697-7180	E-mail address: milbrad@elitel.net
Date of ownership: 1940's to May 29, 1986		

Current operator: Diamond Parking		Type:
Street address:		
City:	State:	Zip code:
Contact person (if different than owner listed above):		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of operation: to		

Former operator:		Type:
Street Address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of operation: to		

Environmental consultant: Jeffrey Kaspar		Type: 1
Representing: Stuart and Patricia Milbrad.		
Firm: Farallon Consulting, L.L.C.		
Street address: 320 3 rd Avenue NE		
City: Issaquah	State: WA	Zip code: 98027
Phone: (425) 427-0061	Fax: (425) 427-0067	E-mail address: jkaspar@farallonconsulting.com

SITE CONTACT PERSON (IF OTHER THAN OWNER/OPERATOR)

This is someone who is available during normal working hours and has knowledge about the site and the activities conducted at the site.

Name: Jeffrey Kaspar		
Relation to site owner/operator: Environmental Consultant for Former Owners		
Firm: Farallon Consulting, L.L.C.		
Street address: 320 3 rd Avenue NE		
City: Issaquah	State: WA	Zip code: 98027
Phone: (425) 427-0061	Fax: (425) 427-0067	E-mail address: jkaspar@farallonconsulting.com
Date of involvement with site: 1998		to present
Name:		
Relation to site owner/operator:		
Firm:		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of involvement with site:		to

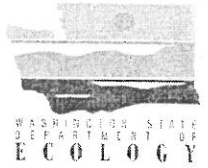
Name:		
Relation to site owner/operator:		
Firm:		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of involvement with site:		to

Publication #020-73 (revised 10/02)

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Voluntary Cleanup Program

Washington State Department of Ecology – Toxics Cleanup Program



TERRESTRIAL ECOLOGICAL EVALUATION EXCLUSION

Some contaminated sites are excluded from conducting a Terrestrial Ecological Evaluation (TEE). If your site meets the criteria for exclusion as described in WAC 173-340-7491, please complete this form.

Please note that exclusion from the TEE does not exclude the site for consideration of effects on aquatic or sediment ecological receptors.

SITE NAME Former City Hand Laundry

SITE ADDRESS 1002 4th Street, Bremerton, Washington

EVALUATOR'S NAME JEFFREY KASPAR, FARALLON CONSULTING, L.L.C.

REASONS FOR EXCLUSION:

A site is eligible for exclusion if it meets any of the following criteria:

1. POINT OF COMPLIANCE WAC 173-340-7491(1)(A)

- No contamination present at site. 1- ☐
- All contamination is below 15 feet prior to remedial activities. 2- ☐
- All contamination is below six feet and an institutional control has been implemented, as required by WAC 173-340-440. 3- ☐
- All contamination is below a site-specific point of compliance established in compliance with WAC 173-340-7490(4)(b) with an institutional control implemented as required by WAC 173-340-440. 4- ☐

Please provide documentation that describes the rational for setting a site-specific point of compliance.

2. BARRIERS TO EXPOSURE WAC 173-340-7491(1)(B)

- All contaminated soil is or will be covered by physical barriers that prevent exposure to plants and wildlife and an institutional control has been implemented, as required by WAC 173-340-440. 5- ☒

An exclusion based on future land use must have a completion date for future development that is acceptable to Ecology.

3. UNDEVELOPED LAND WAC 173-340-7491 (1)(c)

- There is less than one-quarter acre of contiguous undeveloped land on or within 500 feet of any area of the site and any of the following chemicals is present: chlorinated dioxins or furans, PCB mixtures, DDT, DDE, DDD, aldrin, chlordane, dieldrin, endosulfan, endrin, heptachlor, heptachlor epoxide, benzene hexachloride, toxaphene, hexachlorobenzene, pentachlorophenol, or pentachlorobenzene. 6-☐
- For sites not containing any of the chemicals mentioned above, there is less than one-and-a-half acres of contiguous undeveloped land on or within 500 feet of any area of the site. 7-☒

“Undeveloped land” is land that is not covered by building, roads, paved areas, or other barriers that would prevent wildlife from feeding on plants, earthworms, insects, or other food in or on the soil.

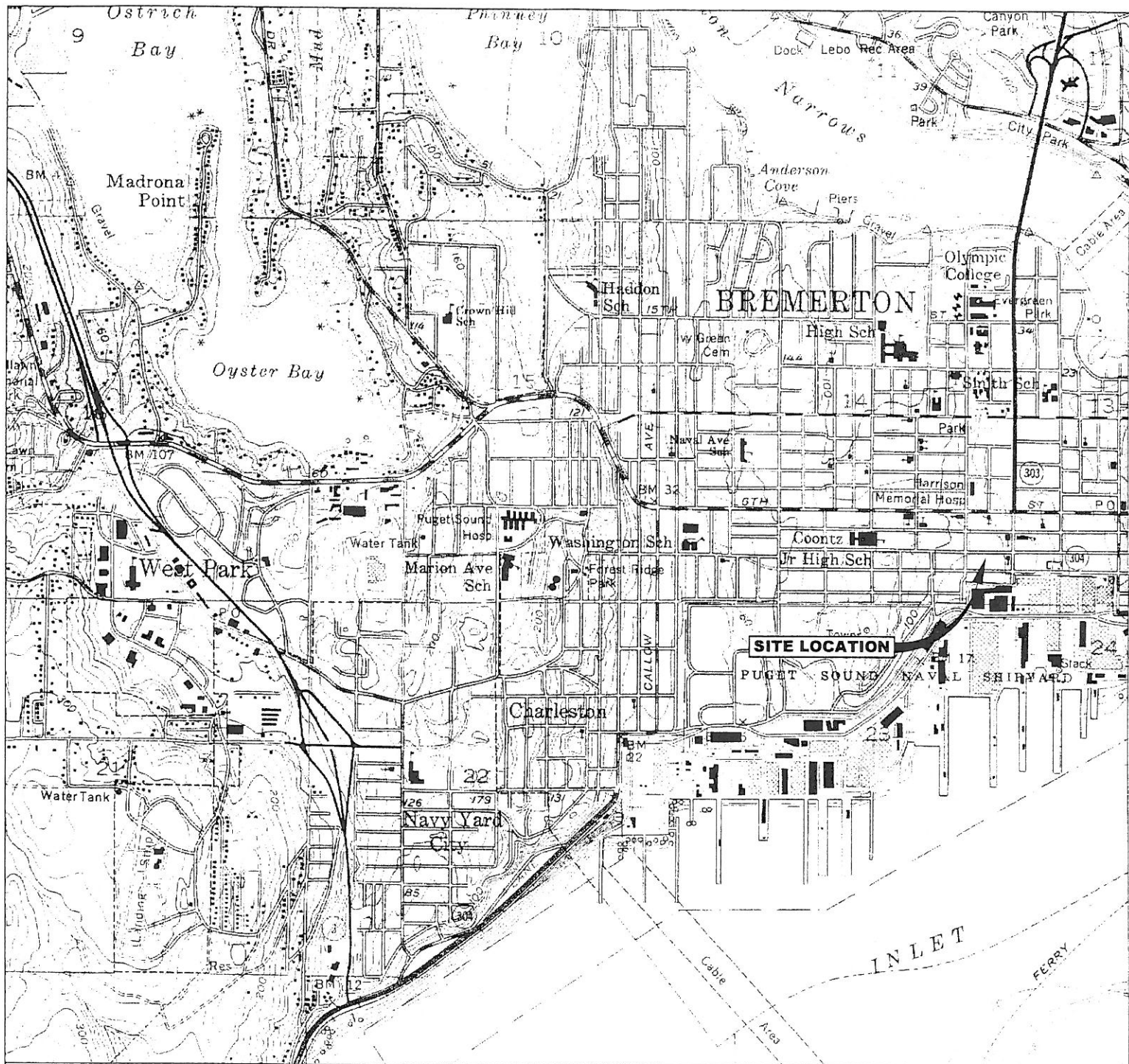
“Contiguous” undeveloped land is an area of undeveloped land that is not divided into smaller areas of highways, extensive paving, or similar structures that are likely to reduce the potential use of the overall area by wildlife.

4. BACKGROUND CONCENTRATIONS WAC 173-340-7491 (1) (D)

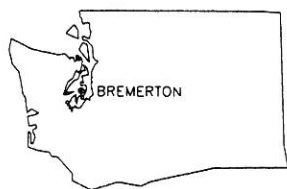
- Concentrations of hazardous substances in soil do not exceed background levels as described in WAC 173-340-709. 8-☐

EXPLANATION OF EXCLUSION (IF REQUIRED):

If your site does not meet the TEE exclusions, you may have to conduct a simplified TEE in accordance with WAC 173-340-7492 or a site-specific TEE in accordance with WAC 173-340-7493. Please contact regional VCP staff with questions about conducting a simplified or site-specific TEE.



REFERENCE: 7.5 MINUTE USGS QUADRANGLE BREMERTON WEST, WASHINGTON. DATED 1953 AND PHOTOREVISED 1981



WASHINGTON



FARALLON CONSULTING
320 3rd Ave. NE
Issaquah, WA 98027

FIGURE 1

SITE LOCATION MAP
FORMER CITY HAND LAUNDRY SITE
1002 4TH STREET
BREMERTON, WASHINGTON

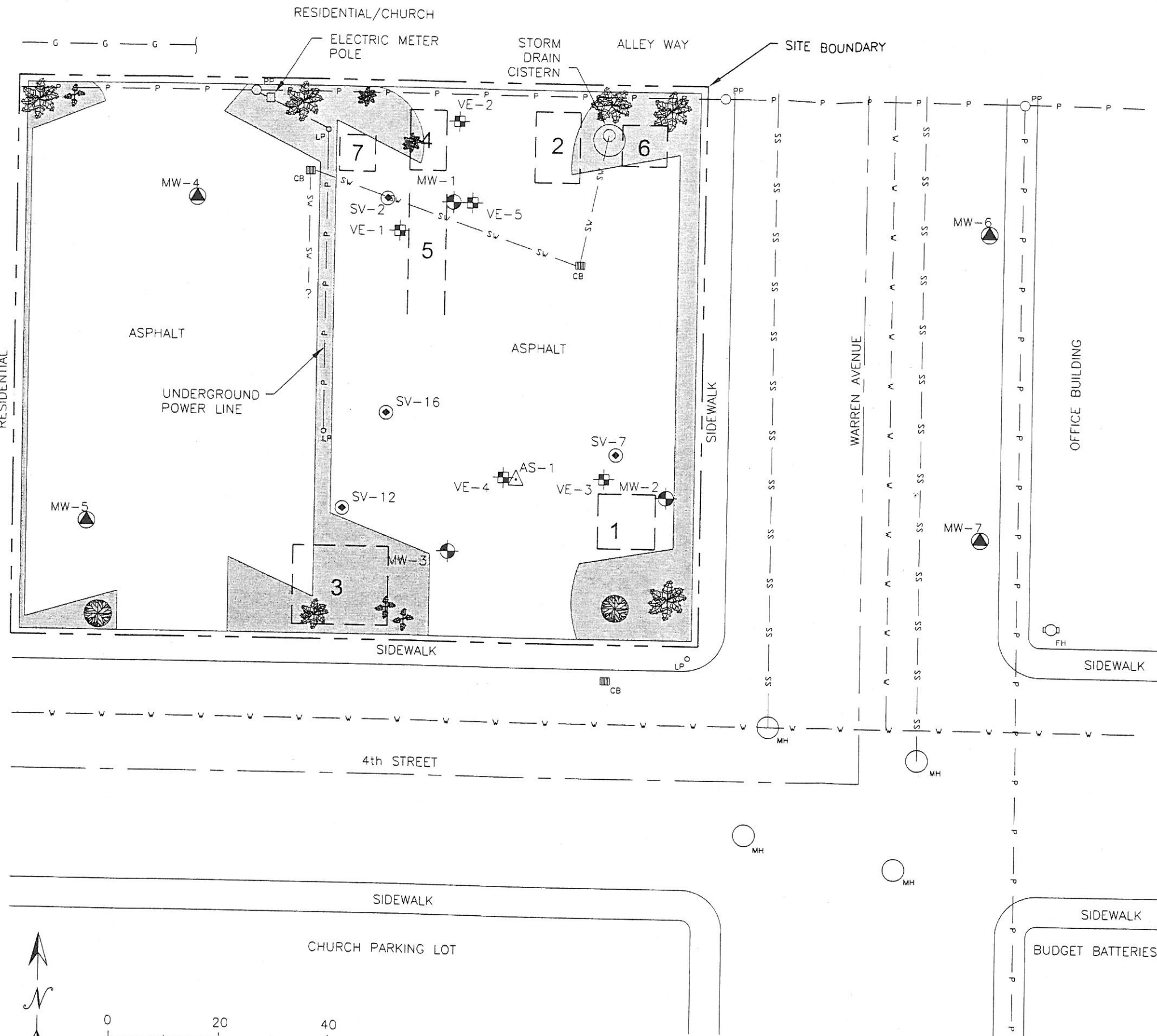
FARALLON PN: 603-001

Drawn By: QDD

Checked By: PJ

Date: 4/7/04

Disk Reference: 603001



FORMER POTENTIAL SOURCE AREA EXPLANATION (LOCATIONS APPROX.)

- 1 PCE DRY CLEANING MACHINE (1961-1972)
- 2 PCE DRY CLEANING MACHINE (1972-1985)
- 3 STODDARD DRY CLEANING MACHINE (1940-1945)
- 4 SUMP FOR LAUNDRY MACHINE DRAINS
- 5 LAUNDRY MACHINE DRAINS
- 6 OIL TANK FOR BOILER (REMODELED 1985)
- 7 GASOLINE THEN DIESEL TANKS FOR TRUCKS

LEGEND

- MW-3 GROUNDWATER MONITORING WELL LOCATION FARALLON (JULY 5-7, 2000)
- MW-4 PROPOSED MONITORING WELL LOCATION
- AS-1 PROPOSED AIR SPARGE PILOT TEST WELL LOCATION
- VE-1 SOIL VAPOR EXTRACTION WELL LOCATION FARALLON (JULY 5-7, 2000)
- SW SANITARY SEWER LINE
- SW STORMWATER LINE
- W WATER LINE
- P POWER LINE
- G GAS LINE
- MH MAN HOLE
- FH FIRE HYDRANT
- LP LIGHT POLE
- PP POWER POLE
- CB CATCH BASIN
- VEGETATION
- POTENTIAL FORMER SOURCE AREA

NOTE: (1) FORMER SITE FEATURES BASED ON INFORMATION PROVIDED BY SECOR INTERNATIONAL INCORPORATED.
(2) UTILITY LOCATIONS ARE APPROXIMATE.



0 20 40
APPROXIMATE SCALE IN FEET



FARALLON CONSULTING
320 3rd Avenue NE
Issaquah, WA 98027

FIGURE 2

SITE PLAN SHOWING PROPOSED MONITORING & AIR SPARGE PILOT TEST WELL LOCATIONS
FORMER CITY HAND LAUNDRY PROPERTY
1002 4TH STREET
BREMERTON, WASHINGTON
FARALLON PN: 603-001

Drawn By: QDD Checked By: PJ Date: 4/7/04 Disk Reference: 603001

FARALLON CONSULTING, L.L.C.320 3RD AVENUE NE
ISSAQUAH, WA 98027
PHONE: (425) 427-0061**EASTSIDE COMMERCIAL BANK**
BELLEVUE, WA 98007
98-866-1251

8054

CHECK DATE February 17, 2004

PAY Five Hundred and 00/100 Dollars

TO Department of Ecology
Northwest Regional Office
3190 160th Ave SE
Bellevue WA 98008-5452

AMOUNT \$500.00

COPY

⑈008054⑈ ⑆125108667⑆ 012000873⑈



MP

Details on back.
Security Features Included.

FARALLON CONSULTING, L.L.C.

8054

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
VCP Application Fee	2/16/04	0001892	500.00	0.00	0.00	500.00
Department of Ecology ECB 1		Totals	500.00	0.00	0.00	500.00