

Proposal to Close Consent Decree & Remove Site from Ecology's Hazardous Site List

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about the Juanita Village Site (Site) in north Kirkland, Washington. The Site is located north of Juanita Beach Park. It is bordered on the south by Juanita Drive NE, on the east by 98th Avenue NE, on the north by NE 120th Place, and the west by 97th Avenue NE (see page 3).

The Site was a former strip mall with two former gas stations and former dry cleaning facilities that left contamination. In 2000 a prospective purchaser offered to purchase and cleanup the site under Washington's Model Toxics Control Act, our state cleanup regulations. A legal agreement called a Prospective Purchaser Consent Decree (CD) was signed in November 2000. The CD #00-2-16556-1SEA specifies the cleanup action tasks and compliance monitoring. The compliance monitoring is to document that the cleanup has been completed and the cleanup levels have been achieved. For groundwater cleanup levels must be achieved for four consecutive quarters. The Juanita Village Site has accomplished the cleanup actions and compliance monitoring.

Now, Ecology is recommending to close the Consent Decree and delist this Site from the State's Hazardous Sites List. Ecology is asking you to review the Site Closure Report and send your comments and recommendations.

Ecology has reviewed and approved the Juanita Village Site Closure Report. The Closure Report includes description of the cleanup actions taken at the site and all the soil and groundwater compliance monitoring results. Ecology has determined that the cleanup work at this Site meets the requirements of state cleanup regulations. This Site no longer poses a threat to human health or the environment. Ecology recommends to close the CD and remove this Site from the State's Hazardous Sites List. Your review and comments are requested, and see details below on how to send in your comments and recommendations.

Comments Accepted

Nov. 16 – Dec. 17, 2012

Submit Comments and Technical Questions to:

Maura S. O'Brien – Site Manager
Washington State Department of Ecology -Toxics Cleanup Program
3190 160th Ave. SE.
Bellevue, WA 98008
Phone: (425) 649-7249
E-mail: maura.obrien@ecy.wa.gov

Document Review Locations

Kirkland Public Library

308 Kirkland Ave
Kirkland, WA 98033
Phone: (425) 822-2459

City of Kirkland Planning Department

123 Fifth Avenue
Kirkland, WA 98033
Phone: (425) 587-3256

Department of Ecology Northwest Regional Office

3190 160th Ave. SE
Bellevue, WA 98008

By appointment only:
Contact Sally Perkins
Email: sally.perkins@ecy.wa.gov
Phone: (425) 649-7190
Hours: Tuesday – Thursday
8:00 a.m. – 12:00 p.m.
1:00 p.m. – 4:30 p.m.

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4380>

**Facility Site ID #: 95277846
Cleanup ID #: 4380**

Public Comments Invited

Ecology seeks your input during the 30 day comment period. You are invited to:

- **Review** the Juanita Village Site Closure Report dated May 21, 2012
- **Send** your comments to Ecology Site Manager Maura S. O'Brien at maura.obrien@ecy.wa.gov or mail to 3190 160th Ave SE, Bellevue, WA 98008 for consideration. Comments will be accepted from November 16 – December 17, 2012.

Site Background

The Juanita Village property consists of 9 tax parcels located in the Juanita Business District of Kirkland, Washington. The property was developed as a strip mall in the 1960s and included two gasoline stations and dry cleaning facilities, the estimated sources of site contamination. The former Texaco station was located on the east side at 98th Avenue NE and left petroleum soil and groundwater contamination. The former Chevron station was located at the south side at Juanita Drive NE. The Chevron station left trace amounts of petroleum contamination.

The former dry cleaning operation had two locations and caused groundwater contamination at both locations. The primary location was in the north center of the site and the second location was northeast across 98th Avenue NE. Both operations left a common dry cleaning solvent called tetrachloroethene, also called perchloroethene (PCE) in the underlying groundwater. This caused two large zones within the groundwater called PCE plumes and they were migrating southwest. The larger plume was located below the north center of the site at the original location and migrating southwest towards 97th Avenue NE. The second and smaller PCE plume was located across 98th Avenue NE at the second location and migrating southwest across 98th Avenue NE.

Contaminants of Concern

The contaminants of concern at the Juanita Village site were minor amounts of petroleum in soil and groundwater associated with the two former gas stations, and significant groundwater contamination from the former dry cleaning operation at two locations. The dry cleaning operation used a common solvent called tetrachloroethene, also called perchloroethene (PCE).

Site Cleanup Actions

The former Juanita Auto Clinic (former Texaco Station) was developed in the 1960s. Most of the underground gasoline storage tanks were removed in 1984. Two small underground tanks and a hydraulic vehicle lift were removed with this cleanup. Associated soils were excavated and removed off site for thermal remediation treatment. Soil and groundwater compliance monitoring were conducted and confirmed cleanup action.

The former Chevron Station was located on the southeastern corner of the property starting in the 1950s. The station was closed in 1993 and the underground storage tanks (USTs) were removed. Subsequent soil and groundwater cleanup actions were conducted following UST removal in 1993. Additional compliance monitoring was conducted in 2001 and confirmed petroleum contamination had been remediated.

The two former dry cleaning operations used several methods of cleanup to remove the dry cleaning solvents. Most of the contamination was located in the underlying groundwater in two zones called PCE

Juanita Village Site

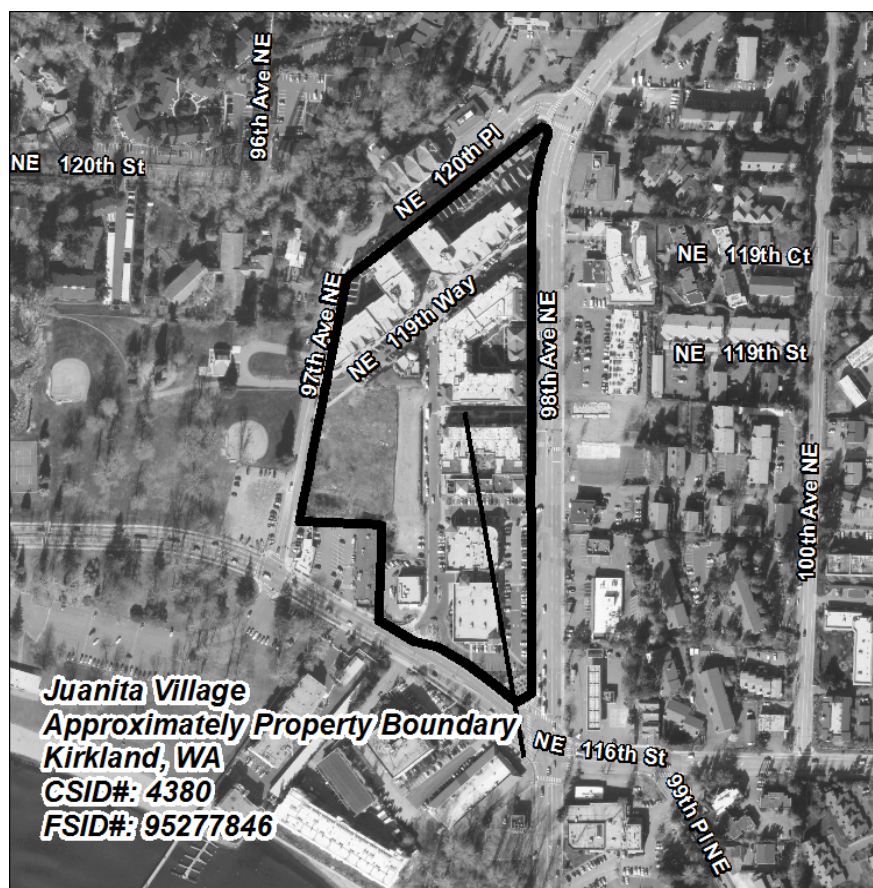
plumes. Air sparging was used to introduce clean air causing the PCE vapors to rise and be captured. Density Driven Convection wells were used to add clean air to the groundwater and capture the PCE vapors and treat the vapors with an above ground treatment system using 12 wells and a massive treatment system. The two systems operated until August 2002. The on-property system removed approximately 217 pounds of PCE from soil and groundwater. The off-property (northeast plume) system removed approximately 14 pounds of PCE from the soil and groundwater. These two systems removed a majority of the PCE contamination reducing the PCE concentrations from 2000 ug/L (micrograms per liter or parts per billion) to 20-40 ug/L and the cleanup action level is 5 ug/L.

The final steps in cleanup used monitored natural attenuation, groundwater flow modeling, and at the two northern lots #8 and #9 used underground injection and monitored natural attenuation. After 18 rounds of quarterly groundwater compliance monitoring all compliance monitoring wells confirm four consecutive quarters below cleanup action level at 5 ug/L. Cleanup has been accomplished and maintained for four consecutive quarters.

For the two former dry cleaning operations, extensive soil testing showed very little soil contamination. Any residual soil contamination was cleaned up by the air sparging and density driven convection treatment systems. Soil compliance monitoring confirmed cleanup was achieved.

What Happens Next?

Once the public comment period ends, Ecology will review and consider all comments that have been received. If no significant changes are necessary, then the Site will be delisted from the Hazardous Sites List in February 2013 and the Consent Decree will be closed.





DEPARTMENT OF
ECOLOGY
State of Washington

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Juanita Village King County

Ecology invites comments on the Closure Report and delist the Site from the Ecology's Hazardous Site List

Public Comment Period: November 16 – December 17, 2012

Facility Site ID #: 95277846
Cleanup ID #: 4380

If you need this publication in an alternative format, call (425) 649-7117. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877-833-6341.

What can you do?

1. Read about the cleanup in this handout.
2. To get more detailed information, review the supporting documents at the locations listed in this document.
3. Write down your comments and questions. Send them to the Department of Ecology at the address provided in this document.

We appreciate your comments and concerns. *Thank you.*