

X2P Marc Land Associates Site Proposed Removal of a Restrictive Covenant

INFORMATION & CONTACT

Comments accepted

March 12–April 11, 2020

Submit comments

Online

<http://tcp.ecology.commentintpu.com/?id=jGiVU>

By mail

Panjini Balaraju
Cleanup Project Manager
WA Department of Ecology
PO Box 47775
Olympia, WA 98504-7775

Document review locations

WA Department of Ecology
Southwest Regional Office
300 Desmond Drive SE
Lacey, WA 98503
By appointment, call 360-407-6365

Site webpage

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=14722>

Facility Site ID: 94310

Cleanup Site ID: 14722

Why you received this information

You may live or own property near the site, which is the reason you received this information in the mail.

Public comment invited

The Washington Department of Ecology (Ecology) invites your comment about removing a Restrictive Covenant from the X2P Marc Land Associates Site (Site).

The Site is cleaned up and no further cleanup actions are needed.

The comment period is from **March 12 to April 11, 2020**.

Documents related to the site include:

- **Restrictive Covenant No. 200301100792** recorded in 2003.
- **No Further Action (NFA)** letter issued by Ecology in 2018.
- **Draft Termination & Release of Covenant** from Ecology in 2020.

The blue box on the left shows where to find these documents and where to submit comments.

Ecology will consider your comments. If there is no new information submitted during the comment period, then Ecology will remove the Site from the restrictive covenant.

Restrictive Covenant

A Restrictive Covenant is also known as an Environmental Covenant (EC). The EC limits the type of land use to protect human health and the environment when contamination is left on the site.

Site information

The Site is located at 1650 E 18th St in Tacoma (parcel numbers 0320036003 & 0320036004). It is in an industrial area on the Tacoma tide flats. In the past, the Site occupied a portion of an area used by a lumber mill and storage facility (Fred Tebb & Sons, Inc.). Now, the Site is as an open paved asphalt parking area with an above ground fuel tank and an office building.

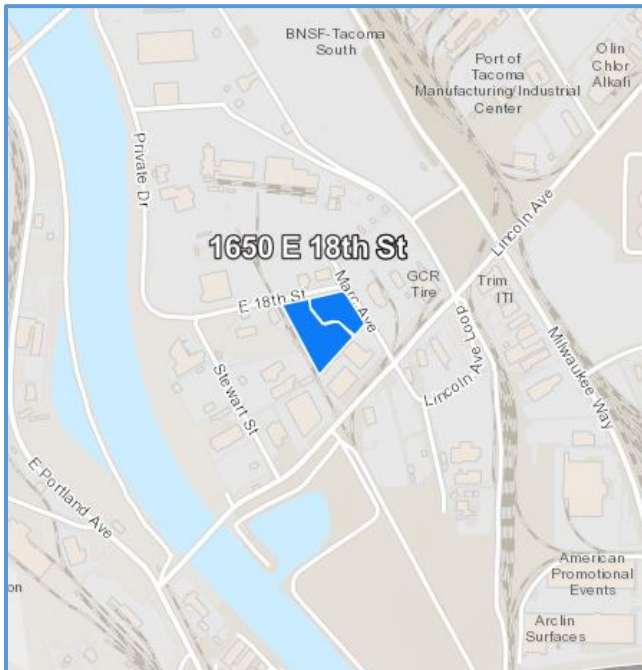
In 1989, petroleum-contaminated soil was found when a 500-gallon gasoline/diesel underground storage tank was removed. About 270 cubic yards of contaminated soil was removed from the former tank location. However, some contaminated soil remained in place under structures. Groundwater monitoring in 1992-1995 and 2000-2001 showed petroleum contamination was below state cleanup levels. In 2003, the EC was recorded for the property and Ecology issued a NFA letter to the owner.

In 2012-2013, a portion of the property was subdivided into two new parcels. X2P Marc Land Associates purchased the two parcels and removed structures covering the contaminated soil. More than 25 years elapsed since the underground storage tank was removed and the contaminant concentration decreased through natural attenuation. Additional sampling for petroleum contamination in 2017 confirmed that soil was clean and petroleum contamination in groundwater was below cleanup levels. The EC for the two parcels is no longer required. In 2020, the property owner requested removal of the two parcels from the EC.



Toxics Cleanup Program
PO Box 47775
Olympia, WA 98504-7775

Public comment period for removing a Restrictive Covenant X2P Marc Land Associates Site



Public Comments Accepted

March 12–April 11, 2020

Facility Site ID: 94310

Site Location

1650 E 18th St, Tacoma

¿Habla Español?

Si necesita esta información en español—
contáctenos a preguntas@ecy.wa.gov.

Accommodation & Alternative Format

To request ADA accommodation for disabilities,
or printed materials in a format for the visually
impaired, call Ecology at 360-407-6831 or visit
<https://ecology.wa.gov/accessibility>.

People with impaired hearing may call
Washington Relay Service at 711. People with
speech disability may call TTY at 877-833-6341.