



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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May 21, 2020

Mike Rooney  
Mt. Baker Housing Association  
2916 McClellan Street  
Seattle, WA 98144-5502

<b>Order Docket No.</b>	18142
<b>Site Location</b>	Maddux South 2800 Martin Luther King Jr. Way S. Seattle, WA 98144

Re: Administrative Order

Dear Mike Rooney:

The Department of Ecology (Ecology) has issued the enclosed Administrative Order (Order) requiring Mt. Baker Housing Association to comply with:

- Chapter 90.48 Revised Code of Washington (RCW) – State of Washington Water Pollution Control Act.
- Chapter 173-201A Washington Administrative Code (WAC) – Water Quality Standards for Surface Waters of the State of Washington.
- National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit, Permit Number WAR309090.

If you have questions please contact Mathew Kwartin at 425-649-4484 or by email at [mkwa461@ecy.wa.gov](mailto:mkwa461@ecy.wa.gov).

Sincerely,

Rachel McCrea  
Water Quality Section Manager  
Northwest Regional Office  
Washington State Department of Ecology

Enclosures: Administrative Order Docket No.18142

By Certified Mail No.: 9171 9690 0935 0214 2270 30

**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY**

IN THE MATTER OF AN )  
ADMINISTRATIVE ORDER ) ADMINISTRATIVE ORDER  
AGAINST ) DOCKET NO. 18142  
Mt. Baker Housing Association )

To: Mike Rooney  
Mt. Baker Housing Association  
2916 McClellan Street  
Seattle, WA 98144-5502

<b>Order Docket No.</b>	18142
<b>Site Location</b>	Maddux South 2800 Martin Luther King Jr. Way S. Seattle, WA 98144

The Washington State Department of Ecology (Ecology) has issued this Administrative Order (Order) requiring the Mt. Baker Housing Association to comply with:

- Chapter 90.48 Revised Code of Washington (RCW) – State of Washington Water Pollution Control Act.
- Chapter 173-201A Washington Administrative Code (WAC) – Water Quality Standards for Surface Waters of the State of Washington.
- Permit: National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit WAR309090.

This is an Administrative Order in accordance with General Condition G13 (Additional Monitoring) as set forth in the Construction Stormwater General Permit. RCW 90.48.120(2) RCW authorizes Ecology to issue Administrative Orders to accomplish the purposes of Chapter 90.48 RCW.

**ORDER TO COMPLY**

**Background and associated corrective actions:**

Mt. Baker Housing Association has received coverage under the Construction Stormwater General Permit (CSWGP) No. WAR309090 for construction activities associated with the construction site known as Maddux South. The project consists of removal of existing structures and construction of new mixed use residential and commercial properties including affordable housing. The receiving water body after treatment will be the City of Seattle storm system with eventual discharge into the Duwamish River. The Mt. Baker Housing Association reported that part of the construction site contains contaminated soil and/or groundwater which contains pollutants that may be discharged due to the proposed construction activity. The CSWGP does not have water quality sampling or benchmarks for the known constituents of concern listed in Table 1; however, the permit requires compliance with the Chapter 173-201A Washington Administrative Code (WAC) – Water Quality Standards for Surface Waters of the State of Washington (WAC 173-201A).

The Order establishes Indicator Levels for the Mt. Baker Housing Association project. Indicator Levels express a pollutant concentration used as a threshold, below which a pollutant is considered unlikely to cause a water quality violation, and above which it may. Indicator Levels in this Administrative Order were derived from WAC 173-201A and the analytical method's minimum quantitation level.

For these reasons and in accordance with RCW 90.48.120(2) it is ordered that the Mt. Baker Housing Association take the following actions. These actions are required at the location known as the Maddux South project located at 2800 Martin Luther King Jr, Way S., Seattle, WA 98144. In the event of a permit transfer to another Permittee, compliance with this Administrative Order and the actions listed below is required.

Immediately upon receipt of this Order and continuously thereafter Mt. Baker Housing Association must:

- Install all pre-treatment and treatment systems prior to any discharge of contaminated dewatering water or contaminated construction stormwater to the receiving water body.
- Capture, contain, and treat all contaminated dewatering or contaminated stormwater prior to discharge to the receiving water body.
- Use an Ecology-approved treatment system and media filtration to treat any contaminated dewatering water or contaminated stormwater. Ecology must be notified in advance if any changes in the treatment are made, with the exception of routine maintenance.
- All captured sediment from the treatment of the dewatering water or contaminated stormwater must be transported to an approved disposal facility based on the level of contamination.

The treatment system must have enough capacity to hold the treated dewatering water or stormwater until it has been tested to determine if any of the Indicator Levels listed in Table 1 have been exceeded. No dewatering water or stormwater may be discharged before it has been tested for the parameters listed in Table 1. If any of the Indicator Levels listed in Table 1 are exceeded, the treated dewatering water or stormwater must not be discharged to the receiving water body. The treated dewatering water or stormwater may be discharged to the receiving water body if it has been treated and retested to determine that all parameters are equal to or below the Indicator Levels listed in Table 1. If any of the Indicator Levels are exceeded after being retested, Mt. Baker Housing Association shall truck the contaminated storm or groundwater off-site for disposal in an approved manner. Mt. Baker Housing Association may also discharge to sanitary sewer if authorization from the proper sewer authority has been obtained and Ecology is notified of the change.

Once the effectiveness of the treatment system has been determined, Mt. Baker Housing Association may revert to a flow-through treatment system after the minimum two sampling and testing events and upon written approval from Ecology. The flow-through treatment system design must be submitted to Ecology for review prior to use.

- If a flow-through treatment system is adopted, all dewatering water or contaminated stormwater must be sampled weekly while discharging and tested for the parameters listed in Table 1.
- When using a flow-through treatment system, if any of the Indicator Levels listed in Table 1 are exceeded, Mt. Baker Housing Association must stop the discharge of treated dewatering water or stormwater to the receiving water body until it has been retested to

determine that all parameters are equal to or below the Indicator Levels in Table 1. If any of the Indicator Levels are exceeded after being retested, Mt. Baker Housing Association shall modify the existing flow-through treatment system to increase its effectiveness or install an Ecology-approved treatment system or truck the contaminated stormwater or groundwater off-site for disposal in an approved manner.

- Sampling for the contaminants listed in Table 1 must be reported on the required Discharge Monitoring Report (DMR) according to Permit Conditions (S5.B Discharge Monitoring Reports).
- If sampling is conducted more frequently than required by this Order, the results of this monitoring must be included in the calculation and reporting of the data that is submitted in the Discharge Monitoring Reports (DMRs).
- Any discharge to waters of the state in exceedance of the contaminant Indicator Levels in Table 1 except for pH criteria shall be reported according to Permit Condition S5.F, Noncompliance Notification as follows:
  - Immediately notify Ecology of noncompliance by calling the regional 24-hour Environmental Report Tracking System (ERTS) phone number (425) 649-7000.
  - Cease the discharge until indicator levels can be met.
  - Submit a detailed, written report to Ecology within five (5) days, unless requested earlier by Ecology. See Permit condition S5.F.3 for Noncompliance Notification requirements.
- All samples must be analyzed by a laboratory registered or accredited under the provisions of Accreditation of Environmental Laboratories, Chapter 137-50 WAC.
- All sampling data must be reported monthly on Discharge Monitoring Reports (DMRs) electronically using Ecology's secure online system WQWebDMR, in accordance to Permit Condition S5.B. If the measured concentration is below the detection level, then Mt. Baker Housing Association shall report single analytical values below detection as "less than the detection level (DL)" by entering "<" followed by the numeric value of the detection level (e.g. "<0.1" ). All other values above DL must be reported as the numeric value.
- Contaminated soils excavated during construction will be hauled off-site without stockpiling to an approved disposal facility based on the level of contamination. When it is not feasible to haul soils off-site, the soils must be covered or placed in a covered area to minimize contact with stormwater.
- Noncompliance with permit requirements or the provisions of this Order must be immediately reported to the Northwest Regional Office of the Department of Ecology in accordance with Permit Condition S5.F, Noncompliance Notification.
- If a modification of the Order is desired, a written request shall be submitted to Ecology and if approved, Ecology will issue an amendment to this Order.

Ecology retains the right to make modifications to this Order through supplemental Order, or amendment to this Order, if it appears necessary to further protect the public interest.

This Order does not exempt Mt. Baker Housing Association from any Construction Stormwater General Permit requirement.

**Table 1.**

Mt. Baker Housing Association must use the specified analytical methods, detection limits (DLs) and quantitation levels (QLs) in the following table for monitoring unless the method used produces measurable results in the sample and EPA has listed it as an EPA-approved method in 40 CFR Part 136. If Mt. Baker Housing Association uses an alternative method, not specified in the order and as allowed above, it must report the test method, DL, and QL on the discharge monitoring report.

Pollutant & CAS No. (if available)	Sampling Frequency	Sample Type	Indicator Level, µg/L unless otherwise noted	Required Analytical Protocol (or equivalent)	Detection Level, µg/L	Quantitation Level, µg/L
<b>Petroleum Hydrocarbons</b>						
Diesel and Oil-Range Hydrocarbons (NWTPH-Dx) <sup>b</sup>	Batch/Weekly*	Grab	250 <sup>a</sup>	NWTPH-Dx	250	250
Gasoline- Range Hydrocarbons (NWTPH-Gx) <sup>c</sup>	Batch/Weekly*	Grab	250 <sup>a</sup>	NWTPH-Gx	250	250
BTEX (benzene, toluene, ethylbenzene and O,M,P xylenes)	Batch/Weekly*	Grab	2.0 <sup>a</sup>	EPA SW 846 8012/8260	1.0	2.0
<b>Metals</b>						
Lead, Total (7439-94-6)	Batch/Weekly	Grab	210 <sup>d</sup>	EPA 200.8	0.1	0.5
<b>VOCs</b>						
Tetrachloroethene (127-18-4)	Batch/Weekly*	Grab	12.3 <sup>a</sup>	624/8260	4.1	12.3
Trichloroethylene (79-01-6)	Batch/Weekly*	Grab	5.7 <sup>a</sup>	624.1	1.9	5.7
1,1 Dichloroethene (75-35-4)	Batch/Weekly*	Grab	8.4 <sup>a</sup>	624.1	2.8	8.4
Trans 1,2 Dichloroethene (156-60-5)	Batch/Weekly*	Grab	4.8 <sup>a</sup>	624.1	1.6	4.8
Cis-1,2 Dichloroethene (156-159-2)	Batch/Weekly*	Grab	4.8 <sup>a</sup>	624.1	1.6	4.8
Vinyl chloride (75-01-4)	Batch/Weekly*	Grab	2.0 <sup>a</sup>	624/SM6200B	1.0	2.0
<b>(PAHs)</b>						
1-Methylnaphthalene (90-12-0)	Batch/Weekly*	Grab	0.01 <sup>a</sup>	EPA 8270	0.01	0.01
2-Methylnaphthalene (91-57-6)	Batch/Weekly*	Grab	0.01 <sup>a</sup>	EPA 8270	0.01	0.01
Benzo(g,h,i)perylene (191-24-2)	Batch/Weekly*	Grab	12.3 <sup>a</sup>	610/625.1	4.1	12.3
Fluoranthene (206-44-0)	Batch/Weekly*	Grab	6.6 <sup>a</sup>	625.1	2.2	6.6
Napthalene (91-20-3)	Batch/Weekly*	Grab	4.8 <sup>a</sup>	625.1	1.6	4.8
Phenanthrene (85-01-8)	Batch/Weekly*	Grab	16.2 <sup>a</sup>	625.1	5.4	16.2
Pyrene (129-00-0)	Batch/Weekly*	Grab	5.7 <sup>a</sup>	625.1	1.9	5.7

Pollutant & CAS No. (if available)	Sampling Frequency	Sample Type	Indicator Level, µg/L unless otherwise noted	Required Analytical Protocol (or equivalent)	Detection Level, µg/L	Quantitation Level, µg/L
			(cPAHs)			
Benzo(a)anthracene (56-55-3)	Batch/Weekly*	Grab	23.4 <sup>a</sup>	625.1	7.8	23.4
Benzo(b)fluoranthene (205-99-2)	Batch/Weekly*	Grab	14.4 <sup>a</sup>	610/625.1	4.8	14.4
Benzo(a)pyrene (50-32-8)	Batch/Weekly*	Grab	7.5 <sup>a</sup>	610/625.1	2.5	7.5
Chrysene (218-01-9)	Batch/Weekly*	Grab	7.5 <sup>a</sup>	610/625.1	2.5	7.5
Benzo(k)fluoranthene (207-08-9)	Batch/Weekly*	Grab	7.5 <sup>a</sup>	610/625.1	2.5	7.5
CONSTRUCTION STORMWATER GENERAL PERMIT BENCHMARKS						
Parameter	Sampling Frequency	Sample Type	Benchmark	Analytical Method		
Turbidity	Batch/Weekly*	Grab	25 NTU	SM2130 <sup>e</sup>		
pH	Batch/Weekly*	Grab	6.5 - 8.5 SU	SM4500-H <sup>+</sup> B		
NOTES						
<sup>a</sup>	No applicable surface water criterion, value is laboratory quantitation level.					
<sup>b</sup>	NWTTPH-Dx = Northwest Total Petroleum Hydrocarbons – Semi-volatile (“diesel”) for diesel range organics and heavy oils (includes jet fuels, kerosene, diesel-oils, hydraulic fluids, mineral oils, lubricating oils, and fuel oils).					
<sup>c</sup>	NWTTPH-Gx = Northwest Total Petroleum Hydrocarbons-Volatile petroleum products including aviation and automotive gasolines, mineral spirits, Stoddard solvent, and naphtha.					
<sup>d</sup>	Acute – Marine Water Toxic Substances Criteria (WAC 173-201A-240).					
<sup>e</sup>	Or equivalent.					
*	If permission is granted for flow through, sampling will then be weekly.					

**FAILURE TO COMPLY WITH THIS ORDER**

Failure to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

**YOUR RIGHT TO APPEAL**

You have a right to appeal this Order to the Pollution Control Hearing Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. “Date of receipt” is defined in RCW 43.21B.001(2).

To appeal you must do both of the following within 30 days of the date of receipt of this Order:

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Order on Ecology in paper form – by mail or in person (see addresses below). Email is not accepted.

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

Your appeal alone will not stay the effectiveness of this Order. Stay requests must be submitted in accordance with RCW 43.21B.320.

ADDRESS AND LOCATION INFORMATION

Street Addresses	Mailing Addresses
<b>Department of Ecology</b> Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503	<b>Department of Ecology</b> Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608
<b>Pollution Control Hearings Board</b> 1111 Israel Road SW Suite 301 Tumwater, WA 98501	<b>Pollution Control Hearings Board</b> PO Box 40903 Olympia, WA 98504-0903

CONTACT INFORMATION

Please direct all questions about this Order to:

Mathew Kwartin  
Department of Ecology  
Northwest Regional Office  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452  
Phone: (425) 649 - 4484  
Email: [mkwa461@ecy.wa.gov](mailto:mkwa461@ecy.wa.gov)

MORE INFORMATION

- **Pollution Control Hearings Board Website:** [www.eho.wa.gov/Boards\\_PCHB.aspx](http://www.eho.wa.gov/Boards_PCHB.aspx)
- **Chapter 43.21B RCW – Environmental Hearings Office – Pollution Control Hearings Board:** <http://apps.leg.wa.gov/RCW/default.aspx?cite=43.21B>
- **Chapter 371-08 WAC – Practice and Procedure:** <http://apps.leg.wa.gov/WAC/default.aspx?cite=371-08>
- **Chapter 34.05 RCW – Administrative Procedure Act:** <http://apps.leg.wa.gov/RCW/default.aspx?cite=34.05>
- **Laws:** [www.ecy.wa.gov/laws-rules/ecyrcw.html](http://www.ecy.wa.gov/laws-rules/ecyrcw.html)
- **Rules:** [www.ecy.wa.gov/laws-rules/ecywac.html](http://www.ecy.wa.gov/laws-rules/ecywac.html)

SIGNATURE



Rachel McCrea  
Water Quality Section Manager  
Northwest Regional Office  
Washington State Department of Ecology

5/21/20

Date