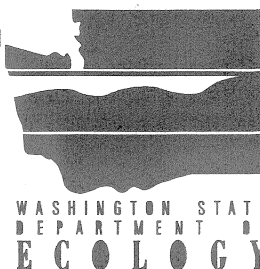


SIMON AND SONS, 1601 TAYLOR WAY



Removal from Hazardous Sites List

The Washington Department of Ecology proposes to remove the Simon and Sons, 1601 Taylor Way site from the Hazardous Sites List (required by the Model Toxics Control Act, Chapter 70.105D RCW). The site had PCB- and metals-contaminated surface water runoff, soil, and sediment. In February 1998, the site was ranked on the Hazardous Sites List as a 0 (0 for federal Superfund sites; 1 being high priority relative to other statewide sites; 5 being low) because it was a source of contamination to the Commencement Bay Nearshore/Tideflats Superfund site.

Your comments on the supporting documentation for the proposed removal of the Simon and Sons, 1601 Taylor Way site from the Hazardous Sites List are welcome through **January 26, 2004**. The box to the right provides information about where to review documents as well as where to submit comments.

Site Background

The Simon and Sons property is a 5.9-acre parcel at 1601 Taylor Way, in the Commencement Bay industrial area. It is bordered on the north side by the Hylebos Waterway, by Nordlund Boat and the vacant Cenex facility on the east, by Taylor Way and a railroad right-of-way on the south, and by a stormwater retention

pond and ditch for the McMillan Piper Warehouse on the west. The site is also located within the mouth of Hylebos Waterway problem area of the Commencement Bay Nearshore/Tideflats Superfund site.

In 1982, Commencement Bay Nearshore/Tideflats was added to the National Priorities List (NPL) under the Comprehensive Environmental Response Compensation and Liabilities Act of 1980 (CERCLA). The NPL site includes the mouth of Hylebos Waterway and those upland sites which are believed to contribute contamination to the Waterway. The mouth of Hylebos Waterway is identified in the September 1989 EPA Record of Decision for the Commencement Bay Nearshore/Tideflats Superfund site as a problem area with contaminated sediment. The Simon and Sons, 1601 Taylor Way site is considered part of this Superfund site. EPA is responsible for cleanup of waterway sediments, while Ecology is overseeing cleanup of the upland areas that are continuing contamination sources to the Waterway.

Since the 1940's, the site has been used for various industrial purposes, including petroleum storage, shipbuilding and repair, locomotive dismantling, log sorting/storage, and sorting/storing large boulders for building bulkheads. Harris Petroleum Company operated two 12,500-gallon

December 2003

FACT SHEET

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PUBLIC COMMENT PERIOD ON PROPOSED REMOVAL FROM HAZARDOUS SITES LIST:

December 24, 2003 to
January 26, 2004

Comments and requests for updates should be directed to Joyce Mercuri, Site Manager, at the Ecology address listed above or at (360) 407-6260.

INFORMATION REPOSITORIES

The supporting documents can be reviewed at the following locations:

www.ecy.wa.gov/programs/tcp/sites/sites_information.html

www.ecy.wa.gov, then click on "Public Events Calendar"

Ecology Southwest Regional Office
address listed above

Citizens for a Healthy Bay
917 Pacific Avenue Suite 406
Tacoma, WA 98402-4421
(253) 383-2429

Tacoma Public Library-Main Branch
Northwest Room
1102 Tacoma Avenue South
Tacoma, WA 98402-2006
(253) 591-5666

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If you have special accommodation needs, please call (360) 407-6300, (360) 407-6306 (TDD), 711, or 1-800-833-6388 (TTY).

above ground petroleum storage tanks at the site in the 1950's and 1960's. Historical aerial photos show that those tanks had been removed by 1970. The property was used by a shipbuilding/repair business (Washington Steel and Welding) between 1946 and 1975, when it was purchased by Simon and Sons. The unpaved Simon and Sons property is currently being used to store new cars before they are moved to dealerships.

During inspections in the early 1990's, Ecology found soil contaminated with sandblasting grit surrounding a small bay on the site. Sediment sampling along the shoreline indicated elevated PCB's as well as copper, arsenic, lead, and zinc. Surface water runoff and seeps from the site contained elevated levels of copper, lead, and zinc. Petroleum contamination and elevated levels of

bis(2 ethylhexyl)phthalate (BEP - a light-colored oily liquid which is used as a plasticizer and to denature alcohol) were found in surface soil. Beach sediments in the *intertidal zone* (the section which is covered at high tide and uncovered at low tide) along the Hylebos Waterway were also found to contain heavy metals, PCB's, and BEP.

Ecology and Simon and Sons consented, in August 1995, to an agreed order to conduct a focused remedial investigation/feasibility study (RI/FS). Supplemental investigations were conducted in July 1997. Between the focused feasibility study and the supplemental investigations, the nature, extent, and magnitude of contamination of the shoreline area and the rest of the site were investigated.

Under a June 1998 agreed order and June 1999 amendment, Simon and Sons conducted site cleanup. This included: excavating and disposing of metals-contaminated soil around the shoreline areas and from areas that could erode into

Hylebos Waterway; removing and disposing of upland soil containing petroleum products, metals, PCB's, and BEP; backfilling excavated areas with clean fill; grading the site for stormwater to discharge to the small bay; backfilling with clean gravel to stabilize the site surface; placing deed restrictions on the property to limit future activities to industrial uses; monitoring stormwater, seeps, and groundwater (water underground) to confirm that cleanup goals have been met. Simon and Sons also installed plant buffers along the small creek on the east side of the property and along the top of the shoreline, removed shoreline debris, graded the shoreline to a more gentle slope, and backfilled intertidal areas with material suitable for fish habitat.

Ecology's Recommendation

The requirements of the June 1998 agreed order have been met. 29,000 tons (20,715 cubic yards or 2071 dump truck loads) of contaminated soil and sediment were excavated and disposed of. Site surface water now drains to a gravel/sand infiltration structure which discharges at the head of the small bay. Because confirmational sampling met cleanup standards, a deed restriction to limit future property activities was not necessary. No monitoring wells were installed for confirmational monitoring because petroleum constituents were not found in site groundwater. Removing the source of contamination effectively cleaned up the site. The reports present the results of the cleanup actions as well as confirmational sampling.

Ecology Wants Your Comments!

Interested citizens may review and comment on the supporting documents for the proposed removal of the site from the Hazardous Sites List through **January 26, 2004**. To review more detailed site documents than the supporting documentation, contact Ecology's regional records center at (360) 407-6365 to schedule an appointment. Written comments should be sent to Joyce Mercuri, Site Manager, at the Ecology address listed in the box on page one.

