

Seitz Property Cleanup Site



A formerly contaminated site turns into a housing development in Kitsap County after cleanup meets state cleanup standards.

Comments accepted:

October 28 – November 28, 2022

Submit online comments at:

<https://tcp.ecology.commentinput.com/?id=jV3cD>

Or by mail to:

Jing Song, Site Manager
 PO Box 330316
 Shoreline, WA 98133
 Phone: 425-229-2565
 E-mail:
jing.song@ecy.wa.gov

Document review options:

<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=1472>

Ecology-Shoreline Office

15700 Dayton Ave North
 Shoreline, WA 98133
 By appointment, call 206-594-0016
 E-mail:
nwro_public_request@ecy.wa.gov

Facility Site ID:6865393

Site Cleanup ID: 1472

VCP Project: NW3313

The Washington State Department of Ecology (Ecology) is proposing to remove Seitz Property (Site) from the Hazardous Sites List (HSL). The Site is located east of Brian LN NW, near Siverdale, WA.

The Site was cleaned up under the Voluntary Cleanup Program (VCP). Under the VCP, participants can clean up contamination to meet the state cleanup standards under the Model Toxics Control Act, Washington’s hazardous waste cleanup law. Ecology provides technical and regulatory review assistance through the VCP.

Concentrations of chemicals of concern in soil and groundwater no longer pose a threat to human health and the environment. Ecology has determined that the cleanup action at the Site meets the state cleanup regulations (Model Toxics Control Act). Therefore, Ecology proposes to remove the Site from the HSL.

Ecology wants your input!

Ecology invites you to review and comment on the:

- Draft Site No Further Action letter.
- Remedial Investigation Report, October 19, 2021.
- Groundwater Quarterly Monitoring – Fourth Quarter 2021 Summary Letter, April 29, 2022.
- Groundwater Quarterly Monitoring – Monitoring Well MW-6 Second Quarter Summary Letter, July 11, 2022.

Ecology will review and respond to all comments received. The proposed delisting may be modified based on your comments. If no significant comments are received, Ecology will remove the Site from the HSL. The HSL is published twice a year. It includes additions to the list, changes in remedial status of sites on the list, and removals from the list.

Site Hazard Assessment

In 2006, Ecology completed a Site Hazard Assessment (SHA) of the Site. The result was a ranking of “2” on a scale of 1 to 5, where “1” represents the highest risk and “5” represents the lowest risk. The SHA ranking estimates the potential threat to human health and the environment relative to other sites in Washington State.

Site Background

The Site is an approximate 9.78-acre plot of land located east of Brian Lane NW in a rural residential area in central Kitsap County, Washington. Chemicals were improperly stored and disposed at the Site.

Three abandoned building structures, including a house, a chicken coop, and a shed were present at the Site sometime prior to 1997. These building structures were removed from the Site in June 2005. The Site has been vacant since that time, and remains as undeveloped land until present day.

Chemicals of Concern

Total Petroleum Hydrocarbons as diesel (TPHd) and oil (TPHo), carcinogenic polycyclic aromatic hydrocarbons (cPAHs), arsenic, and lead in the Soil and Groundwater.

Cleanup Activities

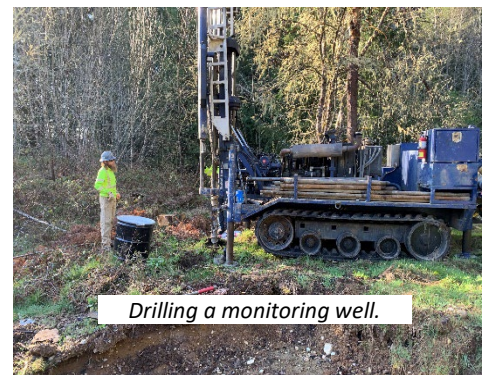
During 1997-2022, the following cleanup activities were conducted at the Site:

- In 1997 and 2005, removing a total of 19 55-gallon above-ground drums that contained various hazardous wastes.
- In 2015, removing approximately 5.5 cubic yards of soil that was contaminated with cPAHs and arsenic.
- In 2021, removing approximately 31 cubic yards of soil that was contaminated with TPHd and TPHo, or lead.
- In 2015 through 2022, collecting soil samples to demonstrate soil at the Site meets state cleanup standards.
- In 2021 and 2022, installing six monitoring wells and collecting groundwater samples to demonstrate groundwater meets state cleanup standards.

All contaminated materials were properly disposed at permitted disposal facilities.

Washington’s formal cleanup process

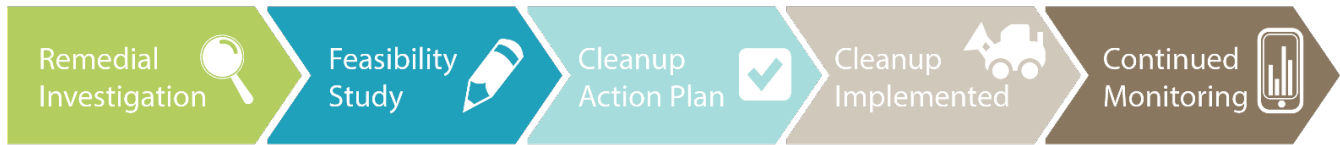
- The **Model Toxics Control Act** (MTCA¹) is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human



¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

health and the environment. Ecology enacts the MTCA and oversees cleanups.

- The **MTCA site cleanup process**² is completed in steps over a variable timeline (see graphic below). Ecology is currently inviting public comment on delisting the Site.



What Happens Next?

The cleanup at the Site now meets state cleanup standards. Ecology will review and respond to all comments received. The proposed delisting may be modified based on your comments. If there are no significant comments, Ecology will delist the Site from the Hazardous Sites List.

Future Use of the Property

The Site is now cleaned up to non-restricted land use. The future development of this Site is being proposed to be a mixed use neighborhood community (apartment buildings, community room, pool and commercial offices) that was approved by Kitsap County. Ecology is not accepting any comments about the redevelopment of this Site. For more information, please contact Duane Meszaros at info@russellsquareconsulting.com regarding your questions and concerns.

Future Neighborhood Development in Silverdale



² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>



Toxics Cleanup Program
Northwest Region Office - TCP
Attention: Jing Song, Site Manager
PO Box 330316
Shoreline, WA 98133

Seitz Property Cleanup Site

Ecology seeks public comment to delist the Site from the Hazardous Sites List

Public Comment Period: October 28–November 28, 2022



Seitz Property
Brian Ln NW, Silverdale
CSID 1472 | FSID 6865393

ADA Accessibility: To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY call 711 or 877-833-6341.