

Toxics Cleanup Program

April 2011

Draft Remedial Investigation/ Feasibility Study Report, Draft Cleanup Action Plan, and SEPA Determination Available for Public Comment

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with an opportunity to review and comment on the **Remedial Investigation and Feasibility Study (RI/FS) Report and Draft Cleanup Plan (CAP)** for the SeaTac Development (AKA Masterpark Lot C) Site. This Site is located at 16025-16223 International Blvd, in SeaTac, King County, WA.

You are invited to review the following documents:

- Draft Remedial Investigation/Feasibility Study Report (RI/FS Report). The RI identifies the nature and extent of contamination at the Site. The FS evaluates alternative ways of cleaning up the contamination to meet state cleanup standards and chooses a preferred cleanup alternative.
- Draft Cleanup Action Plan (CAP) describes the preferred remedial alternative chosen for the Site and how the cleanup will be conducted and monitored.

A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS) on the CAP are also being provided for public comment.

Following the comment period, if no significant comments are received, these documents will be made final and the Agreed Order (DE 6844) to complete an RI/FS and DCAP will be closed.

Send your comments to Ecology by May 31, 2011 for consideration. Comments submitted within the public comment period will

Comments Accepted

April 29- May 31, 2011

Submit Comments and Technical Questions to:

Jerome Cruz - Site Manager
Department of Ecology
Toxics Cleanup Program
3190 160th Ave. SE.
Bellevue, WA 98008
Phone: (425) 649-7094
E-mail: jerome.cruz@ecy.wa.gov

Document Review Locations

Valley View Library
17850 Military Road South
SeaTac, WA 98188
Phone: (206) 242-6044

**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
http://www.ecy.wa.gov/programs/tcp/sites/seaTacDev/seaTacDev_hp.html
NOTE: Ecology's Toxics Cleanup website addresses will change in the near future.

**Facility Site ID #: 38258847
Cleanup ID#: 5994**

be considered by Ecology. For questions about the Site, please contact the Site Manager Jerome Cruz at jerome.cruz@ecy.wa.gov or call at (425) 649-7094.

Draft Remedial Investigation and Feasibility Study (RI/FS) Report

This document presents a detailed description of the type and extent of contamination and evaluates five remedial alternatives to address the contamination at this Site.

The Remedial Investigation findings include the following:

- The source area is near the location of former gasoline Underground Storage Tanks (USTs) at the northwestern portion of the MasterPark Lot C Facility.
- The groundwater plume is known to extend north of South 160th Street but the northwestern boundary of the groundwater plume will be further investigated.
- Groundwater at the Site is not a current or potential source of drinking water. A restrictive covenant was established for the MasterPark Lot C Facility that restricts groundwater at the Facility from being used for any purpose other than remediation.
- Chemical vapors in the soil are not high enough to pose a health risk for workers at the Site under current land uses.
- The existing asphalt cap prevents exposure to the contaminated surface soil, and thus the soil does not pose a health risk.

The Feasibility Study evaluated five cleanup alternatives that meet the state cleanup requirements. The preferred alternative is a Focused In-Situ Air Sparging and Soil Vapor Extraction (IAS-SVE) cleanup treatment system that will remove the contaminants, and maintenance of the existing Source Area Cap.

In-Situ Air Sparging involves injecting air into groundwater below the contamination. The injected air strips away the dissolved volatile petroleum hydrocarbons and its compounds from

soil and groundwater. The oxygen in the injected air also stimulates microorganism growth that can degrade the petroleum hydrocarbon compounds in the soil and groundwater zones.

Soil Vapor Extraction involves inducing a vacuum in the soil above the water table, causing volatile petroleum compounds to strip away from contaminated soil. It also circulates more oxygen in the subsurface, stimulating microbial activity that can degrade the subsurface contamination in this zone.

The **Soil Cap** contains and isolates near-surface soils impacted in localized areas by petroleum hydrocarbons, as well as prevents rainfall infiltration that could recontaminate groundwater at the source area.

Natural attenuation of the remaining groundwater plume will be monitored according to the procedures established in Ecology's Natural Attenuation Guidance (Publication No. 05-09-091).

The IAS-SVE remedial system will be operated for an estimated five years at the Site. Following shutdown of the system, the plume will be monitored for natural attenuation by biodegradation. The IAS-SVE system will remediate the contamination source and plume, as well as remediate any potential vapor risks at the Site. The remedial system will undergo performance and compliance monitoring as well as five year reviews to determine if more work is needed.

Compliance monitoring will be conducted to determine when cleanup levels are met and to ensure that the plume is decreasing and not migrating further.

Draft Cleanup Action Plan (CAP)

The Draft CAP is to provide more detail on the preferred remedial alternative chosen for the Site. The preferred alternative involves in-place air sparging and soil vapor extraction at the source area, along with existing institutional controls

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including an asphalt cap above soil and monitoring of natural attenuation of the remnant plume. This option presents the best alternative for cleanup of the contaminated soil and groundwater at the Site based on the results of the RI/FS.

This alternative is protective because it destroys source area contamination and aids in the natural attenuation of the remainder of the groundwater plume. It will also eliminate the potential for commercial workers at the Site to be exposed to contaminated surface soils and soil vapors. Furthermore, it will minimize the potential for the contaminated groundwater plume to migrate to other areas. The CAP identifies a schedule and performance measures for periodic monitoring, sampling, and system maintenance.

State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)

Ecology has completed a State Environmental Policy Act (SEPA) review of the proposed Remedial Action. Ecology determined that the proposed actions do not have a significant adverse impact on the environment and issued a Determination of Non-Significance (DNS).

Site Background

Currently, Sea-Tac Investments LLC leases the MasterPark Lot C Facility from ANSCO Properties, LLC and developed the property for use as an airport parking lot. Historically, various companies operated businesses on the MasterPark Lot C Facility, some of which utilized petroleum hydrocarbon products and underground storage tanks. These historical activities on the property contributed to the contamination on the SeaTac Development Site.

In 2000, during the redevelopment of the MasterPark Lot C Facility property, petroleum

hydrocarbons were found in the soil and groundwater. In 2001 an independent remedial action was conducted on the MasterPark Lot C Facility property that cleaned up some of the contamination. A restrictive covenant was recorded for the MasterPark Lot C Facility that restricts groundwater use at the Facility and requires maintenance of the asphalt cap. Ecology gave Sea-Tac Investments a no further action letter for the cleanup of the soil on the MasterPark Lot C Facility property. The gasoline contamination in the groundwater aquifer extends beyond the MasterPark Lot C Facility property boundary, thus making the Site include adjacent properties.

The contaminants of concern for groundwater at the Site are:

- Gasoline-range petroleum hydrocarbons with some diesel-range petroleum hydrocarbons;
- Volatile organic compounds (benzene, toluene, ethylbenzene, total xylenes, naphthalene, ethylene dibromide).

Some of these compounds are also contaminants of potential concern for surface soil and soil vapor at the MasterPark Lot C Facility. The contamination at this Site is not related to the SeaTac International Airport or the SeaTac Groundwater Study.

What's Next?

Once the public comment period ends on May 31, 2011, Ecology will review all comments received and make recommendations for any suggested changes.

A public meeting has not been scheduled at this time. However, one will be held if ten or more people request a meeting during the comment period. Please contact Nancy Lui to request a meeting at nancy.lui@ecy.wa.gov or at (425) 649-7117.

Spanish

Ecología solicita sus comentarios sobre el sitio de limpieza de "SeaTac Development"
El Periodo de Comentario Público: del 29 de abril – hasta el 32 de mayo de 2011

El Departamento de Ecología del Estado de Washington (Ecología) solicita sus comentarios sobre el borrador del reportaje de la Investigación Remediadora/Estudio de Factibilidad (RI/FS, por sus siglas en inglés), el borrador del Plan de Acción para la Limpieza (CAP, por sus siglas en inglés), la determinación para la Ley Estatal de la Política Ambiental para el sitio de “SeaTac Development” (también conocido como “Master Park Lot C Facility”). El sitio está generalmente ubicado en 16025-16223 International Blvd, en SeaTac, el condado de King, WA. Usted está invitado a revisar los siguientes documentos:

- El borrador del reportaje de la Investigación Remediadora/Estudio de Factibilidad (RI/FS, por sus siglas en inglés). El RI identifica el tipo y el alcance de la contaminación en el sitio. El FS evalúa las alternativas para limpiar la contaminación hasta que cumple con las normas de limpieza del estado. El FS elige una alternativa de limpieza preferida también.
- El borrador del Plan de Acción para la Limpieza (CAP, por sus siglas en inglés) describe la alternativa seleccionada para el sitio y como se conducta y se monitorizan la limpieza.

El FS evaluó cinco alternativas de limpieza que cumplen con los requisitos del estado para la limpieza. La alternativa preferida es un burbujeo de aire enfocado en sitio y un sistema de extracción de vapor (IAS/SVE, por sus siglas en inglés) con una tapa del suelo (pavimento de asfalto). El sistema de tratamiento quita los contaminantes de petróleo del suelo y del agua subterránea en el sitio.

Ecología preparó una lista de verificación y determinación para la Ley Estatal de la Política Ambiental (SEPA, por sus siglas en inglés). Ecología revisó la información en la lista de verificación y emitió una Determinación de Impacto Insignificante (DNS, por sus siglas en inglés) para el CAP. Estos documentos están disponibles para comentario público.

Ecología determinó que las acciones propuestas no tienen un impacto negativo significativo. Ecología revisó esta información y emitió un DNS. Eso significa que los impactos ambientales del proyecto no son significantes y no necesitan una Declaración de Impacto Ambiental.

Para más información en español, favor de contactar a Richelle Pérez a (360) 4077528 o por correo electrónico a richelle.perez@ecy.wa.gov con referencia a “SeaTac Development”. **Pub. No. 11-09-167ES**

Chinese

華盛頓州生態署邀請大眾對草擬西塔發展工地整治工作計劃提供建議
民眾提供建議期間從4月29日開始到5月31日截止

華盛頓州生態署 (生態署), 邀請大眾對西塔發展工地(SeaTac Development, 前Master Park, 停車場C)草擬整治調查工作和可行性研究(RIFS), 草擬整治工作計劃(DCP), 和本州環境政策法令決定提供建議。本整治工地位於16025-16223 國際大道, 西塔市, 景郡 (16025-16223 International Blvd, SeaTac, King County)。本署請大眾來閱覽下列文件:

- 草擬整治調查工作和可行性研究報告(RI/FSReport)。整治調查工作在斷定本工地污染來源和污染程度。可行性研究在評估不同整治方式。
- 草擬整治工作計劃(CAP)內容包括描述所選定的環境清理整治方式和整治工作進行方式和預定進度。可行性研究評估了五種達本州環境清理整治標準的整治方式後, 決定本身工地最適用的整治方式包括地下水注氣法(Air Sparging)和土壤間隙蒸氣抽除法(Soil Vapor. Extraction)

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加上柏油表層覆蓋。此系統將可清除土壤和地下水所含石油污染物。

本州環境政策法令審核清單和審核結果也已完成。生態署復審這些文件並作出本草案擬整治工作計劃對環境“無嚴重不良影響決定”(Determination of Non-Significance)。

所有有關本工地文件都可提供大眾閱覽和提供建議。

生態署已斷定所提議的整治工作對環境無嚴重不良影響並公佈“無嚴重不良影響決定”。這代表本工程無重大環境不良影響不需再作進一步環境影響評估工作。

若需更多西塔發展工地中文消息請跟林昊聯絡。電話：425-649-7187，電子信箱：lin461@ecy.wa.gov。

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Vietnamese

Bộ Môi Sinh mời quý vị đóng góp ý kiến về việc dọn sạch tại địa điểm SeaTac Development
Thời gian thu nhận ý kiến: Từ ngày 29 tháng 4 đến 31 tháng 5 năm 2011

Bộ Môi Sinh của tiểu bang Washington mời quý vị đóng góp ý kiến về bản tường trình Điều tra Phục hồi/Nghiên cứu Khả thi (RI/FS), văn bản dự thảo Kế hoạch hoạt động dọn sạch, văn bản khẳng định tuân hành theo Đạo luật Chánh sách Môi trường tiểu bang. Các tài liệu này đều có liên quan đến địa điểm SeaTac Development (còn được gọi là Master Park Lot C Facility). Địa chỉ nơi đây là 16025-16223 International Blvd, SeaTac, Quận King, tiểu bang Washinton. Bộ mời quý vị duyệt qua các tài liệu nêu trên và được tóm lược như sau:

- Bản tường trình Điều tra Phục hồi/Nghiên cứu Khả thi (tài liệu RI/RS). Bản RI là một tài liệu phát hiện bản chất và tầm mức ô nhiễm nơi đây. Bản RS đánh giá các biện pháp dọn sạch khác nhau theo đúng tiêu chuẩn quy định tiểu bang và để tuyển chọn một phương pháp dọn sạch.
- Bản dự thảo Kế hoạch Hoạt động Dọn sạch (CAP) mô tả biện pháp được tuyển chọn và làm thế nào để xúc tiến và theo dõi.

Tiến trình của FS là đánh giá năm phương pháp dọn sạch đúng tiêu chuẩn theo quy định của tiểu bang. Một biện pháp được tuyển chọn là dùng một hệ thống khuấy đều bằng khí nén ngay tại tiểu điểm và thu rút hơi khí trong đất (IAS/VE) cộng thêm nắp phủ bằng nhựa lát đường. Hệ thống xử lý này sẽ hút ra các hóa chất thuộc dầu hỏa trong đất và nguồn nước ngầm nơi đây.

Bảng liệt kê liên quan với Đạo luật Chánh sách Môi trường và bản văn khẳng định đã được soạn thảo. Bộ Môi Sinh đã duyệt qua các văn bản này và tuyên bố rằng công trình này không gây tác hại đến môi trường (DNS). Các tài liệu này sẽ được trình trước công chúng để được duyệt xét.

Bộ đã xác nhận rằng dự án trên sẽ không gây tác hại và đã phát hành bản văn DNS, có nghĩa rằng công trình nêu trên sẽ không gây một tác động môi trường nào đáng kể, thế nên tiến trình nghiên cứu tác hại môi trường của dự án sẽ không cần thiết.

Muốn nhận thêm thông tin bằng tiếng Việt, xin vui lòng liên lạc đến Teddy Lê số 360-407-6948 hoặc qua điện thư teddy.le@ecy.wa.gov trên chủ đề SeaTac Development.

Pub. No. 11-09-167VI



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SeaTac Development Site (Cleanup ID#: 5994)
Public Comment Period: April 29 – May 31, 2011

Ecology invites comments on Draft Remedial Investigation/Feasibility Study Report and Draft Cleanup Action Plan for the SeaTac Development Site.

Periodo de Comentario Público 29 de abril al 31 de mayo de 2011 para los borradores de los documentos para el sitio de "SeaTac Development." Para más información en español favor de contactar a Richelle Pérez a (360) 407-7528 o por correo electrónico a richelle.perez@ecy.wa.gov con referencia al sitio de "SeaTac Development."

民眾提供有關西塔發展工地文件建議期間從4月29日開始到5月31日截止。若需更多西塔發展工地中文消息請跟林昊聯絡。電話：425-649-7187，電子信箱：lin461@ecy.wa.gov。

Thời hạn góp ý từ ngày 29 tháng 4 đến ngày 31 tháng 5 năm 2011 về các tài liệu thuộc địa điểm SeaTac Development. Muốn nhận thêm thông tin bằng tiếng Việt, xin vui lòng liên lạc đến Teddy Lê số 360-407-6948 hoặc qua điện thư teddy.le@ecy.wa.gov trên chủ đề SeaTac Development.

If you need this document in a format for the visually impaired, call Nancy Lui at (425) 649-7117. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.