

## **Consent Decree for Environmental Cleanup of SeaTac Development Site 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 Consent Decree for cleanup at the SeaTac Development Site. This site is also known as Masterpark Lot C. It is located at 16025-16223 International Blvd, in SeaTac, King County, WA.

Ecology and the Potential Liable Parties or PLPs (Sea-Tac Investments LLC, ANSCO Properties, LLC and Scarsella Bros Inc.) will enter into a Consent Decree, which is a legal agreement that is filed in court. In the Consent Decree, the PLPs will clean up the groundwater contamination beneath the site as outlined in the Cleanup Action Plan (CAP). The CAP is an exhibit in the Consent Decree and went through a comment period last April 29- May 31, 2011. The cleanup actions to be conducted are:

- In-place air sparging in the groundwater plume. This involves injecting air into groundwater below the contamination. The air removes dissolved petroleum contamination and activates microorganisms that destroy the petroleum hydrocarbon compounds in the soil and groundwater.
- Soil vapor extraction at the source area. This involves creating a vacuum in the soil above the water table to remove petroleum compounds in contaminated soil. It also circulates more oxygen in the subsurface, stimulating microbial activity that can degrade contamination in the top 50 feet.
- Institutional controls including asphalt capping (paved surface) above soil. The asphalt capping prevents rainfall from coming into contact with soil that could recontaminate groundwater under the parking lot. It also prevents human contact with soil. An environmental

### **Comments Accepted**

**April 20 – May 21, 2012**

#### **Submit Comments and Technical Questions to:**

Jerome Cruz - Site Manager  
Washington State Department of Ecology – Toxics Cleanup Program  
3190 160<sup>th</sup> Ave. SE.,  
Bellevue, WA 98008  
Phone: (425) 649-7094  
Email: 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 160<sup>th</sup> 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 AM – 12:00 PM  
1:00 PM – 4:30 PM

#### **Ecology's Toxics Cleanup Website**

<https://fortress.wa.gov/ecy/gsp/CleanupSiteDocuments.aspx?csid=5994>

Para asistencia en Español  
Gretchen Newman (360) 407-6097  
Gregory Bohn (509) 454-4174

若有任何问题请联络：林昊  
(425) 649-7187

Liên hệ bằng tiếng Việt, xin liên lạc  
Teddy Le 360/407-6948

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

## SeaTac Development Site

covenant will be placed on the site so that future development does not withdraw groundwater on the property or disturb or interfere with the cleanup activities or structures at the site.

- Monitoring of natural attenuation of the rest of the plume. This will confirm that natural biological processes are cleaning up any remaining portions of the groundwater plume.

This cleanup is protective because it destroys source area contamination and reduces and eventually eliminates groundwater plume contamination. The cleanup plan will:

- Eliminate the potential for commercial workers at the site to be exposed to contaminated surface soils and soil vapors.
- Reduce the size of the plume or eliminate most of it, while preventing it from spreading further to other areas.

Ecology invites the public to read the Consent Decree and submit comments. Information on where to get a copy of the document and submit comments is found in the box on the front page of this fact sheet.

### 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. Many of the businesses used petroleum hydrocarbon products and underground storage tanks. These historical activities on the property contributed to the contamination in 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 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 property. The gasoline contamination in the groundwater aquifer extends beyond the MasterPark Lot C Facility property boundary, thus making the Site include adjacent properties.

### Contaminants of Concern

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).

Gasoline and its compounds benzene, toluene, ethylbenzene, xylenes 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?



After the public comment period for the Consent Decree ends on May 21, 2012, Ecology will review all comments received. If no significant changes are made the public comment period documents will be finalized.

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](mailto:nancy.lui@ecy.wa.gov) or at (425) 649-7117.

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### Spanish – Español

Ecología le invita al público a comentar sobre el Decreto de Consentimiento del Sitio de *SeaTac Development*

El periodo de aceptar comentarios del público: del 20 de abril hasta el 21 de mayo, 2012

El Departamento de Ecología del estado de Washington (Ecología) le invita al público a comentar sobre el Decreto de Consentimiento de la limpieza del Sitio de *SeaTac Development*. Éste sitio también se conoce por *Masterpark Lot C*. Está ubicado en 16025-16223 International Blvd., SeaTac, el condado de King, Washington.

Ecología y las Entidades Posiblemente Responsables (PLPs, por sus siglas en inglés), *Sea-Tac Investments LLC*, *ANSCO Properties, LLC*, y *Scarsella Bros Inc.*, establecerán un acuerdo legal que se llama un Decreto de Consentimiento. En el Decreto de Consentimiento, los PLPs limpiarán la contaminación de combustible en el agua subterránea y el suelo debajo del sitio como fue descrito en el Plan de Acción para la Limpieza (CAP). Las acciones para la limpieza incluirán una combinación de inyecciones de aire y aplicación de succión en el acuífero para limpiarlo. También aplicarán los microorganismos para limpiar la contaminación restante. Se mantendrá en buen estado el pavimento de asfalto que existe sobre el área de contaminación. Según los requisitos de la limpieza, hay una restricción de la hipoteca para mantener en buen estado la superficie del pavimento de asfalto y no permitir el uso del agua subterránea de la propiedad. Para asegurar que la limpieza será protectiva, se llevará a cabo un periodo extenso de monitoreo.

Para más información en español, favor de contactar a Gretchen Newman a (360) 407-6097 o por correo electrónico a [gretchen.newman@ecy.wa.gov](mailto:gretchen.newman@ecy.wa.gov) con referencia a “SeaTac Development”.

## SeaTac Development Site

### Chinese -中文

華盛頓州生態署（生態署）邀請大眾對SeaTac Development 工程提供建議  
公眾評議期將從2012年四月二十日開始至五月二十一日

華盛頓州生態署（生態署）邀請大眾對SeaTac Development 工程， 也被稱為 Masterpark Lot C, 的同意命令提供建議. 這項工程目位于16025-16223 International Blvd, SeaTac, 景郡，華盛頓州。

生態署 和SeaTac Investment LLC, ANSCO Properties, LLC, Scarsella Bro Inc. 投資公司 (the PLPs) 將簽約一個法律協議，稱為同意法令。在此同意法令下，the PLPs將清理，"清理行動計劃（CAP）"中概述的，汽油污染的地下水和土壤。要進行的清理行動將涉及注射空氣和真空含水層，在加上讓微生物清理剩下的污染的地下水。上述源區的瀝青路面將保持不變。作為清理工作的一部分，the PLPs 有一個契約的限制"維持柏油路面和禁止使用地下水"。在此期間我們將進行廣泛的監測，以確保清理工作成功。

若需更多SeaTac Development 工程的中文消息 請跟林昊聯絡。電話：  
(425) 649-7187，電子信箱：lin461@ecy.wa.gov。

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### Vietnamese - tiếng Việt

Bộ Môi Sinh mời quý vị góp ý kiến về Sắc lệnh Đồng thuận ở địa điểm SeaTac Development  
Thời hạn góp ý kiến: Ngày 20 tháng 4 đến ngày 21 tháng 5 năm 2012

Bộ Môi Sinh tiểu bang Washington (Ecology) xin mời quý vị góp ý kiến về Sắc lệnh Đồng thuận về sự dọn sạch tại SeaTac Development. Nơi đây còn được gọi là Masterpark Lot C Facility, địa chỉ: 16025-16223 International Blvd, SeaTac, Quận King, Washington.

Ecology và nhóm chịu trách nhiệm (Potential Liable Parties) viết tắt PLPs Sea-Tac Investment LLC, ANSCO Properties LLC và Scarsella Bros Inc. sẽ cùng ký một hợp đồng pháp lý được gọi Sắc lệnh Đồng thuận. Trong sự đồng thuận trên, nhóm PLPs sẽ dọn sạch những ô nhiễm từ xăng dầu trong nguồn nước ngầm và đất bên dưới như đã được vạch ra trong bản Kế hoạch Hoạt động Dọn sạch (Cleanup Action Plan hay CAP). Hoạt động dọn sạch này bao gồm sự phối hợp giữa bơm không khí và hút sạch các chất ô nhiễm từ mạch nước ngầm ở đây. Ngoài ra, siêu sinh vật còn được dùng để khử sạch chất ô nhiễm ở các nơi còn sót lại. Nhựa đường nằm trên khu dọn sạch sẽ được bảo trì. Một chứng thư kế ước dọn sạch sẽ liệt kê các qui định nhằm vào sự bảo trì nhựa đường và cấm dùng nguồn nước ngầm nơi đây. Hoạt động kiểm tra định lượng dài hạn sẽ được thi hành để cuộc dọn sạch này được bảo vệ lâu dài.

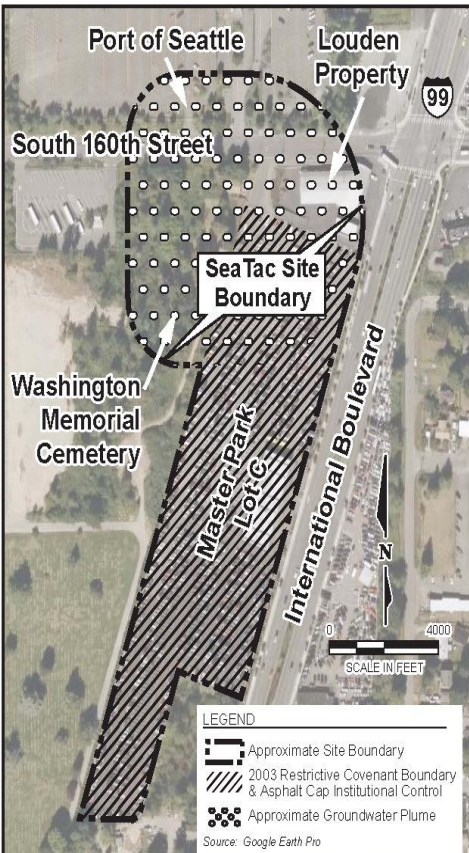
Muốn có thêm thông tin bằng tiếng Việt, xin vui lòng liên lạc Lê Teddy số 360-407-6948 hoặc bằng điện thư tại teddy.le@ecy.wa.gov .



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**SeaTac Development Site (Cleanup ID#: 5994)  
Public Comment Period: April 20 – May 21, 2012**

Ecology invites comments on Consent Decree for Environmental Cleanup of the SeaTac Development Site.

Periodo de Comentario Público de 20 de abril hasta 21 de mayo 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20日開始到5月21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 20 tháng 4 đến ngày 21 tháng 5 năm 2012 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.