

# Site Register

Washington State Department of Ecology Toxics Cleanup Program



January 31, 2019

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[Sign up to get the Site Register via email](#)

Find [past issues of the Site Register](#)

For information about public comment periods, meetings and hearings, visit [Ecology's Public Involvement Calendar](#).

Questions? Contact Cheryl Ann Bishop  
360-407-6848

Site contacts are found after each entry.

To request Americans with Disabilities Act accommodation including materials in a format for the visually impaired, please call 360-407-7170 or visit [Ecology's Accessibility webpage](#). Persons with impaired hearing may call Washington Relay Service at 711. Persons with a speech disability may call 877-833-6341.

## News & Notes

### Washington State Brownfields Conference

Join us for the Washington Brownfields Conference in Spokane this May. Brownfields are abandoned or underused properties where there may be environmental contamination. Cleaning up and redeveloping brownfields is key to local economic development efforts, turning perceived problems into community assets. This conference aims to bring together public and private sector stakeholders in Washington and the Inland Northwest to share information on brownfields redevelopment successes and opportunities.

**Wednesday, May 29, 2019, 12–5 p.m.**

**Thursday, May 30, 2019, 8 a.m.–5 p.m.**

Doubletree by Hilton Spokane City Center  
322 North Spokane Falls Court, Spokane

Registration information and agenda will be available in February on our [Brownfields Conference webpage](#).

#### The conference will include

- Sessions on current technical issues, funding sources, and affordable housing opportunities
- Case studies
- Field trips to tour successful brownfield redevelopment projects in Spokane
- Lunch and light refreshments on Day 1
- Breakfast, lunch, and light refreshments on Day 2

#### Who should attend?

- Local and regional government officials
- Housing agencies
- Nonprofit economic and community development organizations
- Environmental consultants
- Anyone interested in learning about brownfields or financial resources for local redevelopment

**For more information**, please contact:

[Ali Furmall](#)

small & rural communities brownfields specialist

509-329-3436

cell: 509-655-053

## Formal Cleanups

Ecology oversees complex cleanup sites to ensure that your health and that of the environment are protected.

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### CLARK COUNTY

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#### Camp Bonneville Military Reservation

23201 NE Pluss Rd  
Brush Prairie

Facility Site ID# **5125990**  
Cleanup Site ID# **2216**

Comment using the [online public comment form](#)

For more information contact [Ronnie Johnson](#), site specialist  
360-407-6487

#### Document review locations

- [Vancouver Public Library](#),  
901 C Street (4<sup>th</sup> floor),  
Vancouver,  
360-906-5000
- Camp Bonneville Office (by appointment only), 23201 NE Pluss Rd, Vancouver (call 360-566-6993 or email [jerry.barnett@clark.wa.gov](mailto:jerry.barnett@clark.wa.gov) for an appointment)
- [Ecology's Camp Bonneville webpage](#)

**Public Comment Period EXTENDED to February 15, 2019**

**Open House and Public meeting: February 6, 2019**

*Proposed change to part of the 2010 Cleanup Action Plan*

We invite you to comment on the proposed change to the cleanup of the Western Slopes area on the Camp Bonneville cleanup site. This area is the fourth and final phase of cleanup for Remedial Action Unit 3 (RAU 3). RAU 3 addresses remediation of unexploded ordnance and munitions on the property.

#### Open house and public meeting

Learn about the cleanup of the Western Slopes area and proposed change to the cleanup plan for this area.

February 6 *Open House: 4:30–6:00 p.m.*

Drop in to talk with project staff

*Presentation: 6:00 p.m*

Includes a question-and-answer period and public testimony about the cleanup of the Western Slopes area

Vancouver Community Library Columbia Room, 901 C St, Vancouver

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## GRAYS HARBOR COUNTY

### Weyerhaeuser Sawmill Aberdeen

500 North Custer St, Aberdeen

Facility Site ID# **1126**

Cleanup Site ID# **4987**

[Comment](#) using the online public comment form.

For more information contact

[Tom Middleton](#)

cleanup project manager

360-407-7263

#### Document review locations

- [Ecology's Weyerhaeuser Sawmill Aberdeen webpage](#)
- Aberdeen Timberland Library  
121 East Market Street  
Aberdeen, WA 98520
- Ecology-Lacey Office  
300 Desmond Drive SE  
Lacey, WA 98503  
360-407-6365  
(by appointment)

#### Public Comment Period February 4 – March 5, 2019

We invite you to comment on three documents for the Weyerhaeuser Sawmill site in Aberdeen: An Agreed Order, a proposal to remove an environmental covenant, and a Public Participation Plan. From the early 1900s, the site was used for sawmills, other forest product industries, wood chipping, and barge loading. These practices contaminated soil, sediment, and groundwater at the site. The Grays Harbor Historical Seaport Authority (GHSA) acquired the parcels from Weyerhaeuser in 2013 and agreed to take responsibility for cleaning up any legacy environmental contamination.

This Agreed Order requires GHSA to use past investigations and close any data gaps to develop a remedial investigation, feasibility study, and draft cleanup action plan.

The environmental covenant, which restricts access to soil and groundwater, was placed on the wrong parcel in the 1990s after cleanup was done on part of the site. GHSA proposes to remove the covenant and clean up the site so there will be unrestricted land use. If needed, a new covenant will be placed as part of the CAP.

The Public Participation Plan describes how Ecology will inform the community about site activities and opportunities to be involved in the cleanup process.

## LINCOLN COUNTY

### South Wilbur Petroleum Site

Front Avenue,

Knox & Anne streets, Wilbur

Facility Site ID# **7096**

Cleanup Site ID# **1949**

Direct **questions and comments** to the site

manager, [Sandra Treccani](#)

509-329-3412

4601 N. Monroe St.

Spokane, WA 99205

#### Public Comment Period: January 14 – February 12, 2019

*Draft Five-Year Periodic Review Report Available*

We conduct a periodic review at least every five years after beginning cleanup at a site. This is the second periodic review for this site. The purpose of the review is to evaluate current site conditions and ensure the continued protection of people and the environment.

The site has petroleum contamination in groundwater. Cleanup began in 2005 and included removing the sources of contamination, installing engineering controls, and using enhanced bioremediation to address contamination. Following the first periodic review in 2012, Ecology decided more groundwater remediation was needed. Ecology reviewed

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site information in 2018. We determined that the groundwater treatments have not worked as quickly as was hoped due to the nature of the soil at this site. No further cleanup will be required, and regular groundwater monitoring will continue. A covenant remains in place that prohibits groundwater extraction.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made.

## Document review locations

- Eastern Regional Office  
4601 N. Monroe St.,  
Spokane (please call 509-329-3415 for an appointment)
- Ecology's [South Wilbur Petroleum webpage](#)

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## PIERCE COUNTY

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### USG Interiors, LLC.

1005 River Road E, Puyallup

Facility Site ID# **1217**

Cleanup Site ID# **3634**

**Comment** using the [online public comment form](#)

#### For more

**information** contact

[Mohsen Kourehdar](#)

cleanup project manager

360-407-6256

#### Document review locations

- [Ecology's USG Interiors webpage](#)
- Pierce County Library  
1000 Laurel St, Milton
- Tacoma Main Library  
1102 Tacoma Avenue S,  
Tacoma
- Citizens for a Healthy Bay  
535 Dock St Suite 213,  
Tacoma  
253-383-2429

#### Public comment period: January 7 – February 5, 2019

*Cleanup documents available for public review and comment*

Prior to 1971, the USG facility used slag from the Tacoma Asarco copper smelter as a raw material to produce rock wool, a mineral fiber insulation. The manufacturing waste, "baghouse dust" and "shot", was used as fill on the site to raise the grade. In the 1980s, USG learned that the slag and waste contained high concentrations of arsenic and had contaminated soil, sediments in the Puyallup River, and groundwater. In 1984, USG entered into an Agreed Order to assess groundwater contamination on the site. Between 1984 and 1985, USG removed contaminated soil and disposed of it at a hazardous materials landfill. Ecology required USG to monitor the groundwater after the cleanup. In 2006, USG conducted a site assessment and found soil and groundwater with arsenic concentrations above the state Model Toxics Control Act cleanup levels.

In 2007, USG conducted a Remedial Investigation (RI) and Feasibility Study (FS). Now, Ecology and USG are proposing to implement the Cleanup Action Plan (CAP) to address the remaining contamination.

We invite you to review and comment on the following documents:

- RI/FS that describes the contamination and compares cleanup options.
- CAP that outlines the cleanup action selected by Ecology.
- Agreed Order DE #11098 that requires USG to implement and maintain the recommended cleanup actions.
- State Environmental Policy Act review that describes the potential environmental impacts of the cleanup work.

You can also review and comment on a Public Participation Plan, which describes how Ecology will inform the community about site activities and opportunities to be involved in the cleanup process.

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## YAKIMA COUNTY

### Crop King Woods Industries

One East King Street, Yakima  
Facility Site ID# **460**  
CSID# **3755**

**Comment** using the [online public comment form](#)

**For more information** contact [Kyle Parker](#), site manager  
509-454-7833

#### Document review locations

- Yakima Public Library  
102 N 3<sup>rd</sup> Street, Yakima
- Ecology's Central Regional Office, 1250 W Alder Street, Union Gap
- [Ecology's Crop King Woods Industries webpage](#)

**Public Comment Period: January 17 – February 15, 2019**

*Proposed removal from the Hazardous Sites List*

The site is currently ranked a **1** on the statewide Hazardous Sites List, which ranks sites on a scale of 1 (most risk) to 5 (least risk).

Crop King, formerly known as Woods Industries Inc., leased and operated the site as a pesticide formulation plant from approximately 1938 to 1985. Possible tetrachloroethylene (PCE) contamination, a common solvent with many commercial and industrial uses, was reported in 1985. Further investigation confirmed the presence of PCE in both soil and groundwater. In 1993, buildings were demolished and contaminated soil was removed. BNSF Railway Company owns the property, and the facility is currently vacant.

Groundwater monitoring has shown concentrations below state cleanup levels. Vapor intrusion does not pose a risk to human health, as the remaining structure on site is vacant. Right now, the site does not pose a threat to human health or the environment. An agreement was filed to require further cleanup if soil excavation occurs.

### Yakima Training Center

FSID# **105**  
CSID# **2301**

For more information contact [Tom Mackie](#)  
509-575-2803

[Ecology's Yakima Training Center webpage](#)

Ecology and the Army are negotiating an Agreed Order. This legal agreement outlines the steps needed to clean up contamination at the Yakima Training Center (YTC). Later this year we will hold a public comment period on the draft Agreed Order.

The YTC is a sub-installation of Joint Base Lewis-McChord (JBLM, formerly Fort Lewis) located about 100 miles east of JBLM and 10 miles north of the city of Yakima. It encompasses 327,231 acres within Yakima and Kittitas Counties. The YTC has been in use for military training since 1941. The Center houses several military and federal government tenants, including the United States Army, the State of Washington Army National Guard Materials and Training Equipment Site, and the Marine and Army Reserve Centers. The Army is the owner, and has been the operator of the Dangerous Waste Management Facility at the YTC since 1941.

Twenty-one contaminated sites on the YTC property will be addressed. Past waste management and maintenance practices resulted in releases of hazardous materials to groundwater and soil. Releases of the following materials have been documented:

- Petroleum products and byproducts
- Solvents
- Lead
- Pesticides
- Ordnance, explosives, and other pyrotechnics



## Independent Cleanups

A property owner may conduct an independent cleanup of contamination and submit reports to Ecology.

### Independent Cleanup Contacts

**Central Regional Office**  
[Public Records Coordinator](#),  
509-454-7658

**Eastern Regional Office**  
[Ted Uecker](#), 509-329-3522

Northwest Regional Office  
[Donna Musa](#), 425-649-7136

**Southwest Regional Office:**  
[Public Records Officer](#), 360-407-6040

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### BENTON COUNTY

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#### Kennewick U Haul

800-812 W Columbia Dr,  
Kennewick

Facility Site ID# **333**  
CSID # **4898**

For more information contact  
[CRO Public Records](#)  
[Coordinator](#)  
509-454-7658

#### **VCP/Independent Cleanup Action Report received January 22, 2019**

Name of report	<i>Groundwater Monitoring Report (December 2018)</i>
Date of report	January 18, 2019
Type of report	groundwater reporting
Contaminants reported	petroleum
Affected media	groundwater

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### CHELAN COUNTY

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#### BNSF Wenatchee Railyard

409 S Columbia St, Wenatchee

Facility Site ID# **28673212**  
CSID # **5820**

For more information contact  
[CRO Public Records](#)  
[Coordinator](#)  
509-454-7658

#### **2018 Annual Groundwater Monitoring Report received January 10, 2019**

Date of report: January 8, 2019  
Type of report: Groundwater monitoring  
Contaminants reported: petroleum  
Affected media: groundwater

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## COWLITZ COUNTY

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### Steel Painters, Inc

1215 Baltimore St. Longview

Facility Site ID# **79415917**

CSID # **14470**

For more information contact

[Aaren Fiedler](#) 360-407-6400

#### Document review locations

- [Ecology's Steel Painters, Inc webpage](#)
- [Regional Central Files](#)

#### No Further Action determination

Petroleum-related hazardous substances and metals were found in excess of the MTCA Method A CULs during a Phase II Environmental Site Assessment. Underground Storage Tanks had been removed previously, and spent blast grit sands had been used as backfill material. Blast grit sands were also stockpiled on site on the ground surface in an uncovered open yard. A small area of oil range petroleum that appeared to be a surface release was also present. Soil and groundwater were affected.

Blast grit sands used as backfill material were excavated along with remaining petroleum. Stockpiled blast grit sands were scraped from the surface and removed from the site. Oil range petroleum associated with the apparent surface release were excavated and removed from the site.

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## ISLAND COUNTY

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### Unocal Friday Harbor Bulk Plant

1st & Court St, Friday Harbor

Facility Site ID# **2653**

Cleanup Site ID# **797**

**Comment** using the [online public comment form](#)

**For more information** contact

[Tamara Welty](#), periodic reviewer, 425-649-7023

#### Document review locations

- [Ecology's Unocal Friday Harbor Bulk Plant webpage](#)
- Northwest Regional Office, 3190 160<sup>th</sup> Ave. SE, Bellevue (call 425-649-7190 or [email](#) for an appointment)

#### Public Comment Period: January 3 – February 4, 2019

*Periodic Review available for public review and comment*

A periodic review is conducted every five years following a cleanup action when institutional controls are used as part of the remedy, as required by the Model Toxics Control Act. The purpose of the periodic review is to evaluate current site conditions and to ensure continued protection of human health and the environment.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made.

## KING COUNTY

### Troy Laundry

300 Boren Avenue & 399  
Fairview Avenue, Seattle

Facility Site ID# **19135499**  
Cleanup Site ID# **11690**

**Comment** using [the online public comment form](#)

Or by mail to:

[Sunny Becker](#), site manager

3190 160<sup>th</sup> Ave SE  
Bellevue WA 98008

425-649-7187

#### Documents review locations

- Seattle Public Library  
1000 4<sup>th</sup> Avenue  
Seattle, WA 98104  
206-386-4636
- Ecology NW Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
(call 425-649-7190 for an appointment)
- [Ecology's Troy Laundry webpage](#)

#### Public Comment Period: February 1 – March 2, 2019

*Troy Laundry Prospective Purchaser Consent Decree*

Ecology and Ponte Gadea Seattle, LLC propose to enter into a legal agreement called a Prospective Purchaser Consent Decree (PPCD) prior to the sale of a downtown Seattle property. The property is located at 300 Boren Avenue North and 399 Fairview Avenue North (previously listed as 307 Fairview Avenue North).

We'd like your input on the following documents:

- **PPCD** – requires the purchaser to monitor groundwater beneath the property and beneath the adjacent rights of way located north, west, and south of the property; and perform additional groundwater treatment if deemed necessary.
- **Public Participation Plan** – describes how Ecology will inform the community about site activities and opportunities to be involved in the cleanup process.

The Troy Laundry property is a recently redeveloped city block in South Lake Union that is part of the Troy Laundry Seattle cleanup site. It operated as an industrial laundry and dry cleaning facility from 1926 until 1985. Touchstone, the current owner of the property, performed cleanup activities in coordination with redevelopment and is now proposing to sell the property to Ponte Gadea.

Hazardous dry cleaning solvents, heating oil, and gasoline products were used and stored in 19 above- and under-ground tanks located on the property. Dry cleaning solvents and petroleum were released on the property, resulting in soil and groundwater contamination.

Contaminants found included:

- Tetrachloroethene (PCE) and its degradation compounds trichloroethene (TCE), cis-1,2-dichloroethene (DCE), and vinyl chloride (VC).
- Gasoline, diesel, and oil-range petroleum hydrocarbons.



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## Custom Built Metals

233 D St NW, Auburn

Facility Site ID# **77573648**

Cleanup Site ID# **1070**

**Comment** using the [online public comment form](#).

**For more information** contact [Tamara Welty](#), periodic reviewer  
425-649-7023

### Document review locations

- [Ecology's Custom Built Metals webpage](#)
- Northwest Regional Office  
3190 160<sup>th</sup> Ave. SE, Bellevue  
(call 425-649-7190 or [email](#) for an appointment)

### Public Comment Period: January 3 – February 4, 2019

*Periodic Review available for public review and comment*

A periodic review is conducted every five years following a cleanup action when institutional controls are used as part of the remedy, as required by the Model Toxics Control Act. The purpose of the periodic review is to evaluate current site conditions and to ensure continued protection of human health and the environment.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made.

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## KITSAP COUNTY

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## Kitsap County N Rd Shop

301 Bernt Rd, Poulsbo

Facility Site ID# **65471731**

Cleanup Site ID# **6465**

**Comment** using the [online public comment form](#).

**For more information** contact [Tamara Welty](#), periodic reviewer  
425-649-7023

### Document review locations

- [Ecology's Kitsap County N Rd Shop webpage](#)
- Northwest Regional Office,  
3190 160<sup>th</sup> Ave. SE, Bellevue  
(call 425-649-7190 or [email](#) for an appointment)

### Public Comment Period: January 3 – February 4, 2019

*Periodic Review available for public review and comment*

A periodic review is conducted every five years following a cleanup action when institutional controls are used as part of the remedy, as required by the Model Toxics Control Act. The purpose of the periodic review is to evaluate current site conditions and to ensure continued protection of human health and the environment.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made.

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## Navy City Metals

3805 State HWY 3 W, Bremerton

Facility Site ID# 2633

Cleanup Site ID# 324

Comment using the [online public comment form](#)

**For more information** contact [Tamara Welty](#), periodic reviewer  
425-649-7023

### Document review locations

- [Ecology's Navy City metals webpage](#)
- Northwest Regional Office  
3190 160<sup>th</sup> Ave. SE, Bellevue  
(call 425-649-7190 or [email](#) for an appointment)

### Public Comment Period: January 3 – February 4, 2019

*Periodic Review available for public review and comment*

A periodic review is conducted every five years following a cleanup action when institutional controls are used as part of the remedy, as required by the Model Toxics Control Act. The purpose of the periodic review is to evaluate current site conditions and to ensure continued protection of human health and the environment.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made.

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## KITTITAS COUNTY

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### KAG Truck Spill

I 90 MP 81, Cle Elum

Facility Site ID# 16970

Cleanup Site ID# 12993

For more information contact [CRO Public Records Coordinator](#), 509-454-7658

### ***Cleanup Action Plan and Spill Response and Interim Remedial Action Report received January 16, 2019***

Date of reports: September 12, 2016

Contaminants reported: petroleum

Affected media: soil, groundwater

## PIERCE COUNTY

### Birds Eye Foods

3303 S 35<sup>th</sup> St., Tacoma

Facility Site ID# **1328**

Cleanup Site ID# **5012**

**Comment** using the [online public comment form](#)

**For more information** contact [Panjini Balaraju](#), 360-407-6335 periodic review coordinator

#### **Document review locations:**

- [Ecology's Birds Eye Foods webpage](#)
- [Draft Periodic Review Report](#)

#### **Public Comment Period: January 3 – February 3, 2019**

*Draft Periodic Review Report available for public review and comment*

At least every five years, Ecology reviews conditions at cleanup sites where some contamination remains. The periodic review report for the Birds Eye Foods site shows that cleanup work remains effective in protecting human health and the environment. Ecology may modify the draft report if new information is submitted during the comment period.

The site is an industrial 22.5-acre area at a former food processing facility, previously known as Nalley's Fine Foods. Business operations stopped there in 2011 and currently the area consists of empty buildings and parking areas.

In 1990, two underground storage tanks were removed from an area in the southwest corner of the property near what had been the boiler room. Petroleum-contaminated soil was observed where the tanks had been removed.

In 1991, the owner conducted the following cleanup activities at the site:

- Removed nearly 875 cubic yards of polluted soil
- Pumped approximately 80 gallons of contaminated water from a monitoring well

Removal of contaminated soil was stopped when continued digging began to threaten nearby buildings and railroad tracks. The remaining contaminated soils at the site has been filled in and capped with asphalt or sealed under two adjacent buildings to eliminate people's contact with the contamination.

Groundwater monitoring wells were installed and over time petroleum concentrations in groundwater have decreased. Since 2007, concentrations have been below cleanup levels.

In 2013, a restrictive covenant was filed for the site that limits property use and requires maintenance of pavement and buildings to cap the areas where the remaining contaminated soil is located. The covenant also requires periodic monitoring of groundwater conditions at the site.

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## Pacific Plaza Garage

1250 Pacific Ave, Tacoma

Facility Site ID# **9198**

Cleanup Site ID# **1367**

**Comment** using the [online public comment form](#)

**For more information** contact [Panjini Balaraju](#) cleanup project manager 360-407-6335

### Document review and more information

- [Ecology's Pacific Plaza Garage webpage](#)
- [Draft Periodic Review Report](#)

## Pierce Transit Sprague Avenue

1279 S. Sprague Ave, Tacoma

Facility Site ID# **17111391**

Cleanup Site ID# **3890**

**Comment** using the [online public comment form](#)

### More information

- [Ecology's Pierce Transit Sprague Avenue webpage](#)
- [Draft Periodic Review Report](#)
- Contact [Panjini Balaraju](#) periodic review coordinator 360-407-6335

### Public Comment Period: January 3 – February 3, 2019

*Periodic Review available for public review and comment*

At least every five years, we review conditions at cleanup sites where some contamination remains. The periodic review report for the Pacific Plaza Garage site shows that cleanup work is still effective in protecting human health and the environment. Ecology may modify the draft report if new information is submitted during the comment period.

The building was constructed in the 1970s. Later remodeling revealed an underground storage tank (UST) on the property. Investigators found that the UST had leaked and contaminated nearby soil with diesel and heavy oil petroleum hydrocarbons. Groundwater contamination and volatile organic compounds were not a concern at the site.

In 2008, the owner conducted the following cleanup activities at the site:

- Removed the UST, 700 gallons of liquid petroleum products, and 100 gallons of sludge.
- Excavated and disposed of 472 tons of petroleum contaminated soil.

After cleanup, soil samples collected at the site indicated that all but two localized areas were below petroleum cleanup levels. Excavation of more soil from the two remaining contaminated areas was limited by the location of the garage's structural foundation columns and the Pacific Ave right-of-way. The contaminated soil was left in place and capped with asphalt/concrete pavement. In 2013, an environmental covenant was filed that restricts property use and requires maintenance of the pavement cap to eliminate exposure to contaminated soil.

### Public Comment Period: January 17 – February 19, 2019

*Draft Periodic Review Report Available for Public Comment*

At least every five years, we review conditions at cleanup sites where some contamination remains. The periodic review report for the Pierce Transit Sprague Avenue site shows that cleanup work is still effectively protecting human health and the environment. We may modify the draft report if new information is submitted during the comment period.

The site is an approximately 3.6-acre area that was redeveloped in 1995 into its current uses for office space, self-storage units, and a gas station. From 1948 to 1987, the site was the location of Pierce Transit's facility for operations and vehicle maintenance and repair. During its operation of the site, Pierce Transit had documented releases of petroleum hydrocarbons that leaked into soil and groundwater near some underground tanks.

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In 1986, approximately 400 gallons of waste oil was recovered from an oil recovery trench and sump, leaving hydrocarbon contamination below the structure of the boiler room.

The following cleanup activities were conducted at the site:

- In 1990 and 1991 approximately 3,700 cubic yards of petroleum-contaminated soil was dug-up and removed, and about 45,000 gallons of oily water was pumped-out and removed from where the soil had been excavated.
- In 1998, ten underground storage tanks were removed from Pierce Transit's facility.

An estimated 750 cubic yards of contaminated soil was left in place at three locations because they

were under the foundation of the building. The remaining contaminated soil at the site was capped with pavement or sealed under the building to eliminate people's contact with the contamination.

In 2013, a restrictive covenant was filed for the site that requires regular, periodic groundwater monitoring and maintenance of the pavement and building that cover contaminated soil to make sure contamination does not pose a threat to human health and the environment. Long-term monitoring of groundwater for petroleum products, benzene, toluene, ethylbenzene, xylenes, and lead started in 2012 and continues every 18 months. Results of groundwater monitoring show that concentrations of these pollutants are not detected.

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## SPOKANE COUNTY

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### Upper Falls East Site

621 West Mallon Avenue,  
Spokane

Facility Site ID# **3430127**  
Cleanup Site ID# **808**

**Direct questions and comments** to site manager [Ted Uecker](#), 509-329-3522  
4601 N. Monroe St.  
Spokane, WA 99205

#### **Document review locations:**

- Eastern Regional Office  
4601 N. Monroe St.,  
Spokane (please call 509-329-3415 for an appointment)
- [Ecology's Upper Falls East webpage](#)

#### **Public comment period: January 14 – February 12, 2019**

*Draft Five-Year Periodic Review Report Available*

We conduct a periodic review at least every five years after beginning cleanup at a site. This is the second periodic review for this site. The purpose of the review is to evaluate current site conditions and to ensure the continued protection of people and the environment.

The Upper Falls East site covers 2.2 acres and is located on the Flour Mill property that sits along the north bank of the Spokane River near downtown Spokane. The site is divided into two parcels: the West Lot and the East Lot. The East Lot has lead, arsenic, and cadmium soil contamination that requires further cleanup but is inaccessible to the public. The West Lot has soil contaminated with polycyclic aromatic hydrocarbons covered with sand and grass that acts as a protective cap to prevent people from contacting the contaminated soil. An environmental covenant was filed for the West Lot property that warns future owners of the remaining contaminated soil and prohibits activities that would disturb it. We visited the site June 12, 2018, and found no indications that the covenant has been compromised. Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made.



## THURSTON COUNTY

### McDonald's Restaurant

715 Plum Street SE, Olympia

Facility Site ID# **99194219**

Cleanup Site ID# **4082**

**Comment** using the [online public comment form](#)

**For more information**  
contact

[Panjini Balaraju](#)

periodic review coordinator  
360-407-6335

**Document review and information**

- [Ecology's McDonald's Restaurant webpage](#)
- [Draft Periodic Review Report](#)

### **Public Comment Period: January 3 – February 3, 2019**

*Draft periodic review report available for public review and comment*

We invite you to review and comment on the draft periodic review report for the McDonald's Restaurant site. At least every five years, Ecology reviews conditions at cleanup sites where some contamination remains. The periodic review report for the McDonald's Restaurant site shows that cleanup work remains effective in protecting human health and the environment. Ecology may modify the draft report if new information is submitted during the comment period.

For several decades before the late 1980s, the site was the location of a bulk heating oil storage facility with four above ground storage tanks. The tanks were removed sometime between 1984 and 1989. During construction of the McDonald's Restaurant in 1989, petroleum hydrocarbon contamination was discovered in soil and groundwater.

The owner conducted the following cleanup activities at the site:

- Removed and disposed of more than 3,000 cubic yards of petroleum contaminated soil
- Pumped and treated 1.9 million gallons of water to remove petroleum contamination from groundwater

After cleanup, soil samples collected at the site indicated that all but two areas were below petroleum cleanup levels. Excavation of more soil from the two remaining contaminated areas was limited by the location of utilities and the sidewalk. The contaminated areas were capped with asphalt/concrete. In 1999, an environmental covenant was filed for the site. The covenant restricts property use and requires maintenance of the pavement cap to eliminate exposure to contaminated soil.

## WAHKIAKUM COUNTY

### Bank of Pacific Property

20 Butler Street, Cathlamet

Facility Site ID# **61774897**

Cleanup Site ID# **6381**

#### **Public Comment Period: January 17 – February 19, 2019**

*Draft Periodic Review Report Available for Public Comment*

At least every five years, we review conditions at cleanup sites where some contamination remains. The periodic review report for the Bank of Pacific Property site shows that cleanup work still effectively protects human health and the environment. We may modify the draft report if new information is submitted during the comment period.

The site is two adjacent properties located at 20 Butler Street and 58 Main Street. The Butler Street portion was a service station that operated from the 1920s to the mid-1970s with historical evidence of petroleum hydrocarbon releases. In the mid-1980s the owner demolished the station and constructed a new building. In 1997, the Bank of the Pacific purchased both properties, built a parking lot on the Main Street property, and leased the Butler Street building. In 2003, the bank demolished the building on Butler Street leaving it a vacant lot. In 2018, the City of Cathlamet bought it.

The owner conducted the following cleanup activities:

- Four underground storage tanks, decommissioned in 1999, were removed in 2003.
- A total of 1200 tons of petroleum-contaminated soil was removed and replaced with clean soil and gravel.

After cleanup, sampling results showed that all accessible petroleum-contaminated soil was removed from the site. Some contaminated soil was not be removed because it was located under a small portion of the retaining wall and a paved parking lot on the Main Street property. The remaining contaminated soil was capped with pavement, and sealed under the retaining wall and clean soil and gravel layers adjacent to the wall. These barriers eliminated contact with contaminated soil.

Quarterly groundwater sampling in 2004 indicated no contaminants were above cleanup levels.

A restrictive covenant was filed for the site in 2005. The covenant restricts property use and requires the pavement in the parking lot, the structure of the retaining wall, and the layers of soil and gravel next to the wall be maintained to make sure the small portion of contaminated soil that remains next to the wall does not pose a threat to people's health and the environment.

In 2006, Ecology made a no further action determination for the site.

**Comment** using the [online public comment form](#)

#### **For more information**

- [Ecology's Bank of Pacific Property webpage](#)
- [Draft Periodic Review Report](#)
- Contact [Panjini Balaraju](#), periodic review coordinator  
360-407-6335

## Glossary

**Agreed order** - A legal agreement with Ecology to make sure the cleanup meets the standards of Washington State's cleanup law, the Model Toxics Control Act (MTCA).

**Cleanup action plan (CAP)** - A document that describes the selected cleanup method(s) and specifies cleanup standards and other requirements. It is based on information and technical analyses generated during the RI/FS and consideration of public comments and community concerns. A draft of the CAP (DCAP) is made available for public review and comment before finalizing.

**Comment period** - A time period during which the public can review and comment on various documents and Ecology or EPA actions. For example, a comment period is provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans. Also, a comment period is held to allow community members to review and comment on draft feasibility studies.

**Consent decree** - A formal legal agreement that is filed with a court. It describes studies and/or cleanup work to be done at a site and the terms under which that work is to be done.

**Engineering design report** - Engineering design reports outline the specific details for implementation and operation of the first phase of the cleanup actions.

**ERTS** - Environmental Report Tracking System

**Five-year periodic review** - A periodic review is conducted at least every five years after the initiation of a cleanup action at a site, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate site conditions, after cleanup is considered complete, and to ensure protection of human health and the environment.

**Formal cleanups** - TCP conducts or supervises formal cleanups (also called formal oversight) when site owners are under court order or decree, or when cleanups are funded by legislative initiatives. Formal cleanups will meet MTCA standards. The public can provide input during public meetings and comment periods.

**Hazardous Sites List** - A statewide list of ranked contaminated properties. Ecology may remove a site from the list only after determining that all remedial actions except confirmatory monitoring have been completed and compliance with the cleanup standards has been achieved at the site, or the listing was erroneous.

**Independent cleanups** - Property owners conduct independent cleanups on their own, or with help from our Voluntary Cleanup Program (VCP). Independent cleanups still meet MTCA standards, but property owners set their own timelines. Owners can ask for our help through the VCP but do not have to. Ecology will hold public meetings or comment periods if a site needs to be de-listed.

**Independent cleanup action** - Any remedial action without department oversight or approval and not under an order or decree.

**LUST** - Leaking Underground Storage Tank

**NFA** - No Further Action

**Public participation plan** - Outlines and describes the tools Ecology will use to inform the public about site activities, and it identifies opportunities for the community to become involved in this process.

**PSI** - Puget Sound Initiative

**RCW** - Revised Code of Washington

**Remedial action** - Work done to clean up a contaminated site.

# Site Register

Washington State Department of Ecology Toxics Cleanup Program



**Remedial investigation/feasibility study** - Two distinct but related studies. They are usually performed at the same time, and together referred to as the "RI/FS."

**RI/FS** - See Remedial Investigation/Feasibility Study

**SEPA** - State Environmental Policy Act

**Site Hazard Assessment (SHA)** - An assessment to gather information about a site to confirm whether a release of hazardous substances has occurred and to enable Ecology to evaluate the relative potential hazard posed by the release.

**TCP** - Ecology's Toxics Cleanup Program

**Total petroleum hydrocarbons (TPH)** - A term used to describe a large family of several hundred chemical compounds that originally come from crude oil. TPH is a mixture of chemicals made mainly from hydrogen and carbon.

**UXO** - Unexploded Ordnance

**Voluntary Cleanup Program (VCP)** - The VCP is one of several options for cleaning up a hazardous waste site under the state's cleanup law. Under this option, property owners may perform a cleanup independently and request services from Ecology for a fee.

**WAC** - Washington Administrative Code

**WARM, Washington Ranking Method** - The method used to rank sites placed on the Hazardous Sites List.

Find more glossary terms on [Ecology's website](#)

## Site Information Online

Information on [all Toxics Cleanup Program sites](#)

[Public events](#) related to the sites in this issue

## Regional Offices

**Ecology Central Regional Office**  
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**Ecology Eastern Regional Office**  
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**Ecology Northwest Regional Office**  
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