

# Site Register

Washington State Department of Ecology Toxics Cleanup Program



February 14, 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 Sarah Kellington, 360-407-7466

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 web page](#).

#### 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  
Office: 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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### GRAYS HARBOR

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#### 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 98520
- Ecology-Lacey Office 300 Desmond Drive SE Lacey 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.

## THURSTON COUNTY

### Briggs Nursery

4407 Henderson Blvd. SE,  
Olympia

Facility Site ID# **35797926**  
Cleanup Site ID# **4150**

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

#### Document review locations

- [Ecology's Briggs Nursery webpage](#)
- Olympia Timberland Library  
313 8<sup>th</sup> Avenue SE, Olympia  
360-352-0595
- Department of Ecology  
Headquarters  
300 Desmond Drive SE, Lacey  
(call 360-407-6365 for an appointment)

**For more information**, contact [Mohsen Kourehdar](#)  
cleanup program manager  
360-407-6256

### Public comment period: February 19 – March 21, 2019

*Proposed removal from the Hazardous Sites List*

Ecology invites public comment on our proposal to remove the Briggs Nursery site from the Hazardous Sites List.

In 2004, Briggs Nursery conducted a remedial investigation and feasibility study to find the extent of pesticide contamination and options for cleanup at the site. Results showed no contamination of groundwater or Ward Lake from nursery operations. Investigators found soil containing dieldrin and PCBs, so owners removed 20,250 tons of dieldrin contaminated soil and 1,811 tons of soil contaminated with dieldrin and PCBs.

Following cleanup, soil concentrations were below state cleanup levels, except for residual contamination in the bottom of kettles (natural depressions) on the site. To eliminate possible exposure to contamination in the kettle bottoms, an environmental covenant was filed in 2008 requiring fences and signs around the kettles restricting public access. Thurston County is the current owner of the kettles and responsible for maintaining the fences and signs.

Ecology reviewed the cleanup work in combination with the environmental covenant and concluded that conditions at the site are effective in protecting people's health and the environment.

After the comment period ends, Ecology will post the responses to comments on the Briggs Nursery cleanup site webpage. Ecology may withdraw the proposal to remove the site from the Hazardous Sites List based on information submitted during the comment period. Otherwise, Ecology will remove the site from the list. Ecology will periodically review conditions at the site to ensure it continues to protect people's health and environment.

# Site Register

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## WHATCOM COUNTY

### I & J Waterway Cleanup Site

Bellingham

Facility Site ID# **3145643**

Cleanup Site ID# **2012**

**Comment** using the [Online Public Comment Form](#)

Lucy McInerney  
Site Manager,  
425-649-7272

#### Document review locations:

- [Ecology's I & J Waterway webpage](#)
- Ecology's Bellingham office  
913 Squalicum Way, Unit  
101 (call 360-255-4400 or [email](#) for an appointment)
- Ecology's Bellevue office  
3190 160<sup>th</sup> Ave. SE  
(call 425-649-7190 or [email](#) for an appointment)
- Bellingham Public Library  
210 Central Avenue,  
Bellingham  
360-778-7323

#### Public Comment Period: February 19 – March 20, 2019

*Cleanup Documents Available for Public Review and Comment*

We invite you to review a cleanup action plan and associated documents for the I & J Waterway Cleanup Site on the Bellingham waterfront. The plan calls for removing and capping contaminated sediment, monitoring, and restricting uses. The plan is part of a legal agreement between Ecology, the Port of Bellingham, and Bornstein Seafoods.

The following documents are available for review:

- **Cleanup Action Plan:** describes the cleanup work to address contamination at the site.
- **Agreed Order** (legal agreement): requires the Port and Bornstein to develop detailed design documents for the sediment removal work described in the cleanup action plan.
- **State Environmental Policy Act-Determination of Non-Significance:** Ecology determination that the cleanup work is not likely to harm the environment.

The contamination at the site is from historic industrial activities and includes:

- polycyclic aromatic hydrocarbons
- phthalates
- phenols
- nickel

Other contaminants found at the site:

- dioxins and furans
- polychlorinated biphenyls
- mercury

#### For more information:

- RE Sources for Sustainable Communities will host a walking tour of the site

Saturday February 23 from 2:00 – 4:00 p.m.

28 Bellwether Way, Bellingham

Ecology, Port, and Bornstein site managers will be available for questions. For details visit [RE Sources events page](#).

- Contact [Jan Fawley](#), Ecology Outreach Specialist. 360-255-4382
- Request a meeting. If ten or more people request a meeting about the Cleanup Action Plan Ecology will hold a meeting.

## South State Street Manufactured Gas Plant Cleanup Site

Bellingham

Facility Site ID# **2865**

Cleanup Site ID# **4606**

For more information contact

[John Guenther](#)

site manager

360-255-4381

[Ecology's South State Street  
MGP webpage](#)

### Response to Public Comments Available

A [Response to Comments Summary](#) is available for review on [Ecology's South State Street MGP webpage](#).

### Public Comment Period

Ecology conducted a public comment period (Oct. 18 – Nov. 6, 2018) on a Draft Remedial Investigation/Feasibility Study (RI/FS) Report for the cleanup of the South State Street Manufactured Gas Plant (MGP) cleanup site on the Bellingham waterfront. The City of Bellingham and Puget Sound Energy prepared the report with Ecology oversight.

### Final RI/FS Documents

Ecology reviewed and considered all comments received on the Draft RI/FS. Based on Ecology's evaluation of the comments, changes were made to the final documents to correct errors and provide more clarity. The final RI/FS documents are also available on the South State Street MGP cleanup site webpage.

### Contamination

The contamination is from a former manufactured gas plant and other historic operations located at the north end of Boulevard Park. The contaminant levels are potentially harmful and must be addressed under Washington's cleanup law, the Model Toxics Control Act (MTCA).

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## YAKIMA COUNTY

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### Simplot Soilbuilders Sunnyside

300 1<sup>st</sup> Avenue, Sunnyside

Facility Site ID# **76742139**

Cleanup Site ID# **2558**

**For more information**, contact

[Frank Winslow](#)

site manager

509-454-7835

### Agreed Order Negotiations

Ecology and J.R. Simplot Company are negotiating an Agreed Order to conduct a Remedial Investigation/Feasibility Study at Simplot Soilbuilders Sunnyside. Negotiations began on January 28, 2019 and will end on March 29, 2019. The site has arsenic, benzene, solvents, lead, cadmium, selenium, pesticides, diesel and gasoline in soil and groundwater.

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## 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.

Further 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.

## 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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### Reco Inc.

1232 Columbia Park Trl Richland

Facility Site ID# **4454775**

Cleanup Site ID# **5338**

[Frank Winslow](#), site manager

509-454-7835

### Determination of No Further Action

Ecology has determined that no further action is necessary at the Reco Inc. site. The site had petroleum contamination in soil and groundwater.

For more information visit [Ecology's Reco Inc. webpage](#).

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## KING COUNTY

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### 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 comment by mail:

Sunny Becker, site manager

3190 160<sup>th</sup> Ave SE

Bellevue WA 98008

425-649-7187

### Public Comment Period: February 4 – March 5, 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.

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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.

## Document 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  
(call 425-649-7190 for an appointment)
- [Ecology's Troy Laundry webpage](#)

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## KITTITAS COUNTY

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### Kern Co

200 S Main St, Kittitas

Facility Site ID# **77677686**

Cleanup Site ID# **14863**

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

**Independent Cleanup Action Report received January 24, 2019**

Report: *Phase II Environmental Assessment*

Report date: 1/11/2019

Petroleum reported in groundwater

### Lee & Eastes Tanker Spill

SR 970 Mp 1 Cle Elum

Facility Site ID# **19293**

Cleanup Site ID# **13011**

**For more information** contact [Frank Winslow](#), site manager 509-454-7835

### Determination of No Further Action

Ecology has determined that no further action is necessary at the Lee & Eastes Tanker Spill Site. The site had petroleum contamination in soil and groundwater.

More information may be found at [Ecology's Lee & Eastes Tanker Spill webpage](#).



## OKANOGAN COUNTY

### Chevron Omak

30 S Main St, Omak  
Facility Site ID# **54814118**  
Cleanup Site ID# **6263**

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

**Independent Cleanup Action Report received January 28, 2019**

Report name: *2018 Site Status Report*

Dated: 1/25/2019

Petroleum reported in groundwater.

## PIERCE COUNTY

### 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 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—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. 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 about 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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## WAHKIAKUM COUNTY

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### Bank of Pacific Property

20 Butler Street and 59  
Main Street, Cathlamet

Facility Site ID# 61774897  
Cleanup Site ID# 6381

**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

#### **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. The Butler Street portion was a service station 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. In 2018, the City of Cathlamet bought it.

The owner conducted the following cleanup activities:

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

After cleanup, sampling showed that all accessible petroleum-contaminated soil was removed from the site. Some contaminated soil was not be removed because it was located under 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.

## 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 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** - Construction work done to clean up a contaminated site.

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**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**  
1250 W. Alder St.  
Union Gap, WA 98903-0009

**Ecology Eastern  
Regional Office**  
4601 N. Monroe  
Spokane, WA 99205-1295

**Ecology Headquarters Office**  
300 Desmond Drive SE  
Lacey, WA 98503

**Ecology Northwest  
Regional Office**  
3190 160<sup>th</sup> Ave. SE  
Bellevue, WA 98008-5482

**Ecology Southwest  
Regional Office**  
300 Desmond Drive SE  
Lacey, WA 98503