

Site Register

Washington State Department of Ecology Toxics Cleanup Program



April 9, 2020

Contents

News & Notes.....	1
Novel coronavirus (COVID-19) information.....	1
Grant funding available.....	2
Changes to oversight & safe drinking water action grants	2
Chapter 173-340 WAC Update.....	2
Formal Cleanups.....	3
Benton County.....	3
King County.....	4
Skagit County.....	6
Spokane County.....	8
Independent Cleanups.....	9
Benton County.....	9
Chelan County.....	10
Douglas County.....	12
Grays Harbor County.....	14
Pierce County.....	15
Glossary.....	17
Site Information Online.....	18
Regional Offices.....	18

For more information

- [Sign up to get the Site Register by email](#)¹
- Find [past issues of the Site Register](#)²
- Visit our [Public Involvement Calendar](#)³ to see all public comment periods and events.

Questions? Contact Marcus Humberg
360-407-7213 | marcus.humberg@ecy.wa.gov

Site contacts can be found in each entry.

ADA Notice

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](#).⁴ Persons with impaired hearing may call Washington Relay Service at 711. Persons with a speech disability may call 877-833-6341.

News & Notes

NOVEL CORONAVIRUS (COVID-19) INFORMATION

We are joining a statewide effort to slow the spread of the coronavirus (COVID-19) by supporting social distancing and other directives from Governor Inslee as well as federal, state, and local health officials.

We have a few important updates to share with you:

- **As of March 24, all Department of Ecology buildings are closed to the public until further notice under Governor Inslee's "[Stay Home - Stay Healthy](#)" proclamation.**⁵ This includes all headquarter, regional, and field offices.
- **We are still operating**, and you can reach staff from any of our offices via email and phone.
- All currently scheduled public meetings have been changed and/or rescheduled to **online-only meetings**. Visit our [public input and events listings](#)⁶ for up-to-date information on public meetings.
- Due to the potential health risks presented by COVID-19, **in-person document and record reviews are not currently available**. All public libraries and other repositories that are listed in previous Site Register editions as document review locations are also closed. If you would like to request to receive specific records electronically, [please let us know](#).⁷

NOTE: You can access all documents that are listed in the Site Register for public review and comment online:

1. Under the "**For more information**" heading in the left-hand column of each Site Register entry, you will find the link to visit Ecology's webpage for the site.
2. From that site page, there is a "**View Electronic Documents**" link in the right-hand column that will take you to a list of all posted documents.

Thank you for your patience and understanding as we work together to defend the health and well-being of all Washingtonians.

For the latest information, please visit the state's coronavirus website at <https://coronavirus.wa.gov>.

GRANT FUNDING AVAILABLE

Independent cleanup grant applications being accepted

Local governments interested in cleaning up sites through the Voluntary Cleanup Program can submit applications for the next round of [Independent Remedial Action Grants](#).⁸

Applications are accepted on an ongoing basis throughout the biennium, regardless of funding

Limited funding available for integrated planning grants

We have limited Integrated Planning Grant (IPG) funding available, and some funding may be available for affordable housing related cleanup projects. For questions about a potential brownfield

availability. To be considered for the next funding evaluation cycle, submit your application by **June 18, 2020**. We anticipate the next round of grants will be awarded in summer of 2020.

redevelopment project and whether it qualifies for an IPG, contact one of the IPG Coordinators listed on our [Integrated Planning Grant webpage](#).⁹

CHANGES TO OVERSIGHT & SAFE DRINKING WATER ACTION GRANTS

Permits required before recipients can receive funding

Local governments must now obtain all permits for their cleanup project before they can receive grant funding or loans for that project. This is due to a change to the Model Toxics Control Act in 2019.

We have created a [focus sheet](#)¹⁰ that describes what you'll need to know about this change. It also describes how we'll incorporate the permitting condition for oversight grants and loans and safe drinking water action grants.

CHAPTER 173-340 WAC UPDATE

Stakeholder & Tribal Advisory Group meetings

The fifth STAG meeting will be held **Thursday, May 28** at the Embassy Suites in Bellevue from 9 a.m. to 3 p.m. Depending on restrictions due to the state's response to the novel coronavirus, this meeting may be changed to an online-only format. Check the [STAG website](#)¹¹ for the latest updates.

The MTCA Cleanup Rule advisory group is made up of 22 representatives of key stakeholders and tribal interests who have practical experience with contaminated site cleanups in Washington state. They are advising us as we update the MTCA Cleanup Rule in three planned rulemakings over several

years. Learn more about the rulemaking on our [website](#).¹²

STAG meetings are open to the public. Observers are welcome and will be given an opportunity to speak during the public comment period at the end of each meeting. For details on how to participate, see each meeting's agenda.

Questions about the Cleanup Rule Update? Contact Clint Stanovsky, Rulemaking Lead, at Clinton.Stanovsky@ecy.wa.gov or 360-407-7193.

Formal Cleanups

We oversee complex cleanup sites to protect your health and the environment.

BENTON COUNTY

Hicks Road Pit

Johnson & Hicks Roads
Prosser

Facility Site ID# **336**
Cleanup Site ID# **4056**

[Submit comments online](#)¹³

For more information

- Visit [Ecology's Hicks Road Pit webpage](#)¹⁴
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period: March 26 – April 27, 2020

Second periodic review draft report completed

We invite you to review and comment on a [periodic review](#)¹⁵ for the Hicks Road Pit site.

Based upon site visits conducted in 2013 and 2019, the site is currently vacant and used to store culvert, pipe, and material excavated from irrigation canals. It is fully fenced, and is not legally accessible to the public. No excavation is taking place in the former dump area. Refuse remains buried and undisturbed at the site beneath clean soil. There is no human exposure pathway to refuse or contaminated groundwater and there is no evidence that groundwater is being extracted from the property. The groundwater monitoring wells remain at the site. No repair, maintenance or contingency actions have been required since an NFA was issued in 2008.

The environmental covenant for the site was recorded and remains active. The environmental covenant continues to prohibit activities that will result in exposure of buried refuse and contaminated groundwater at the site without Ecology's approval, and prohibits any use of the property that is inconsistent with the covenant. Additionally, the covenant serves to notify future property owners of contamination remaining at the site.

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.

We 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.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



KING COUNTY

Block 38 West

500-536 Westlake Ave N
Seattle

Facility Site ID# **62773**
Cleanup Site ID# **15008**

[Submit comments online](#)¹⁶

Or send comments by mail to:

Tena Seeds
Site Manager
3190 160th Ave SE
Bellevue, WA 98008

For more information

- Visit [Ecology's Block 38 West webpage](#)¹⁷
- Contact Tena Seeds
Site Manager
tena.seeds@ecy.wa.gov
425-649-7008

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public Comment Period: March 16 – April 14, 2020

Documents available for public review and comment

The following documents are available for review and comment:

- [Agreed Order](#)¹⁸ – requires the potentially liable person (PLP) to complete a Remedial Investigation (RI), Feasibility Study (FS) and draft Cleanup Action Plan (dCAP) for the Site.
- [Public Participation Plan](#)¹⁹ (PPP) – Describes how we will inform the community about site activities and opportunities to be involved in the cleanup process.

The Block 38 West site is located in the South Lake Union neighborhood of Seattle. It is approximately 1.06 acres and consists of three parcels. Past uses of the property include a lumber storage yard, a blacksmith shop, warehouse storage, and retail and commercial operations and associated parking. The levels of contamination are potentially harmful to humans and the environment.

This area has a long history of industrial and commercial activities which caused contamination of the soil and groundwater. Currently, this area is undergoing extensive redevelopment as new buildings are constructed for commercial and residential use. Proposed construction activities at the site could impact an existing groundwater contaminant plume located nearby. We are working with property owners to clean up contamination present at the site and other nearby sites to reduce impacts to human health and the environment.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



Newcastle Coal Creek Landfill

15500 Six Penny Lane
Newcastle

Facility Site ID# **2044**
Cleanup Site ID# **4812**

[Submit comments online](#)²⁰

For more information

- Visit [Ecology's Newcastle Coal Creek Landfill webpage](#)²¹
- Contact Tamara Welty
Periodic Reviewer
tamara.welty@ecy.wa.gov
425-649-7023

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the **"For more information"** section.

Public comment period: March 12 – April 10, 2020

Draft five-year periodic review

The Newcastle Coal Creek Landfill is a closed landfill located within the Newcastle Golf Club property in the City of Newcastle, King County, Washington. The property consists of approximately 350 acres. Among it, 70 acres were permitted for demolition landfill and 137 acres were permitted for grading and clean earth disposal.

We invite public comment on the [periodic review](#)²² for the Newcastle Coal Creek Landfill Site. The periodic review concluded the following:

An environmental covenant was recorded that restricts ground water for any domestic purposes from any well within 1,000 feet of the landfill boundary. We identified least one domestic well within 1,000 feet of the landfill boundary. A more thorough search by the landfill property owner is needed to identify all potential domestic wells within 1,000 feet of the landfill boundary. The landfill property owner will need to contact all property owners with domestic wells within 1,000 feet of the landfill boundary to determine the status of the well and to evaluate potential drinking water quality issues. A well inventory report should be submitted to us prior to the next periodic review to determine if the remedial action is still protective of human health and the environment. Additional details can be found in the 2019 Periodic Review report.

The property and its surrounding area were historically mined for coal from the late 19th century. Landfilling began in the old mine pits left vacant after mine closure. Palmer Coking Coal Company operated the landfill as a permitted demolition waste disposal site from 1970 until it was purchased by Coal Creek Development Corporation in 1985. The landfill stopped receiving demolition waste in 1992 and was closed in June 1993. Newcastle Golf purchased the Property in 1994. Remedial actions were conducted under the Prospective Purchaser Consent Decree (PPCD) during construction of those portions of the golf club overlying the closed landfill. Since then, the property has operated as a golf course. Ecology issued a Certificate of Completion of Remedial Actions on August 29, 2000 to certify that all remedial actions required under the PPCD were completed. However, all activities required to operate and maintain the integrity of the remedial actions are to continue. Monitoring has included surface water, ground water, landfill gas and landfill seeps.

We will review all comments received during the comment period. The Periodic Review will become final if no significant changes are made.

SKAGIT COUNTY

Anacortes Former Water Treatment Plant

14549 River Bend Rd
Mount Vernon

Facility Site ID# **79423677**
Cleanup Site ID# **13264**

[Submit comments online](#)²³

For more information

- Visit [Ecology's Anacortes Former Water Treatment Plant webpage](#)²⁴
- Contact Cris Matthews
Site Manager
cris.matthews@ecy.wa.gov
360-255-4379

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public Comment Period March 16 - April 14, 2020

Environmental reports available for public review and comment

We invite you to comment on two environmental reports for the Anacortes Former Water Treatment Plant cleanup site. The Site is located next to the Skagit River in Mount Vernon It is situated next to the current water treatment plant, which provides the drinking water for the City of Anacortes (City) and surrounding communities.

The reports, called a [Remedial Investigation](#)²⁵ and [Feasibility Study](#),²⁶

- Describe contamination found at the Site.
- Evaluate cleanup alternatives.
- Identify a preferred cleanup alternative.

Contamination Field sampling confirmed that there was no release of contaminants to surface water or groundwater. However, contamination was found in some former plant building materials and shallow soils immediately adjacent to two former plant structures. Polychlorinated biphenyls (PCBs) levels in soils are above residential cleanup levels and must be addressed under Washington's cleanup law, the Model Toxics Control Act (MTCA).

In 2017, the City conducted a Site-specific human health risk assessment that determined no adverse health effects are likely to have occurred to customers, workers, or plant visitors as a result of the contaminants at the former Plant. The City's long-term monitoring confirmed the contaminants have never been detected in any drinking water samples from the former plant.

Online Public Meeting

We held an online public meeting March 23, 2020. A recording of this meeting is available on our [Anacortes Former Water Treatment Plant webpage](#).²⁷

Site Register

Washington State Department of Ecology Toxics Cleanup Program



March Point Landfill

9663 South March Point Road
Anacortes

Facility Site ID# **2662**
Cleanup Site ID# **304**

[Submit comments online](#)²⁸

For more information

- Visit [Ecology's March Point Landfill webpage](#)²⁹
- Contact Arianne Fernandez
Site Manager
Arianne.Fernandez@ecy.wa.gov
360-407-7209

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period extended: March 9 – April 17, 2020

Documents available for public review and comment

Update: This public comment period has been extended to April 17, 2020.

We invite you to review and comment on the:

- [Draft Cleanup Action Plan](#)³⁰ (DCAP) – describes the proposed cleanup actions for the site and outlines requirements for the cleanup
- [Draft Consent Decree](#)³¹ (CD) – this is a formal legal document between Ecology and the Potentially Liable Persons (PLPs) that requires the PLPs to carry out specifically identified cleanup actions in the DCAP.
- State Environmental Policy Act (SEPA) [Determination of Nonsignificance](#)³² (DNS) – explains the possible environmental consequences of a project before taking action and the determination that impacts likely will not result in significant adverse effect on the environment.
- [Draft Public Participation Plan](#)³³ (PPP) – describes how the public can provide input on the cleanup of the Site.

The March Point Landfill, sometimes called the Whitmarsh Landfill, operated from 1950 until 1973, first as an unregulated public dump and later as a county disposal area. Decades of household, commercial and industrial wastes were discarded at the Site. From the late 1980s to around August 2011, a sawmill operated at the Site. Wood waste up to 10 feet thick accumulated over large portions of the landfill.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



SPOKANE COUNTY

Kaiser Aluminum & Chemical Corporation (Trentwood)

15000 East Euclid Ave.
Spokane

Facility Site ID# **53481373**
Cleanup Site ID# **7093**

[Submit comments online](#)³⁴

For more information

- Visit [Ecology's Kaiser Aluminum & Chemical Corporation \(Trentwood\) webpage](#)³⁵
- Contact Jeremy Schmidt
Site Manager
jeremy.schmidt@ecy.wa.gov
509-329-3484

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period extended 30 days: Feb. 24 – April 22, 2020

Documents available for review and public comment

You are invited to review and comment on the following documents for the Kaiser Aluminum & Chemical Corporation Trentwood facility:

- [Draft amended Agreed Order](#)³⁶
- [State Environmental Policy Act \(SEPA\) checklist](#)³⁷ and [Determination of Non Significance](#)³⁸

The proposed interim actions are to evaluate the most appropriate cleanup technology for groundwater contaminated with polychlorinated biphenyls (PCBs) and implement a full-scale treatment system using that technology. We will use this information to select a final cleanup method. We have reviewed the interim actions using the SEPA checklist, and decided they won't adversely affect people or the environment.

We will respond to all the comments we receive by April 22 and publish our responses. If public comments result in substantial changes to our proposal, we will hold another comment period.

Online Public Meeting

We held an online public meeting April 8, 2020. Presentation slides are available, and a recording of this meeting will be posted to the [Kaiser Aluminum & Chemical Corporation \(Trentwood\) webpage](#)³⁹ shortly.

Independent Cleanups

Property owners may choose to clean up contamination independently and submit reports to Ecology.

Independent Cleanup Contacts

Central Region Office

Public Records Coordinator

cropublicrequest@ecy.wa.gov | 509-454-7658

Eastern Region Office

Ted Uecker

Ted.Uecker@ecy.wa.gov | 509-329-3522

Northwest Region Office

Donna Musa

Donna.Musa@ecy.wa.gov | 425-649-7136

Southwest Region Office:

Public Records Officer

publicrecordsofficer@ecy.wa.gov | 360-407-6040

BENTON COUNTY

New City Cleaners

747 Stevens Drive
Richland

Facility Site ID# **327**

Cleanup Site ID# **4894**

[Submit comments online](#)⁴⁰

For more information

- Visit [Ecology's New City Cleaners webpage](#)⁴¹
- Contact Kyle Parker
Site Manager
Kyle.Parker@ecy.wa.gov
509-454-7833

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public Comment Period: March 23 - April 22, 2020

Documents available for public review and comment

Ecology is providing an opportunity for the public to review and comment on the Remedial Investigation/Feasibility Study for the New City Cleaners site:

- [Remedial Investigation/Feasibility Study Report](#)⁴²

Since approximately the late 1940s, the site has operated as a dry cleaner. Chemicals used in the dry cleaning process, Tetrachloroethene (PCE), was discovered in soil and groundwater after underground storage tanks (some containing petroleum products, some containing dry cleaning fluids) were removed in 1992. Contaminated soil was removed and replaced by clean fill dirt. Soil and groundwater samples reveal contamination remains at the site.

A Remedial Investigation, uses data collected to determine how far the contamination has spread, and the Feasibility Study outlines options and costs for cleaning up the site has been done.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



CHELAN COUNTY

KB Alloys

4400 Kawecki Road
Malaga

Facility Site ID# **71442764**
Cleanup Site ID# **4830**

[Submit comments online](#)

For more information

- Visit [Ecology's KB Alloys webpage](#)⁴³
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period: March 26 – April 27, 2020

Third Periodic Review Draft Report Completed

We invite you to review and comment on a [periodic review](#)⁴⁴ for a portion of the KB Alloys Site.

The site is still operating as an aluminum master alloy manufacturing facility. Site access is controlled and restricted from the general public. The resurfaced concrete building floor continues to eliminate exposure pathways (ingestion, contact) to contaminated concrete and soils. The building interior floor appears to be in satisfactory condition and no repair, maintenance or contingency actions have been required.

Soil cleanup levels have not been met at the site; however, the cleanup action is determined to comply with cleanup standards. The long-term integrity of the containment system is ensured and the requirements for containment technologies have been met.

A Restrictive Covenant for the property is in place and continues to be effective in protecting public health and the environment from exposure to hazardous substances and protecting the integrity of the cleanup action.

A periodic review is conducted at least every five years after the initiation of a cleanup action at a site or property, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate Site conditions and to ensure continued protection of human health and the environment, when institutional controls are used as part of a remedy.

We 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.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



Sunset Ridge

1805 Sunset Highway
East Wenatchee

Facility Site ID# **12537882**
Cleanup Site ID# **4143**

[Submit comments online](#)⁴⁵

For more information

- Visit [Ecology's Sunset Ridge webpage](#)⁴⁶
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

- In-person document review is currently unavailable, due to the state's response to the COVID-19 response.
- All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period: March 26 – April 27, 2020

Third Periodic Review Draft Report Completed

We invite you to review and comment on a [periodic review](#)⁴⁷ for the Sunset Ridge site.

The property is currently operating as an apartment complex. The majority of the site is covered by asphalt and building structures, and landscaped areas are in excellent condition. The Restrictive Covenant for the site was recorded and is in place.

Soils with lead and arsenic concentrations higher than MTCA Method A cleanup levels are still present. However, the cap continues to prevent human exposure to contamination by ingestion and direct contact with soils. A Restrictive Covenant for the property ensures that the integrity of the cap will be protected through maintaining the current use of the Site.

A periodic review is conducted at least every five years after the initiation of a cleanup action at a site or property, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate Site conditions and to ensure continued protection of human health and the environment, when institutional controls are used as part of a remedy.

We 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.

DOUGLAS COUNTY

Town Toyota Inc

500 3rd Street SE
East Wenatchee

Facility Site ID# **16758654**
Cleanup Site ID# **3603**

[Submit comments online](#)⁴⁸

For more information

- Visit [Ecology's Town Toyota Inc webpage](#)⁴⁹
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period: March 26 – April 27, 2020

Third Periodic Review Draft Report Completed

We invite you to review and comment on a [periodic review](#)⁵⁰ for a portion of the Town Toyota site.

Asphalt and building structures continue to serve as a cap for the site and eliminate the human exposure pathways (ingestion, contact) to contaminated soils. Based upon site visits, no repair, maintenance or contingency actions have been required.

The Restrictive Covenant for the site was recorded and is in place. This Restrictive Covenant prohibits activities that will result in the release of contaminants contained as part of the cleanup without Ecology's approval, and prohibits any use of the property that is inconsistent with the Covenant. This Restrictive Covenant serves to assure the long term integrity of the cap.

Soils with arsenic, lead, and DDT concentrations higher than MTCA Method A cleanup levels are still present at the Site. However, the cap prevents human exposure to this contamination by ingestion and direct contact with soils. The Restrictive Covenant for the property will ensure that the integrity of the caps will be protected through maintaining the current use of the Site.

A periodic review is conducted at least every five years after the initiation of a cleanup action at a Site or Property, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate Site conditions and to ensure continued protection of human health and the environment, when institutional controls are used as part of a remedy.

We 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.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



Willamette Court

581 & 583 Eastmont Avenue
East Wenatchee

Facility Site ID# **91231956**
Cleanup Site ID# **4480**

[Submit comments online](#)⁵¹

For more information

- Visit [Ecology's Willamette Court webpage](#)⁵²
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period: March 26 – April 27, 2020

Third Periodic Review Draft Report Completed

We invite you to review and comment on a [periodic review](#)⁵³ for the Willamette Court site.

The site continues to be occupied by a residential apartment complex. Clean soil, building foundations and asphalt continue to serve as a cap for the site and eliminate human exposure pathways (ingestion, contact) to contaminated soils. Based upon site visits, no repair, maintenance or contingency actions have been required.

The cleanup actions completed at the site are protective of human health and the environment.

Soil cleanup levels have not been met at the site; however, the cleanup action for the Property is determined to comply with cleanup standards since the long-term integrity of the containment system is provided for through institutional controls.

A periodic review is conducted at least every five years after the initiation of a cleanup action at a site or property, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate Site conditions and to ensure continued protection of human health and the environment, when institutional controls are used as part of a remedy.

We 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.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



GRAYS HARBOR COUNTY

7-Eleven Store 22261

201 Lincoln Street
Hoquiam

Facility Site ID# **56149154**
Cleanup Site ID# **6297**
PTAP# **PSW054**

[Submit comments online](#)⁵⁴

For more information

- Visit [Ecology's 7-Eleven Store 22261 webpage](#)⁵⁵
- Contact Nnamdi Madakor
Technical Programs Manager
nnamdi.madakor@plia.wa.gov
360-407-0520

Document review locations

Please call 360-407-0520 or email pliamail@plia.wa.gov for further information on how to review documents for this site.

Public Comment Period: March 16 - April 15, 2020

Proposed Removal from the Hazardous Sites List

The Pollution Liability Insurance Agency (PLIA) invites the public to comment on the removal of the 7-Eleven Store 22261 from the Hazardous Sites List.

The 7-Eleven Store operates about 350 feet east of the Hoquiam River in Hoquiam, Washington. Gasoline from three 10,000-gallon underground storage tanks (USTs) on the property leaked into the soil and groundwater. Data from soil borings and groundwater quality monitoring wells show that contamination is limited to upland locations. The surface water of the Hoquiam River was not impacted.

The polluted soil was removed, and groundwater was treated. This was followed by performance monitoring that showed groundwater quality below the Method A unrestricted land use at the points of compliance wells. The three 10,000-gallon USTs were replaced with two new 15,000-gallon double wall fiberglass USTs.

PLIA performed regulatory review of the site under the Petroleum Technical Assistance Program (PTAP). Based on the site review and groundwater and vapor monitoring results, PLIA determined that the site meets the substantive requirements of the state clean up regulations. The site no longer poses a threat to human health or the environment.

PIERCE COUNTY

Founder's Choice

1517 South Tacoma Way
Tacoma

Facility Site ID# **8569**
Cleanup Site ID# **12105**

[Submit comments online](#)⁵⁶

For more information

- Visit [Ecology's Founder's Choice webpage](#)⁵⁷
- Contact Panjini Balaraju
Periodic Review Coordinator
Panjini.Balaraju@ecy.wa.gov
360-407-6335

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public Comment Period: April 9 – May 10, 2020

Draft Periodic Review Report available for public comment

We invite the public to review and comment on the [draft periodic review](#)⁵⁸ report for this site.

The site is a commercial property with buildings and a paved parking lot and surrounded by other industrial and commercial businesses.

Two underground storage tanks, one storing heavy oil and another storing heating oil, released petroleum hydrocarbons into the soil. After tank removal, approximately 165 cubic yards of petroleum-contaminated soil were excavated and removed from the site. Not all the contaminated soil could be removed because continued excavation threatened the integrity of the building foundation. The contaminated soil was left in-place buried by soil and located under the asphalt pavement, building storage areas, parking lot and driveways, and the adjacent City of Tacoma right-of way.

Sampling from groundwater monitoring wells showed that groundwater was not impacted by the soil contamination. Groundwater is monitored every 18 months.

In 2014, an environment covenant was recorded on the property and Ecology determined no further action was needed for this cleanup.

When an environmental covenant exists for a cleanup site, we review site conditions about every five years to ensure the long-term effectiveness of the cleanup action.

The report shows that cleanup work remains effective in protecting human health and the environment. We may modify the draft report if new information is submitted during the comment period.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



X2P Marc Land Associates

1650 E 18th St
Tacoma

Facility Site ID# **94310**
Cleanup Site ID# **14722**

[Submit comments online](#)⁵⁹

Or send comments by mail to:

Panjini Balaraju
Site Manager
PO Box 47775
Olympia, WA 98504-7775

For more information

- Visit [Ecology's X2P Marc Land Associates webpage](#)⁶⁰
- Contact Panjini Balaraju
Site Manager
Panjini.Balaraju@ecy.wa.gov
360-407-6335

Document review locations

In-person document review is currently unavailable, due to the state's response to the COVID-19 response.

All documents for review are posted on the site webpage listed above in the "**For more information**" section.

Public comment period: March 12 – April 11, 2020

Documents available for public review and comment

We invite your comment about removing a restrictive covenant from the X2P Marc Land Associates Site. We have determined the site is cleaned up and no further cleanup actions are needed.

Documents related to the site include:

- [Restrictive Covenant \(EC\) No. 200301100792](#)⁶¹
- [No Further Action \(NFA\) letter](#)⁶²
- [Draft Termination and Release of Environmental Covenant](#)⁶³

We have created a [fact sheet](#)⁶⁴ that briefly summarizes the proposed removal of the restrictive covenant. A restrictive covenant (also called an environmental covenant) limits the type of land use to protect human health and the environment when contamination remains on the site.

The site is in an industrial area on the Tacoma tideflats. In the past, the site occupied a portion of an area used by a lumber mill and storage facility. The Site is currently an open paved asphalt parking area with an above ground fuel tank and an office building.

In 1989, petroleum-contaminated soil was found when a 500-gallon gasoline/diesel underground storage tank was removed. About 270 cubic yards of contaminated soil was removed from the former tank location. However, some contaminated soil remained in place under structures. Groundwater monitoring through 2001 showed petroleum contamination was below state cleanup levels. In 2003, we issued a NFA letter to the owner and they recorded the restrictive covenant for the property.

In 2012-2013, a portion of the property was subdivided into two new parcels. X2P Marc Land Associates purchased the two parcels and removed structures covering the contaminated soil. Additional sampling for petroleum contamination in 2017 confirmed the soil was clean and petroleum contamination in groundwater contamination was below cleanup levels. The restrictive covenant for the two parcels is no longer required. In 2020, the property owner requested removal of the two parcels from the covenant.

We will consider all comments submitted, and if no new information is submitted during the comment period, we will remove the site from the restrictive covenant.

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

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.

HOTAP - Heating Oil Technical Assistance Program administered by the Pollution Liability Insurance Agency (PLIA)

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

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.

PLIA - Pollution Liability Insurance Agency

PTAP - Petroleum Technical Assistance Program administered by the Pollution Liability Insurance Agency (PLIA)

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.

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.

UST - Underground Storage Tank

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](#)⁶⁵

Site Information Online

Information on [all Toxics Cleanup Program sites](#)⁶⁶

Regional Offices

**Ecology Central
Regional Office**
1250 W. Alder St.
Union Gap, WA 98903-0009

Ecology Headquarters Office
300 Desmond Drive SE
Lacey, WA 98503

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

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

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

Site Register

Washington State Department of Ecology Toxics Cleanup Program



1 <http://listserv.ecology.wa.gov/scripts/wa-ECOLOGY.exe?A0=SITEREGISTER>
2 <http://tinyurl.com/EcologySiteReg>
3 <https://ecology.wa.gov/events-listing>
4 <http://www.ecology.wa.gov/Accessibility>
5 <https://www.governor.wa.gov/sites/default/files/proclamations/20-25%20Coronavirus%20Stay%20Safe-Stay%20Healthy%20%28tmp%29%20%28002%29.pdf>
6 <https://ecology.wa.gov/Events/Search/Listing>
7 <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>
8 <https://ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Independent-remedial-action-grants>
9 <https://ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Integrated-planning-grants>
10 <https://fortress.wa.gov/ecy/publications/SummaryPages/2009054.html>
11 https://www.ezview.wa.gov/site/alias_1988/37514/overview.aspx
12 <https://ecology.wa.gov/Regulations-Permits/Laws-rules-rulemaking/Rulemaking/WAC-173-340>
13 <http://tcp.ecology.commentinput.com/?id=Qg8ui>
14 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4056>

15 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90890>
16 <http://bit.ly/Ecology-Block38West-Comments>
17 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=15008>
18 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90740>
19 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90741>
20 <http://tcp.ecology.commentinput.com/?id=Z7MC9>
21 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4812>
22 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=89991>
23 <http://tcp.ecology.commentinput.com/?id=FRBEr>
24 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=13264>
25 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90592>
26 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90590>
27 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=13264>
28 <http://tcp.ecology.commentinput.com/?id=HshGa>
29 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=304>

30 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90549>
31 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90550>
32 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90555>
33 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90553>
34 <http://tcp.ecology.commentinput.com/?id=aTuF8>
35 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=7093>
36 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90179>
37 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90180>
38 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90181>
39 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=7093>
40 <http://tcp.ecology.commentinput.com/?id=h8cY6>
41 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4894>
42 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=89064>
43 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4830>
44 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90818>

Site Register

Washington State Department of Ecology Toxics Cleanup Program



45	http://tcp.ecology.commentinput.com/?id=AsZuM	52	https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4480	60	https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=14722
46	https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4143	53	https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90821	61	https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=89974
47	https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90820	54	https://plia.wa.gov/ptap-psw054/	62	https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=78649
48	http://tcp.ecology.commentinput.com/?id=NU7dT	55	https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=6297	63	https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=89966
49	https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=3603	56	http://tcp.ecology.commentinput.com/?id=rKZ8s	64	https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=90263
50	https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90821	57	https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=12105	65	http://www.ecy.wa.gov/programs/tcp/tcp_acronym_list.htm
51	http://tcp.ecology.commentinput.com/?id=Sx2TQ	58	https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=90910	66	https://apps.ecology.wa.gov/tcpwebr eporting/reports/cleanup/all
		59	http://tcp.ecology.commentinput.com/?id=jGiVU		