

Site Register

Washington State Department of Ecology Toxics Cleanup Program



April 23, 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
Kitsap County.....	6
Pierce County.....	7
Independent Cleanups.....	8
Chelan County.....	9
Douglas County.....	11
Kittitas County.....	13
Pierce County.....	14
Glossary.....	16
Site Information Online.....	17
Regional Offices.....	17

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 COVID-19, 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, following Washington State's Stay Home, Stay Healthy order.

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

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.

KING COUNTY

Seattle Public Utilities Midway Landfill

24808 Pacific Hwy S
Kent

Facility Site ID# **2043**
Cleanup Site ID# **4729**

For more information

- Visit [Ecology's Seattle Public Utilities Midway Landfill webpage](#)¹⁶
- Contact Mark Adams
Site Manager
mark.adams@ecy.wa.gov
425-649-7107

Response to Public Comments Available

A response to comments summary is available for review on the Midway Landfill, which is adjacent to Interstate 5 in Kent, WA.

We conducted a 30-day public comment period between January 27 – February 25, 2020, and public meeting/hearing on February 11, 2020, on a Consent Decree amendment, Prospective Purchaser Consent Decree, Cleanup Action Plan amendment, and Public Participation Plan.

We have reviewed and considered all comments received on the documents. Based on our evaluation of the comments, no changes were necessary in the documents. See the Response to Comments Summary for details. We are finalizing all documents, which will be available on the Midway Landfill webpage once they are complete.

Due to historic landfill use, the site contains municipal solid waste and associated landfill gas. Contaminants of concern found in the landfill originally included:

- Metals
- Semivolatile organic compounds
- Polychlorinated biphenyls (PCBs)

Site Register

Washington State Department of Ecology Toxics Cleanup Program



Terminal 115 Plant 1

6020 W Marginal Way SW
Seattle

Facility Site ID# **98422914**
Cleanup Site ID# **11307**

[Submit comments online](#)¹⁷

Or send comments by mail to:

- Maureen Sanchez
3190 160th Ave SE
Bellevue WA 98008

For more information

- Visit [Ecology's Terminal 115 Plant 1 webpage](#)¹⁸
- Contact Maureen Sanchez
Site Manager
Maureen.Sanchez@ecy.wa.gov
425-649-7254

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

Public Comment Period: April 27 – May 26, 2020

Documents available for review and comment

We are inviting public comment on cleanup documents for the Terminal 115 Plant 1 Site. The following documents are available for review and comment:

- [Agreed Order](#)¹⁹ – 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](#)²⁰ (PPP) – Describes how Ecology will inform the community about Site activities and opportunities to be involved in the cleanup process.

The Terminal 115 Plant 1 site is located along the western shore of Lower Duwamish Waterway in Seattle. It is approximately 99.5 acres and is owned by the Port of Seattle.

The southern end of the site was the location of the former Boeing Plant 1 facility, used for the manufacture of wood and metal airplanes. Other historic uses of the property included retail gasoline service stations, gravel and cement production, salvage yard, storage of log booms (former river portions), and a smelter.

Since 1970, the Site has been used for port-related functions including:

- cargo storage
- loading and off-loading
- gasoline sales and associated storage in underground storage tanks (USTs)
- seafood processing
- retail sales
- vehicle and shipping container maintenance.

The levels of contamination are potentially harmful to humans and the environment and must be addressed under Washington's cleanup law, the Model Toxics Control Act (MTCA).

Site Register

Washington State Department of Ecology Toxics Cleanup Program



KITSAP COUNTY

Port Gamble Bay and Mill Site

West shore of Port Gamble Bay,
East of N Rainier Ave
Port Gamble

Facility Site ID# **93937775**
Cleanup Site ID# **3444**

[Submit comments online](#)²¹

For more information

- Visit [Ecology's Port Gamble Bay and Mill Site webpage](#)²²
- Contact John Evered
Site Manager
John.Evered@ecy.wa.gov
360-407-7071

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

Public comment period: April 23 – May 25, 2020

Draft cleanup documents available for review

We invite you to review and comment on the following documents for the Port Gamble Bay and Mill Site:

- [Supplemental Remedial Investigation/Feasibility Study](#)²³ (RI/FS), which characterizes the nature and extent of upland contamination, describes earlier cleanup actions, and presents an evaluation of final cleanup alternatives
- [Draft Cleanup Action Plan](#)²⁴, which describes the proposed cleanup actions for the site and outlines requirements for the cleanup
- [Draft Consent Decree](#)²⁵, a formal legal document between Ecology and the potentially liable parties (PLPs) that requires the PLPs to carry out the actions identified in the Cleanup Action Plan.
- [SEPA Determination of Non-Significance](#)²⁶, which states that cleanup actions likely will not result in significant adverse effect on the environment.

Port Gamble Bay encompasses more than two square miles of subtidal and shallow intertidal habitat south of the Strait of Juan de Fuca.

The site is a former sawmill that was used to manufacture forest products from 1853 to 1995. The mill was shut down in 1995 and removed in 1997, after which the fill area was leased for log sorting, wood chipping, marine research, and other light industrial activities.

Historical operations on this property resulted in the release of pollutants, including the use of pentachlorophenol, incineration of salt-laden wood (and aerial deposition of resulting ash) and landfilling of used contaminated materials. These pollutants included metals, petroleum hydrocarbons, carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and dioxins/furans. Some of these contaminants have been found in soil surrounding the mill and in sediments and shellfish.

Online Open House

Join us for an online open house April 30, 2020 from 6:30 – 7:30 PM to hear more about the proposed cleanup, ask questions of Ecology staff, and provide your input and comments.

To participate, please register online at: <https://tinyurl.com/r2cfnc3>

Site Register

Washington State Department of Ecology Toxics Cleanup Program



PIERCE COUNTY

Tacoma Metals

1919 Portland Avenue
Tacoma

Facility Site ID# **1257**
Cleanup Site ID# **3910**

[Submit comments online](#)²⁷

Or send comments by mail to:

Andy Smith
Site Manager
PO Box 47775,
Olympia, WA 98504-7775

For more information

- Visit [Ecology's Tacoma Metals webpage](#)²⁸
- Contact Andy Smith
Site Manager
Andrew.Smith@ecy.wa.gov
360-407- 6316

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

Public comment period: April 26 - May 27, 2020

Agreed Order, Enforcement Order, and Public Participation Plan available for review and comments

The following documents are available for review and comment:

- [Agreed Order](#)²⁹ - A formal legal document issued by Ecology to International Paper Company and General Metals of Tacoma. It requires these PLPs to carry out specifically identified cleanup actions.
- [Enforcement Order](#)³⁰ - A formal legal agreement issued by Ecology to the Estate of Sophie Sussman and Tacoma Metals. It requires these PLPs to carry out specifically identified cleanup actions. Enforcement orders are issued when attempts at negotiating an agreed order are unsuccessful,
- [Public Participation Plan](#)³¹ - A plan that describes how the public can provide input on the cleanup of the site.

The Tacoma Metals [fact sheet](#)³² provides a brief summary about the history, location, and work proposed for the site.

The Tacoma Metals site is located on the Tacoma Tideflats. The site is bound to the north by the Puyallup River, to the east by the Lincoln Avenue Bridge, to the south by Portland Avenue, and to the west by a City of Tacoma right-of-way and private properties. Historic uses include a creosoting plant, coke plant, and a metal recycling facility. The site is currently an empty paved lot.

We are directing four Potentially Liable Parties, International Paper Company, General Metals of Tacoma, the Estate of Sophie Sussman, and Tacoma Metals to further study the soil and groundwater on the western part of the site and areas outside of the site that were affected by a former creosoting plant. The contaminants include petroleum products and creosote (total petroleum hydrocarbons as diesel and oil range organics, total polycyclic aromatic hydrocarbons, and/or total Naphthalene). These chemicals can be harmful to human health and the environment.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



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

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](#)³³
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

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](#)³⁴ 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](#)³⁵

For more information

- Visit [Ecology's Sunset Ridge webpage](#)³⁶
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

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](#)³⁷ 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](#)³⁸

For more information

- Visit [Ecology's Town Toyota Inc webpage](#)³⁹
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

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](#)⁴⁰ 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](#)⁴¹

For more information

- Visit [Ecology's Willamette Court webpage](#)⁴²
- Contact Frank Winslow
Site Manager
frank.winslow@ecy.wa.gov
509-454-7835

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

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](#)⁴³ 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



KITTITAS COUNTY

KAG Truck Spill

I-90 Milepost 81

Cle Elum

Facility Site ID# **16970**

Cleanup Site ID# **12993**

Determination of No Further Action (VCP)

We have determined that no further action is necessary at the KAG Truck Spill Site. The site had gasoline contamination in soil and groundwater.

For more information

- Visit [Ecology's KAG Truck Spill webpage⁴⁴](#)
- Contact Kyle Parker
Site Manager
kyle.parker@ecy.wa.gov
509-454-7833

PIERCE COUNTY

BPA Tacoma Occidental Sludge

Taylor Way & East West Rd.
Tacoma

Facility Site ID# **1262**
Cleanup Site ID# **3911**

[Submit comments online](#)⁴⁵

For more information

- Visit [Ecology's BPA Tacoma Occidental Sludge webpage](#)⁴⁶
- Contact Panjini Balaraju
Periodic Review Coordinator
Panjini.Balaraju@ecy.wa.gov
360-407-6335

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

- **Public Comment Period: 04/23/2020 – 5/24/2020**

Draft periodic review available for review and comment

We invite the public to review and comment on the [draft second periodic review](#)⁴⁷ report for this site. 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. We completed the first periodic review for this site in 2015.

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.

The property is an undeveloped right-of-way next to the Bonneville Power Administration (BPA) Tacoma substation.

In an effort to fill low-lying areas, BPA allowed waste materials to be placed on the site in the 1960s and 1970s from the Occidental Chemical Corporation (then Hooker Chemical Company) plant. About 18,000 cubic yards of lime sludge were brought to the site, which contained inorganic salts of calcium, volatile organic compounds (VOCs) and lead. In addition, about 400 cubic yards of baghouse dust and a bead-like waste product called "shot" were disposed at the site. Among other metals, the shot contained high concentrations of arsenic and lead.

The cleanup consolidated the contaminated soil and sludge on-site into a containment facility. The facility was completed in 1998. It is an engineered landfill with a cap over the contaminated soil. The capped landfill prevents human exposure to contaminated material.

Twenty-two rounds of groundwater monitoring were tested from 1998 to 2019. Results show decreasing trends in VOCs concentrations in groundwater. Currently, groundwater is monitored for water quality and VOCs.

An environmental covenant was recorded for the site in 2001. The covenant was required because the cleanup left lead and arsenic concentrations in soil at the site that are above state cleanup levels.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



Founder's Choice

1517 South Tacoma Way
Tacoma

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

[Submit comments online](#)⁴⁸

For more information

- Visit [Ecology's Founder's Choice webpage](#)⁴⁹
- Contact Panjini Balaraju
Periodic Review Coordinator
Panjini.Balaraju@ecy.wa.gov
360-407-6335

Document review locations

In-person document review is currently unavailable, following Washington State's Stay Home, Stay Healthy order.

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

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](#)⁵⁰ 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



Glossary

Agreed order - A legal agreement with Ecology to make sure a potentially liable party/parties takes specified actions under the Model Toxics Control Act (MTCA) to clean up a contaminated site.

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.

Cleanup site – see Site.

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.

CSID – Cleanup site identification – a tracking number assigned to a known or suspected cleanup site.

Delisting/delisted – the process of formally removing a site from the Hazardous Sites List.

Enforcement order – A formal legal order to force a potentially liable party/parties to take specific required cleanup actions when negotiations toward an agreed order are unsuccessful.

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

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.

FSID – Facility/Site identification – a tracking number assigned to a facility, business, or location.

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

PAH – Polycyclic aromatic hydrocarbons – a class of organic chemicals from petroleum, organic materials, and the combustion of hydrocarbons. They are carcinogenic (cancer-causing) and linked to cardiovascular and developmental diseases.

PCB – Polychlorinated biphenyls – a group of manmade chemicals that are toxic, potentially carcinogenic, persistent, and bio-accumulative. They are classified as persistent organic pollutants, meaning they do not easily degrade in the environment.

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

Site Register

Washington State Department of Ecology Toxics Cleanup Program



PLP – see Potentially liable party

Potentially liable party (PLP)– A person, business, or entity that is potentially liable (legally responsible) to clean up a contaminated site. If there is more than one PLP, all parties may be jointly and severally liable.

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

Remedial action - Construction work done to clean up a contaminated site.

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 – also called a cleanup site, is a property or location with suspected or verified contamination that must be cleaned under the Model Toxics Control Act (MTCA). A site does not necessarily stop at property boundaries, but is defined by specific contaminants, the extent of contamination, or both.

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.

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

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.

Find more glossary terms on [Ecology's website](#)⁵¹

Site Information Online

Information on [all Toxics Cleanup Program sites](#)⁵²

Regional Offices

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

**Ecology Eastern
Regional Office**
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Spokane, WA 99205-1295

Ecology Headquarters Office
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Lacey, WA 98503

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

**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%2800%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 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4729>
17 <http://bit.ly/Ecology-Terminal115Plant1-Comments>
18 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=11307>
19 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91673>
20 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91674>
21 <http://tcp.ecology.commentinput.com/?id=t5pZH>
22 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=3444>
23 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91731>
24 <http://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91728>
25 <http://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91730>
26 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91786>
27 <http://tcp.ecology.commentinput.com/?id=i8tRY>
28 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=3910>
29 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91684>

30 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91684>
31 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91781>
32 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=91683>
33 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4830>
34 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90818>
35 <http://tcp.ecology.commentinput.com/?id=AsZuM>
36 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4143>
37 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90820>
38 <http://tcp.ecology.commentinput.com/?id=NU7dT>
39 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=3603>
40 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90821>
41 <http://tcp.ecology.commentinput.com/?id=Sx2TQ>
42 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4480>
43 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=90821>
44 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=12993>

Site Register

Washington State Department of Ecology Toxics Cleanup Program



45
<http://tcp.ecology.commentinput.com/?id=Cx23H>

46
<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=3911>

47
<https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=91162>

48
<http://tcp.ecology.commentinput.com/?id=rKZ8s>

49
<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=12105>

50
<https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=90910>

51
http://www.ecy.wa.gov/programs/tcp/tcp_acronym_list.htm

52
<https://apps.ecology.wa.gov/tcpwebr eporting/reports/cleanup/all>