

Site Register

Washington State Department of Ecology Toxics Cleanup Program



August 13, 2020

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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

Questions? Contact Sarah Kellington at: 360-407-7466 or sarah.kellington@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 COVID-19 by supporting social distancing and other directives from Governor Inslee as well as federal, state, and local health officials.

- **All Department of Ecology buildings are closed to the public until further notice.** This includes all headquarters, regional, and field offices.
- **We are still operating**, and you can reach staff from any of our offices via email and phone.
- All public meetings have been changed to **online-only meetings**. Visit our [public input and events listings](#)⁵ for up-to-date information on public meetings.
- **In-person document and record reviews are not currently available.** Public libraries and other repositories 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](#).⁶ 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 a 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>.

COVID-19 impacts on upcoming grant opportunities

Independent Remedial Action Grants (IRAGs) solicitations are ongoing.

Because of the emergency situation related to global COVID-19 pandemic and its impact on Washington's economy, we cannot predict the full impact of the coronavirus on the state's revenue. Ecology will not be evaluating applications at this time but you can still apply through [Ecology's Administration of Grants & Loans \(EAGL\) system](#)⁷.

Please view the [IRAG website](#)⁸, it will be updated as the situation develops.

Integrated Planning Grants (IPGs)

If you have questions about a potential brownfield redevelopment project and whether it qualifies for an IPG, please contact one of our Integrated Planning Grant Coordinators listed at the bottom of the [IPG webpage](#)⁹.

Due to this emergency situation, we are pausing on offering applications for Integrated Planning Grants. We hope to share with you how Ecology will proceed with new grants soon.

EXPEDITED VOLUNTARY CLEANUP PROGRAM

New process launched July 1

The Washington State Department of Ecology launched the new Voluntary Cleanup Program Expedited VCP process on July 1, 2020. The Expedited VCP process is a self-sustaining process with dedicated staff to respond quickly to the needs

of developers working under compressed schedules. The first application window opened on July 6. See the [Voluntary Cleanup Program](#)¹⁰ webpage to learn more.

MTCA CLEANUP RULE UPDATE

Work continues this summer, draft anticipated for fall 2020

We are making steady progress on the first of [three anticipated rulemakings](#) planned to update the rule. This first rulemaking focuses on high-priority updates to the administrative procedures for site cleanups. The second planned rulemaking will focus on the cleanup standards.

The 22-member [Stakeholder & Tribal Advisory Group \(STAG\)](#) is an important part of this process. STAG members have met seven times since

September 2019 to review and comment on the three focal topics of this rulemaking:

- Site discovery, hazard assessment, ranking, listing and reporting ([sections 300](#) through [340](#) of the MTCA Cleanup Rule).
- Remedial investigation, feasibility study, and remedy selection, including the disproportionate cost analysis ([sections 350-370](#)).

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- Leaking underground storage tank process updates ([section 450](#)).

Since Governor Inslee's "Stay Home, Stay Healthy" order for COVID-19 was issued in March 2020, STAG members have been meeting by Zoom webinar. We expect to continue this practice at least through the fall. STAG meetings are open to the public, and include an opportunity for public comment. If you would like to be notified of future meetings by e-mail, please subscribe to the [MTCA Rulemaking e-mail list](#).

In the coming months, TCP staff will be revising the review drafts of rule language we prepared for STAG to reflect the advisory group's [comments](#). We currently plan for STAG members to review the full, revised version of rule changes this fall. Check out the [updated STAG work plan](#).

If you have questions about the Cleanup Rule Update or the STAG advisory group, please 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.

FRANKLIN COUNTY

Pasco Bulk Fuel Terminal (formerly Port of Pasco)

Ainsworth & West 9th
Pasco

Facility Site ID# 579
Cleanup Site ID# 1985

[Submit comments online](#)¹¹

Or mail comments to:

- Sandra Treccani
Site Manager
4601 N. Monroe St.,
Spokane, WA 99205

For more information

- Visit Ecology's [Pasco Bulk Fuel Terminal cleanup webpage](#)¹²
- Contact Sandra Treccani
Site Manager
sandra.treccani@ecy.wa.gov
509-329-3412

Document review locations

Due to the potential health risks presented by the coronavirus, in-person document reviews are not currently available.

July 20–Aug. 18, 2020: Draft Periodic Review Report available for review and comment

Ecology invites you to review and comment on the draft periodic review report for the Pasco Bulk Fuel Terminal. We conduct a periodic review at least every five years after beginning cleanup at a site, and this is the second periodic review for this site. The purpose of the review is to evaluate current site conditions and to ensure the continued protection of people and the environment.

The site had been used primarily as a petroleum storage and distribution facility since the early 1940s. The site once included three tank farms that consisted of approximately 50 aboveground tanks during peak operating period, and other smaller tank farms were operated there. In addition to petroleum products, agricultural chemicals including soil fumigants, fertilizers, and solvents were stored. The site included rail car and truck loading racks, railroad spurs, and underground and aboveground pipelines.

In June 2020, we completed the second periodic review and recommended no further cleanup actions. Groundwater monitoring will continue to track cleanup progress. Deed restrictions will be required if the site is redeveloped.

Ecology will review comments received during the comment period. The periodic review will become final if no significant changes are made due to public comment. An additional public comment period will be held if significant changes are made. We will hold an online public meeting if 10 people request it.

KING COUNTY

Queen City Farms

Maple Valley

Facility Site ID# **140**

Cleanup Site ID# **2877**

[Submit comments online](#)¹³

For more information

- Visit [EPA's Queen City Farms webpage](#)¹⁴
- Contact Jeremy Jennings
Remedial Project Manager
jennings.jeremy@epa.gov
206-553-2724

July 14–Aug. 13: EPA accepting comments proposed removal from National Priorities List

The U.S. Environmental Protection Agency is issuing a Notice of Intent to Partially Delete the surface and subsurface soils at the Queen City Farms Superfund site in Maple Valley from the National Priorities List. Only the soils are addressed by this proposed action.

The NPL is the national list of hazardous waste sites that present a significant risk to public health and the environment. Queen City Farms was added to the NPL in 1984.

With confirmation from Ecology, EPA has determined that the soil cleanup at Queen City Farms is now complete because all remedial activities have been implemented and the level of protection specified in the cleanup plan has been achieved.

Contaminated groundwater at Queen City Farms is recovering by monitored natural processes and will remain on the National Priorities List until those processes are complete.

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Univar Solutions USA, Inc.

8201 S 212th St, Kent

Facility Site ID# **13862483**

Cleanup Site ID# **969**

[Submit comments online](#)¹⁵

Or send comments by mail to:

Tom Mackie
Site Manager
1250 W. Alder Street
Union Gap, WA, 98903

For more information

- Visit [Ecology's Univar Solutions USA, Inc. cleanup webpage](#)¹⁶
- Contact Janelle Anderson
Community Outreach &
Environmental Education
Specialist
janelle.anderson@ecy.wa.gov
425-301-6454

Document review locations

Due to the pandemic documents are only available electronically.

[Univar Kent Permit Lite 2020 DRAFT document](#)¹⁷

[Public Participation Plan DRAFT document](#)¹⁸

June 22–Aug. 5: Draft permit and public participation plan available for review and comment

We invite you to review and comment on a [draft Dangerous Waste Corrective Action Permit permit](#)¹⁹ and [draft Public Participation Plan](#)²⁰ for the Univar Solutions USA Inc. (Univar) facility in Kent. Univar no longer stores dangerous waste at this facility. However, federal regulations require facilities to have a hazardous waste permit until all waste-related activities, including cleanup, are complete. Univar's permit is up for renewal. Ecology may amend the documents based on comments.

For more than 40 years, Univar stored, packaged, and distributed various chemical products from its facility in Kent. In 2007, Ecology conditionally accepted certification for clean closure of the above-ground portions of the Dangerous Waste Management Units, and chose to address the below-ground contamination through a corrective-action-only RCRA permit.

Studies showed that soil in two areas of the eastern portion of the site were contaminated with solvents and chlorinated compounds. Groundwater was also contaminated. Most of the groundwater contamination is beneath the property, but some contaminants in the deeper groundwater flowed north under 212th Street and beneath an adjacent industrial property. No drinking water wells are present in or near the areas of contamination.

Univar has been implementing the Cleanup Action Plan since 2009. The plan includes:

- **Groundwater treatment:** injecting special bacteria into polluted groundwater to "eat" the contaminants.
- **Monitoring the groundwater:** groundwater at the site is tested regularly to see if the pollutants are breaking down into less harmful chemicals, and to make sure treatment is effective.

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Time Oil Bulk Terminal

2737 W Commodore Way
Seattle

Facility Site ID# **75486194**
Cleanup Site ID# **14604**

[Submit comments online²¹](#)

Or send comments by mail to:

- Mark Adams
Site Manager
3190 160th Ave SE,
Bellevue WA 98008

For more information

- Visit [Ecology's Time Oil Bulk Terminal Cleanup Site webpage²²](#)
- Contact Mark Adams
Site Manager
Mark.Adams@ecy.wa.gov
425-649-7107

Document review

Due to the pandemic, in person document review is not available.

July 20–Aug. 18: Public comment period

TOC Seattle Terminal LLC plans to purchase, redevelop, and clean up four parcels associated with the former Time Oil Bulk Terminal facility (these parcels are referred to here as 'the property'). Time Oil Bulk Terminal is also the name of the contaminated site, which extends beyond this property.

Ecology will oversee cleanup, and is inviting public review and comment on cleanup documents:

- **Prospective Purchaser Consent Decree (PPCD) Amendment** – legal agreement that directs TOC Seattle Terminal LLC to clean up the property in accordance with the Cleanup Action Plan (below) once it has completed its purchase. The PPCD also provides a settlement of liability to TOC Seattle Terminal LLC for contaminant releases from the property to Salmon Bay. TOC Seattle Terminal LLC will pay a cash settlement of \$1.5 million (\$300k at first; \$1.2 million coming later) into the state's Cleanup Settlement Account. Those funds must be used by the state to perform additional remedial actions in Salmon Bay or at the Time Oil Bulk Terminal site.
- **Remedial Investigation/Feasibility Study Report (RI/FS)** – describes contamination at the property, evaluates cleanup alternatives, and recommends a preferred alternative.
- **Draft Cleanup Action Plan (DCAP)** – describes Ecology's chosen cleanup plan and specifies cleanup standards and requirements for three of the parcels within the property.
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)** – evaluation and determination that the proposed cleanup action at the property is not likely to harm the environment.
- **Public Participation Plan** – describes how Ecology will engage with the community and keep the public informed.

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Cleaning Center of Redmond

15796 Redmond Way
Redmond

Facility Site ID# **26296554**

Cleanup Site ID# **4147**

[Submit comments online](#)²³

Or send comments by mail to:

- Glynis Carrosino
Site Manager
3190 160th Avenue SE
Bellevue, WA 98008

For more information

Visit [Ecology's Cleaning Center of Redmond webpage](#)²⁴

Contact Glynis Carrosino
Site Manager

glynis.carrosino@ecy.wa.gov
425-495-5436

Document review locations

Ecology is not supporting physical document repositories. Documents for review will be available online only. If you need access to a hard copy document or have other questions, please contact 425-393-5679.

July 17–Aug. 17: Comment on removing Cleaning Center of Redmond site from the Hazardous Site List

The Cleaning Center of Redmond is a tenant in a strip mall. The strip mall was first constructed in the 1960s. The source of contamination at this site was a former dry cleaning machine which used perchloroethylene (PCE). A release was confirmed in 1999.

PCE use was discontinued in 2002. Ecology listed the site on the Hazardous Sites List in 2000. In 2003–2007, cleanup was conducted at the site. Contaminated soil was removed and a soil vapor extraction system was installed and operated for three years. Indoor air sampling was conducted, and in 2018, a computer model demonstration was conducted. Soil, ground water, and indoor air were sampled to confirm the cleanup was effective. Ecology has determined that the site cleanup actions meet state cleanup standards.

Redmond清理中心從危險站點名單中移除 公示評議期：2020年7月17日 – 8月17日

Redmond清理中心清理點位於華盛頓州Redmond市Redmond路15796號，郵編。1999年公佈明確該處污染源是以前乾洗機使用過的四氯乙烯（PCE），現一購物中心佔用此地，它始建於60年代，1980代至2009年間擴建。Redmond清理中心繼續佔用地處Redmond路15796號的租地。PCE於2002年停止使用。2000年生態環保署將該處列入危險站點名單（HSL）。2003-2007年期間對該站點進行了清理工作。清除掉污染的土壤，安裝了土壤氣相抽提系統（SVE）並運行了3年，採集了大氣環境樣品；2018年，展示了計算模型。土壤/地下水及大氣環境樣品結果說明清理工作已見成效。生態署認為站點清理行動達到本州清理標準。更多詳情，中文服務請聯繫Sunny Becker，聯繫範式sunny.becker@ecy.wa.gov,或撥打425-649-7187。

Quitar la Lavandería de Redmond de la Lista de Sitios Peligrosos

Período de Comentario Público: 17 de julio al 17 de agosto de 2020

El Sitio de Limpieza de la Lavandería de Redmond está ubicado en el 15796 Redmond Way. La fuente de contaminación de la Propiedad fue la antigua máquina de lavado en seco que usaba percloroetileno (PCE por sus siglas en inglés). Una emisión fue confirmada en 1999.

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Un pequeño centro comercial ocupa la Propiedad. El pequeño centro comercial fue construido en la década de 1960 y se expandió entre la década de 1980 al 2009. La instalación de la Lavandería de Redmond continúa ocupando el sitio en el 15796 Redmond Way como inquilino. El uso de PCE se discontinuó en el 2002. Ecología agregó el Sitio a la Lista de Sitios Peligrosos en el 2000. Entre 2003–2007, se llevó a cabo la limpieza en el Sitio. El suelo contaminado fue removido, se instaló un sistema de extracción de vapores del suelo que se operó durante

tres años. Se llevó a cabo muestreo del aire interior, y en el 2018, se llevó a cabo una demostración de un modelo computarizado. Se tomaron muestras del suelo, agua subterránea y aire interior para confirmar si la limpieza fue efectiva. Ecología ha determinado que las acciones de limpieza en el Sitio cumplen con las normas estatales de limpieza. Para obtener más información en español, por favor contacte a Gustavo Ordóñez por correo electrónico a gustavo.ordonez@ecy.wa.gov o llame al 360-407-6619.

KITTITAS COUNTY

Kens Auto Wash II

1013 East University Way
Ellensburg

Facility Site ID# **3892**

Cleanup Site ID# **5208**

[Submit comments online](#)²⁵

For more information

- Visit [Ecology's Kens Auto Wash II webpage](#)²⁶
- Contact John Mefford
Site Manager
John.Mefford@ecy.wa.gov
509-454-7836

Document review locations

Due to unforeseen circumstances, our standard physical locations are all closed; documents are currently available electronically only.

July 28–Aug. 27: Comment on proposed removal from the Hazardous Sites List

Ecology is proposing to remove the Kens Auto Wash II site from its Hazardous Sites List, a statewide list of contaminated properties. The site was originally ranked a “2” on the list. “1” is the highest level of concern compared to other sites on the list, and a rank of “5” is the lowest.

The site was built in 1988 and is currently operating as a convenience store and car wash. It was historically used as a gasoline station. In 1996, a leak was discovered during a tightness test performed on a fuel line connected to an underground storage tank. An investigation revealed contamination in soil and groundwater.

Contaminated soil was removed but petroleum contaminated groundwater remained. Oxygen compounds, microbes, and nutrients were injected at various times over the years to help breakdown the contamination in groundwater.

The data has continued to show that petroleum is no longer present above state cleanup levels.

WHATCOM COUNTY

Westman Marine

218 McMillan Ave
Blaine

Facility Site ID# **66519819**

Cleanup Site ID# **2205**

For more information

Visit [Ecology's Westman Marine webpage](#)²⁷

Contact Cris Matthews
Site manager
cris.matthews@ecy.wa.gov
360-255-4379

Response to public comment available

A [Response to Comments Summary](#)²⁸ is available for review on the [Westman Marine cleanup webpage](#).

Public Comment Period

Ecology conducted a 30-day public comment period (Sep. 3–Oct. 3, 2019) on an environmental report called a Remedial Investigation/Feasibility Study. The cleanup site is located at the Blaine Harbor. The Port of Bellingham owns and operates Blaine Harbor and prepared this environmental report with Ecology oversight.

Final Documents

Ecology has reviewed and considered all comments received on the environmental report. Based on our evaluation of the comments, we made one update to the final Remedial Investigation/Feasibility Study: see Section 5.4.3.3 in the final Remedial Investigation/ Feasibility Study for an updated bird species list. The final documents will be available on the Westman Marine cleanup site webpage.

Contamination

Investigations conducted by the Port of Bellingham found contamination from historical boat maintenance and repair operations.

Contaminants were found in:

- Soil: carcinogenic polycyclic aromatic hydrocarbons (cPAHs), polychlorinated biphenyls (PCBs), and metals
- Sediment: Metals, organotins (TBT), cPAHs and PCBs

Groundwater is not affected by the contamination releases on the cleanup site and is not considered an affected medium. 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).

WHITMAN COUNTY

Palouse Producers

Main & J Streets
Palouse

Facility Site ID# **787**
Cleanup Site ID# **4973**

[Submit comments online](#)²⁹

Or send comments by mail to:

- Sandra Treccani
Site Manager
4601 N. Monroe St, Spokane,
WA 99205

For more information

Visit [Ecology's Palouse Producers webpage](#)³⁰

Contact Sandra Treccani
Site Manager
sandra.treccani@ecy.wa.gov
509-329-3412

Document review locations

- Due to the potential health risks presented by the coronavirus, in-person document reviews are not currently available.

Aug. 3–Sep. 1: Comment on draft Five-Year Periodic Review Report

Ecology invites you to review and comment on the draft periodic review report for this site. We conduct a periodic review at least every five years after beginning cleanup at a site. The purpose of the review is to evaluate current site conditions and to ensure the continued protection of people and the environment.

The site has been used for commercial agricultural support activities for over a century, from a blacksmith/welding shop to a vehicle maintenance and fueling facility. Petroleum products were stored at the property from 1955 through 1985. Palouse Producers took over facility operation from Conoco in 1977. Five aboveground storage tanks and four underground storage tanks were in use at the time. All have since been removed. During their use, uncontained spills, drips, and leaks from underground tanks and piping released petroleum products into the environment.

In 2012, site cleanup included demolishing all structures, excavating and disposing of all unsaturated contaminated soil and installing groundwater monitoring wells. An environmental covenant was filed to restrict activities that might interfere with the cleanup or expose remaining contamination.

In July 2020, we completed the periodic review and recommended no further cleanup actions. Groundwater monitoring will continue to track cleanup progress. The property has been purchased, and redevelopment may proceed as long as monitoring well access is maintained. The owners are working with us to ensure their plans will protect the cleanup and comply with the environmental covenants.

Ecology will review comments received during the comment period. The periodic review will become final if no significant changes are made due to public comment. An additional public comment period will be held if significant changes are made. We will hold an online public meeting if 10 people request it.

YAKIMA & KITTITAS COUNTIES

U.S. Army Yakima Training Center

Denr Bldg 810
Yakima

Facility Site ID# **105**
Cleanup Site ID# **2301**

[Submit comments online](#)

Or send comments by mail to:

- Tom Mackie
1250 W. Alder Street, Union
Gap, WA 98903

For more information

Visit [Ecology's U.S. Army Yakima Training Center webpage](#)³¹

Contact Janelle Anderson
Community Outreach
Specialist
Janelle.Anderson@ecy.wa.gov
425-301-6454

Aug 3–Sep. 16: Public comment period on draft cleanup documents

Ecology invites you to review and comment on a draft Agreed Order, draft permit, and draft Public Participation Plan for the U.S. Army Yakima Training Center (YTC).

- **Agreed Order:** A legal agreement that requires the Army to conduct actions that will improve polluted areas at eight Solid Waste Management Units and 13 Areas of Concern on the site.
- **Draft Permit:** The federal Resource Conservation and Recovery Act requires the Army to have a Corrective Action Permit for environmental cleanup to continue.
- **Public Participation Plan:** The Public Participation Plan encourages community involvement in the cleanup process. It outlines how people can comment on the cleanup process decisions.

We will consider all comments and may change the documents based on them. The documents will become final after considering all comments.

YTC is a sub-installation of Joint Base Lewis-McChord about 10 miles north of Yakima. It covers 327,231 acres in Yakima and Kittitas Counties. Soldiers have been training at YTC since 1941. Since 1980, the Army has owned and operated YTC as a Dangerous Waste Management Facility.

The pollution to be addressed includes releases from past military and maintenance operations involving:

- Petroleum-based fuels
- Solvents
- Lead-acid car batteries
- Unneeded or outdated ammunition and weapons

A 1995 Facility Assessment report identified 115 known or potentially polluted areas within the YTC, mostly near the residential section (i.e. barracks). This area is near East Selah. Since 1995, about a dozen more areas have been discovered. By 2013, all the areas had been investigated and more than 80 percent of them had been cleaned up. All of those cleanups happened under our oversight, but not under a legal order. The investigation and cleanup of those areas is summarized in a Draft RCRA Corrective Action Completion Report.

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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

COWLITZ COUNTY

Unocal Bulk Plant 0885

333 6th Street
Woodland

Facility Site ID# **1111**
Cleanup Site ID# **3790**

[Submit comments online](#)³²

Or send comments by mail to:

- Panjini Balaraju
Site manager
WA Department of Ecology,
PO Box 47775, Olympia WA
98504-7775

For more information

- Visit [Ecology's Unocal Bulk Plant 0885 webpage](#)³³
- Contact Panjini Balaraju
Site manager
Panjini.Balaraju@ecy.wa.gov
360-407-6335

July 16–Aug. 16: Comment on removing environmental covenant

We invite your comments about removing the restrictive covenant from this site. 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.

Starting in 1926 the site was used to store and distribute petroleum product. Structures included five above ground storage tanks, associated delivery lines, and dispenser pumps. In 1992, the operations closed and all the structures were removed from the property. At that time gasoline- and diesel-range petroleum hydrocarbons, and benzene, toluene, ethylbenzene, and xylenes (BTEX) were found in soil and groundwater at the site. To clean up the contamination, all the contaminated soil was removed and the groundwater was treated. A restrictive covenant was filed for the site in 2002.

By 2014, monitoring showed contamination in groundwater was consistently below cleanup levels for at least a year. In 2015, Ecology issued a No Further Action letter. The owner requested that Ecology remove the covenant from the property in 2020 because the restrictive covenant is no longer needed.

If no new information is submitted during the comment period, we will remove the restrictive covenant from the site.

PIERCE COUNTY

Prairie Pit Maintenance Facility

16720 Waller Rd E
Tacoma

Facility Site ID# **40178**
Cleanup Site ID# **15007**

For more information

- Visit Ecology's [Prairie Pit Maintenance Facility webpage](#)³⁴
- Contact Tim Mullin
Site Manager
tim.mullin@ecy.wa.gov
360-407-6265

Cleanup complete

During due diligence for a property transfer, contaminated soils of unknown origin were found in a forested area comprising part of the Pierce County Prairie Pit Maintenance Facility. These soils contained petroleum hydrocarbons as gasoline and heavy oil, carcinogenic polycyclic aromatic hydrocarbons, and metals (cadmium, chromium, lead, nickel, and zinc) in excess of state cleanup levels. Cleanup was necessary.

The contaminated soils were removed by excavation and disposed of off-site at two separate permitted landfills. Soil sampling results showed that contaminant concentrations in soil complied with site cleanup levels. Groundwater monitoring results complied with state cleanup levels.

As a safeguard for development of the approximately 13.4 acre parcel into an elementary school, a soils management plan was developed. If needed, the plan directs the reporting, sampling, removal, and disposal of any unexpected contaminated soils.

SPOKANE COUNTY

BNSF Hillyard Lead Soil Site

4800 to 5300 Block N Ferral St
Spokane

Facility Site ID# **960924**
Cleanup Site ID# **1371**

For more information

Visit [Ecology's BNSF Hillyard Lead Soil Site webpage](#)³⁵

Contact Ted Uecker
Site Manager
Ted.Uecker@ecy.wa.gov
509-329-3522

Cleanup complete

Ecology has determined no further action is required at the BNSF Hillyard Lead Soil Site following the treatment and containment of contaminated soils, and the implementation of institutional controls. We issued a No Further Action letter that describes what was done to clean up the site and how we confirmed that the cleanup was successful.

The site is part of the historical Hillyard rail yard in northeast Spokane, which is under development as part of the US-395 North Spokane Corridor project. Starting in 2008, approximately 194,000 tons of contaminated soil were excavated and analyzed for heavy metals, petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs). Soil with lead above the 2,500 milligrams per kilogram cleanup level were treated to reduce the leaching potential and reanalyzed. All soil containing lead above the cleanup level was placed into a containment cell and capped with a geotextile liner and 2.5 feet of clean fill. Other soil containing trace lead, petroleum hydrocarbons, and PAHs were disposed offsite. An environmental covenant was recorded to ensure containment cell protection and restrict land use.

Avista Corporation Transformer Oil Release site

1411 E. Mission Avenue
Spokane

Facility Site ID# **33273**
Cleanup Site ID# **15180**

For more information

- Visit [Ecology's Avista Corporation Transformer Oil Release site webpage](#)³⁶

- Contact Sara Fulton
site manager
sara.fulton@ecy.wa.gov
509-319-3535

Cleanup complete

Ecology issued a no further action determination for the Avista Corporation Transformer Oil Release site. Avista independently cleaned up a transformer oil spill that occurred due to equipment malfunctioning. The contaminated soil was excavated and disposed of at an appropriate facility.

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 methods 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. We make a draft of the CAP (dCAP) 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.

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.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



Periodic review - A periodic review is conducted at least every five years at sites where some contamination remains. The purpose of the review is to evaluate whether the cleanup still protects human health and the environment.

PLIA - Pollution Liability Insurance Agency

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.

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

Remedial investigation/feasibility study (RI/FS) - Two distinct but related studies. They are usually performed at the same time.

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 site under the state's cleanup law. Under this option, property owners perform a cleanup independently and request services from Ecology for a fee.

Find more glossary terms on [Ecology's website](#)³⁷

Site Information Online

Information on [all Toxics Cleanup Program sites](#)³⁸

Regional Offices

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**Ecology Northwest
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**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://ecology.wa.gov/Events/Search/Listing>

6 <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>

7 <https://ecology.wa.gov/About-us/How-we-operate/Grants-loans#Apply>

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://ecology.wa.gov/vcp>

11 <http://tcp.ecology.commentinput.com/?id=hHjcG>

12 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=1985>

13 <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=1000835>

14 www.epa.gov/superfund/queen-city-farms

15 <https://bit.ly/UnivarComments>

16 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=969>

17 <https://bit.ly/UnivarDraft>

18 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=92530>

19 <https://bit.ly/UnivarDraft>

20 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=92530>

21 <http://tcp.ecology.commentinput.com/?id=MHiJc>

22 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=14604>

23 <http://tcp.ecology.commentinput.com/?id=ri9D7>

24 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4147>

25 <http://tcp.ecology.commentinput.com/?id=hH3SQ>

26 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=5208>

27 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=2205>

28 <http://ecyaptcp/DSARS/docViewer.aspx?did=93702>

29 <http://tcp.ecology.commentinput.com/?id=F8sbZ>

30 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4973>

31 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=2301>

32 <http://tcp.ecology.commentinput.com/?id=HmKSd>

33 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=3790>

34 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=15007>

35 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=1371>

36 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=15180>

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

38 <https://apps.ecology.wa.gov/tcpwebreporting/reports/cleanup/all>