

Site Register

Washington State Department of Ecology Toxics Cleanup Program



December 16, 2021

Contents

News & Notes	1
Ecology buildings open to the public by appointment only	1
Grant opportunities	1
Formal Cleanups	3
King County	3
Kittitas County	5
Snohomish County	6
Stevens County	7
Yakima County	8
Independent Cleanups	9
Benton County	9
Chelan County	10
Douglas County	12
Grant County	13
Pend Oreille County	14
Yakima County	15
Glossary	19
Site Information Online	20
Regional Offices	20

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:
360-280-3167 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

Ecology buildings open to the public by appointment only

- Visitors must complete an [online health screening](#)⁵ before entering.
- Visitors must wear masks and social distance while in Ecology buildings.
- **Public meetings will remain online-only** until further notice. Visit our [public input and events listings](#)⁶ for information on public meetings.
- You can access all documents that are listed in the Site Register for public review and comment online:
 1. Under **For more information** in the left-hand column of each Site Register entry, there is a link to visit Ecology's webpage for the site.
 2. From that page, the **View Electronic Documents** link in the right-hand column 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.

Grant opportunities

Independent cleanup grants

Local governments interested in cleaning up sites through the Voluntary Cleanup Program can submit applications for the next round of [Independent Remedial Action Grants](#)⁷. Applications are accepted on an ongoing basis throughout the 2021–23 biennium, regardless of funding availability. To be considered for the next funding evaluation cycle, submit your application by June 17, 2022 by 5 p.m. We anticipate the grants will be awarded in summer of 2022.

2021 Draft guidance for evaluating vapor intrusion in Washington

[Submit comments online](#)⁸

For more information

Contact Mark Gordon, P.E.
Environmental Engineer
mark.gordon@ecy.wa.gov
360-407-6357

Nov. 18–Dec. 20: Vapor intrusion guidance available for public comment

You are invited to review and comment on Ecology's [Draft Guidance for Evaluating Vapor Intrusion in Washington State](#)⁹.

The updated version incorporates numerous policy and technical changes that have occurred since the guidance was first issued in October 2009. It includes recommendations on:

- Necessary data to collect
- Considerations for public involvement
- Options for implementing mitigation actions
- Direction for completing the VI portion of the cleanup

The guidance also includes information from four vapor intrusion Implementation Memos we've issued over the past five years. Three of the memos have been updated and transformed into Appendices in the new guidance. The fourth, which consisted of a series of frequently asked questions, has been incorporated directly into the text of the document.

We intend to update a number of figures before we finalize this guidance. If you would like to provide more recent photos or graphics, please send them to Mark Gordon at the address at left. Ecology will acknowledge and give appropriate credit for all figures used in the final document.

Formal Cleanups

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

KING COUNTY

Seattle DOT Mercer Parcels

800 Mercer St, Seattle

Facility Site ID# **27913**

Cleanup Site ID# **14784**

[Submit comments online](#)¹⁰

Or mail comments to:

Tena Seeds
Site Manager
PO Box 330316 Shoreline, WA
98133

For more information

- Visit Ecology's [Seattle DOT Mercer Parcels cleanup webpage](#)¹¹
- Contact Tena Seeds
Site Manager
tena.seeds@ecy.wa.gov
206-594-0089

Document review locations

- The webpage above
- Ecology-NW Regional Office
15700 Dayton Ave N
Shoreline
Please call 206-594-0000 for appointment

Dec. 6, 2021–Jan. 19, 2022: Draft cleanup documents available for review and comment

We invite your comments on the following documents:

- Prospective Purchaser Content Decree (PPCD): legal agreement that directs the Prospective Purchaser to implement site cleanup in accordance with the Cleanup Action Plan once the purchase is complete.
- Remedial Investigation Report (RI): describes contamination at the site.
- Focused Feasibility Study (FFS): evaluates and recommends a cleanup action.
- Draft Cleanup Action Plan (DCAP): describes Ecology's chosen cleanup plan and specifies cleanup standards and requirements for the site.
- State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS): shows that the proposed cleanup is not likely to cause harm.
- Public Participation Plan: describes how Ecology will engage with the community and keep the public informed.

This site is in the South Lake Union neighborhood of Seattle. 800 Mercer, LLC plans to purchase, clean up, and redevelop it.

Past uses of the property included auto repair and wrecking shops, fueling and service stations, a sign painting and retail painting business, a soap and chemical works, and private residences. Investigations at the site found the following contaminants in soil and/or groundwater:

- Gasoline-range petroleum hydrocarbons
- Diesel-range petroleum hydrocarbons
- Benzene
- Lead

The levels of contamination are potentially harmful to human health and the environment and must be addressed under Washington's cleanup law.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



Online public meeting about the Seattle DOT sites – Jan. 6, 2022

- 6:00 – 7:00 p.m. presentation
 - 7:00 p.m. question/answer time as needed
- We will hold an online public meeting to provide more information and answer questions about both the Seattle DOT Mercer Parcel and the Seattle DOT Dexter Parcel cleanups. [Registration is required](#)¹².

Seattle DOT Dexter Parcel Cleanup Site

615 Dexter Ave N, Seattle

Facility Site ID# **81735**

Cleanup Site ID# **14785**

[Submit comments online](#)¹³

Or mail comments to:

Tena Seeds
Site Manager
PO Box 330316 Shoreline, WA
98133

For more information

- Visit Ecology's [Seattle DOT Dexter Parcel cleanup webpage](#)¹⁴
- Attend the Seattle DOT sites online public meeting (information in Mercer Parcels entry)
- Contact Tena Seeds
Site Manager
tena.seeds@ecy.wa.gov
206-594-0089

Document review locations

- The webpage above
- Ecology-NW Regional Office
15700 Dayton Ave N
Shoreline
Please call 206-594-0000 for appointment

Dec. 6, 2021–Jan. 19, 2022: Draft cleanup documents available for public review

We invite your comments on the following documents:

- Prospective Purchaser Content Decree (PPCD): legal agreement that directs the Prospective Purchaser to implement site cleanup in accordance with the Cleanup Action Plan once the purchase is complete.
- Remedial Investigation Report (RI): describes contamination at the site.
- Focused Feasibility Study (FFS): evaluates and recommends a cleanup action.
- Draft Cleanup Action Plan (DCAP): describes Ecology's chosen cleanup plan and specifies cleanup standards and requirements for the site.
- State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS): shows that the proposed cleanup is not likely to cause harm.
- Public Participation Plan: describes how Ecology will engage with the community and keep the public informed.

This site is in the South Lake Union neighborhood of Seattle. SLP 615 Dexter LLC plans to purchase, clean up, and redevelop the site.

Past uses of the property included sandpaper, hardwood flooring and woodworking companies, a coated wall board manufacturer, a plastic mixing and storage facility, a restaurant, and private residences. Most recently, a copier sales and service business occupied the building. In 2005, a fire destroyed a portion of the main building. A parking lot replaced the damaged structure. Investigations found the following contaminants in soil and/or groundwater:

- Gasoline-range petroleum hydrocarbons
- Diesel-range petroleum hydrocarbons
- Benzene

The levels of contamination are potentially harmful to human health and the environment and must be addressed under Washington's cleanup law.

KITTITAS COUNTY

Smith Kem Ellensburg Inc.

200 South Railroad Avenue
Ellensburg

Facility Site ID# **12832256**
Cleanup Site ID# **4257**

[Submit comments online](#)¹⁵

For more information

- Visit Ecology's [Smith Kem Ellensburg Inc. webpage](#)¹⁶
- Contact John Mefford
Site Manager
John.Mefford@ecy.wa.gov
509-731-9613

Document review locations

- Central Regional Office
1250 W. Alder Street
509-575-2490
- Ellensburg Public Library
209 N. Rudy Street
509-962-7250

Dec. 17, 2021–Jan. 17, 2022:

Draft Remedial Investigation/Feasibility Study available for review and comment

You are invited to review and comment on the "[Draft Remedial Investigation/Feasibility Study Report](#)¹⁷" dated October 1, 2021 for the Smith Kem Ellensburg Inc. site located at 200 South Railroad Avenue in Ellensburg.

A Remedial Investigation (RI) uses data on what contamination is present and how far it has spread. A Feasibility Study (FS) outlines options, costs, and how long it will take to clean up the contamination.

Historical uses at the site include the operation of a bulk fuel facility, and the handling, storing, and distributing of agricultural products. The chemicals in these products included:

- Anhydrous ammonia
- Fertilizers
- Pesticides
- Petroleum

Confirmed contamination present at the site are above state cleanup levels. The chemicals pose health risks and are harmful to human health and the environment.

After the comment period ends, Ecology will review and respond to comments received during the comment period. Ecology will hold a public meeting if 10 or more people request one. If no significant changes are necessary, the Draft RI/FS Report will become final.

SNOHOMISH COUNTY

Jeld-Wen

300 W Marine View Drive
Everett

Facility Site ID# **2757**
Cleanup Site ID# **4402**

For more information

Visit Ecology's [Jeld-Wen webpage](#)¹⁸

Contact Mahbub Alam
Cleanup Site Manager
mahbub.alam@ecy.wa.gov
360-280-6274

Responses to public comments available

A Response to Comments Summary is available for review.

In July and August this year, Ecology conducted a 60-day public comment period on a Remedial Investigation and Feasibility Study report for this site. It described the nature and extent of contamination at the site, and evaluated options for cleanup.

Ecology made several changes to the report based on the comments we received. The Remedial Investigation and Feasibility Study report will be available on Ecology's Jeld-Wen webpage as soon as it is finalized.

The Jeld-Wen site (former Nord Door facility) is located on the Snohomish River waterfront. It consists of five adjoining parcels with a combined upland area of approximately 36 acres, as well as adjacent tidal mudflats. Operations at the site have included door and casket manufacturing, wood treating, fish net storage and saw milling.

Investigations so far have identified these contaminants in soil, groundwater, and sediments:

- carcinogenic polycyclic aromatic hydrocarbons (PAHs)
- dioxin/furans
- petroleum hydrocarbons
- polychlorinated biphenyls (PCBs)
- semi-volatile organic compounds (SVOCs)
- volatile organic compounds (VOCs)

The contamination is likely the result of creosote pole treating, manufacturing using Woodlife, fuel oil use, emissions from hog fuel burners, and leaks and spills from aboveground and underground storage tanks and capacitors.

STEVENS COUNTY

Colville Post & Poles

396 Highway 395 North
Colville

Facility Site ID# **765**
Cleanup Site ID# **46**

[Submit comments online](#)¹⁹

Or mail comments to:

Jeremy Schmidt
Site Manager
4601 N. Monroe St., Spokane,
WA 99205

For more information

- Visit Ecology's [Colville Post & Poles webpage](#)²⁰
- Contact Jeremy Schmidt
Site Manager
Jeremy.Schmidt@ecy.wa.gov
509-329-3484

Document review locations

Documents are available at the webpage above. Please contact Erika Beresovoy at erika.beresovoy@ecy.wa.gov or 509-385-2290 if you need printed documents.

Nov. 29–Dec. 30: Contamination and cleanup options report available for public comment

Ecology invites you to review and comment on the draft [Remedial Investigation and Feasibility Study \(RI/FS\)](#)²¹ for the Colville Post & Poles site. The RI documents the extent and locations of pentachlorophenol (PCP), diesel, and dioxin contamination in soil and groundwater at the site. The FS evaluates cleanup options.

The RI found that PCP and dioxin are spread across shallow soil throughout the site, and a PCP-contaminated groundwater plume extends from the former process area to the western property line. Three cleanup options, called “alternatives” in the FS, were developed for soil, and four cleanup options were developed for groundwater. Options for cleaning up contaminated soil are soil washing, excavation and disposal, and on-site treatment. Groundwater cleanup options are monitoring as contamination reduces naturally, pump and treat, bioremediation, and a permeable reactive barrier. These investigation findings and cleanup options, including cost estimates, are described in more detail in the [fact sheet](#)²² and the RI/FS Report.

Site background

Colville Post & Poles, Inc., used the site to treat wood, primarily fence posts and rails, for about 60 years from the 1940s to 2005. Throughout the wood-treating period, PCP and diesel leaked from piping and drip pads. In 1989, a 10,000-gallon, above-ground storage tank leaked PCP to the ground.

Next steps

Ecology will respond to comments received during the comment period and make changes to the document if needed. The study will become final if no significant changes are made. An additional public comment period will be held if significant changes are made. We will hold an online public meeting if 10 or more people request it.

YAKIMA COUNTY

Kissel Park

32nd Avenue and Mead Avenue,
Yakima

Facility Site ID# **52475978**
Cleanup Site ID# **5007**

[Submit comments online](#)²³

Or mail comments to:

Frank Winslow
Periodic Review Coordinator
1250 W Alder St, Union Gap,
WA 98903

For more information

Visit Ecology's [Kissel Park webpage](#)²⁴

Contact Frank Winslow
Periodic Review Coordinator
frank.winslow@ecy.wa.gov
509-454-7835

Nov. 18–Dec. 20: Third Periodic Review draft report completed

Ecology invites you to review and comment on the [2021 periodic review](#)²⁵ for the Kissel Park site.

A periodic review is conducted at least every five years when some contamination remains at the site. This is the second periodic review conducted for this site. 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.

The site was originally developed as an orchard, probably during the 1930s to 1940s. As part of the cleanup actions conducted, the Site was redeveloped into a city park. Park elements include nine tennis courts, three multi-purpose courts, an 80-space parking lot, a restroom/storage building, a picnic shelter, and a paved promenade. The northern third of the park is developed for more passive, open space use as is the western third. An 8-foot wide walking trail circles the park.

The remedial action described in the CAP was a combination of deep tilling, excavation, and the implementation of an engineered soil cover; each applied in a different part of the Site. Because contamination was capped on the Site at concentrations exceeding MTCA Method A cleanup levels, institutional controls were required as part of the CAP. Institutional controls in the form of a restrictive covenant were recorded for the site in 2003 and Ecology issued a notice of satisfaction for the Agreed Order in October 2009.

Based on this periodic review, Ecology has determined the restrictions in the covenant are being observed. No additional remedial actions are required by the property owner. It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the cap is maintained.

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

Independent Cleanups

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

BENTON COUNTY

Columbia Center Dry Cleaner Space 873

1321 N Columbia Center Blvd,
Kennewick

Facility Site ID# **9267**

Cleanup Site ID# **11688**

Independent report available for review

On November 30, 2021, we received a Status Update and 2020 Air Monitoring Report dated November 29, 2021. The site has PCE contamination affecting soil and air.

For more information

- Visit Ecology's [Columbia Center Dry Cleaner Space 873 webpage](#)²⁶
- Contact Mary Monahan
Site Manager
mary.monahan@ecy.wa.gov
509-571-6661

CHELAN COUNTY

Home Depot Wenatchee

Maiden Lane and N Wenatchee
Avenue, Wenatchee

Facility Site ID# **3768681**
Cleanup Site ID# **267**

[Submit comments online](#)²⁷

For more information

- Visit Ecology's [Home Depot Wenatchee webpage](#)²⁸
- Contact Jeff Newschwander
Periodic Review Coordinator
jeff.newschwander@ecy.wa.gov
509-454-7842

Nov. 18–Dec. 20: Third Periodic Review draft report completed

Ecology invites you to review and comment on the [2021 periodic review](#)²⁹ for this site. A periodic review is conducted at least every five years when some contamination remains at the site. This is the second periodic review for this site. 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.

The Home Depot Wenatchee property is located on former orchard lands. At the time that construction began, approximately 90 percent of the property was in use as an active orchard. The associated structures on the property included four houses, two mobile homes, and a small storage shed. The structures on the subject property were demolished during the initial stages of construction.

Remedial action at the site included excavation and offsite disposal of ash/soil from the former fish pond with PCB concentrations exceeding Site cleanup levels and containment of soils with arsenic and lead concentrations greater than the cleanup levels. Tasks to prepare the site for construction, including removal of three heating oil USTs and five septic tanks, and removal and offsite disposal of organic-rich surface soil, which was not suitable for use as fill, were also conducted as part of the remedial action. A restrictive covenant was recorded for the Site in 2006 and Ecology issued a no further action letter.

Based on this periodic review, Ecology has determined the restrictions in the covenant are being observed. No additional remedial actions are required by the property owner. It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the surface cover is maintained.

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

Wenatchee City Rotary Park

1410 N Western Avenue
Wenatchee

Facility Site ID# **1584748**
Cleanup Site ID# **836**

[Submit comments online](#)³⁰

For more information

- Visit Ecology's [Wenatchee City Rotary Park webpage](#)³¹
- Contact Jeff Newschwander
Periodic Review Coordinator
jeff.newschwander@ecy.wa.gov
509-454-7842

Dec. 2, 2021–Jan. 3, 2022: Third Periodic Review Draft Report completed

Ecology invites you to review and comment on the [third periodic review report](#)³² for this site.

A periodic review is conducted at least every five years after the initiation of a cleanup action. 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.

The 8.8-acre Wenatchee City Rotary Park site was an apple orchard for at least 50 years. Contaminants of concern associated with the orchard operation include pesticides and metals including arsenic and lead, which were applied as part of normal operations of apple and cherry orchards. As part of the cleanup action the site was redeveloped into a city park. Remediation included capping and on-site repositories created to contain contaminated soils. Because contamination was capped on the site at concentrations exceeding MTCA Method A Cleanup levels, institutional controls were required for the site to be eligible for a NFA determination. Institutional controls in the form of a restrictive covenant were recorded for the site in 2005. An NFA determination was issued in May 2006.

Based on this periodic review, Ecology has determined that the requirements of the Restrictive Covenant are being satisfactorily followed. No additional remedial actions are required by the property owner. It is the property owner's responsibility to continue to inspect the site to assure that the integrity of the cap is maintained.

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

DOUGLAS COUNTY

Colorado & North River River Apartments

245 5th St NE
East Wenatchee

Facility Site ID# **38247947**
Cleanup Site ID# **973**

[Submit comments online](#)³³

Or mail comments to:

Jeff Newschwander
Periodic Review Coordinator
1250 W Alder St, Union Gap,
WA 98903

For more information

- Visit Ecology's [Colorado & North River River Apartments webpage](#)³⁴
- Contact Jeff Newschwander
Periodic Review Coordinator
jeff.newschwander@ecy.wa.gov
509-454-7842

Nov. 18–Dec. 20:

Third Periodic Review draft report completed

Ecology invites you to review and comment on a [periodic review](#)³⁵ for the Colorado and North River Apartments 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.

Historical aerial photographs and interviews indicated the property operated as a fruit tree orchard prior to the early 1950s. In 1997, remedial actions were begun at the site including soil excavation, capping of a remedial burial pit, and confirmatory sampling of Site. In 1999, restrictive covenants were recorded, and Ecology determined no further action was required.

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

GRANT COUNTY

Wolfkill Feed & Fertilizer

14250 Road 24 SW
Mattawa

Facility Site ID# **85996344**
Cleanup Site ID# **1204**

[Submit comments online](#)³⁶

Or mail comments to:

Ted Uecker
Site Manager
4601 N. Monroe St., Spokane,
WA 99205

For more information

- Visit Ecology's [Wolfkill Feed & Fertilizer webpage](#)³⁷
- Contact Ted Uecker
Site Manager
ted.uecker@ecy.wa.gov
509-329-3522

Dec. 13, 2021–Jan. 13, 2022: Third Periodic Review Report available for review and comment

We invite you to review and comment on a [draft periodic review report](#)³⁸ for this site. We conduct a periodic review at least every five years after initial cleanup is complete at a site, and this is the third 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.

Wolfkill Feed & Fertilizer previously used the property for liquid and dry fertilizer storage and distribution. Pesticides and fertilizers were found in soil and groundwater at levels requiring cleanup. Contaminated soil was removed; however, nitrogen remained in soil at the bottom of the excavation. Groundwater samples taken from 2000 to 2002 showed nitrate was the only contaminant still over state standards.

A restrictive covenant was filed for the property that prohibits using contaminated groundwater and limits activities that could expose people to remaining contamination.

Ecology visited the site October 1 of this year for the periodic review and found that the cleanup remains intact. The property is now owned by Tatoes, LLC, which operates an agricultural produce storage facility and equipment maintenance facility. The property includes an office building, storage building, maintenance shop, and equipment storage building.

Ecology will publish our responses to all comments received during the comment period. The periodic review will become final if no significant changes are made to the draft report as result of comments. An additional public comment period will be held if significant changes are made. We will hold an online public meeting if 10 or more people request it.

PEND OREILLE COUNTY

Unocal 0528 Bulk Plant

111 Pine Street
Newport

Facility Site ID# **17342596**
Cleanup Site ID# **3959**

[Submit comments online](#)³⁹

Or mail comments to:

Ted Uecker
Site Manager
4601 North Monroe Street,
Spokane, WA 99205

For more information

- Visit Ecology's [Unocal 0528 Bulk Plant webpage](#)⁴⁰
- Contact Ted Uecker
Site Manager
ted.uecker@ecy.wa.gov
509-329-3522

Nov. 29–Dec. 30: Third Periodic Review Report available for review and comment

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 initial cleanup is complete at a site, and this is the third 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.

From 1926 until 1991, the property operated as a bulk fuel and oil facility. The site contained several above-ground storage tanks. Petroleum products were distributed through underground distribution lines from the tanks. Site investigations began in 1989, when soil borings detected petroleum contamination in soil near the underground lines. Approximately 800 cubic yards of petroleum-contaminated soil were excavated in 1992. Additional soil sampling and remedial activities were conducted between 1994 and 1999. Most of the contaminated soil was removed, but some contamination remains where it could not be excavated without risking damage to site structures.

Ecology issued an opinion that cleanup was complete, and filed a restrictive covenant for the property in 2002. The covenant restricts how the property may be used to prevent humans and the environment from exposure to contamination remaining at the site.

Ecology visited the site September 29, 2021, for the periodic review and found that the cleanup remains intact. The site is now a storage unit facility.

Ecology will publish our responses to all comments received during the comment period. The periodic review will become final if no significant changes are made to the draft report as result of comments. An additional public comment period will be held if significant changes are made. We will hold an online public meeting if 10 or more people request it.

YAKIMA COUNTY

Sunfair Chevrolet

1600 E Yakima Avenue
Yakima

Facility Site ID# **49569148**
Cleanup Site ID# **6173**

[Submit comments online](#)

Or mail comments to:

Frank Winslow
Periodic Review Coordinator
1250 W Alder St, Union Gap,
WA 98903

For more information

- Visit Ecology's [Sunfair Chevrolet webpage](#)⁴¹
- Contact Frank Winslow
Periodic Review Coordinator
frank.winslow@ecy.wa.gov
509-454-7835

Nov. 18–Dec. 20: Periodic Review draft report completed

Ecology invites you to review and comment on a [periodic review](#)⁴² for a portion of the Sunfair Chevrolet 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.

The facility is an auto dealership and repair facility. In 1998, petroleum contaminated soil was removed during UST decommissioning. One soil sample on the east sidewall of the excavation exceed the Model Toxics Control Act (MTCA) Method A cleanup level for heavy oil. However, additional excavation could not be conducted due to an adjacent concrete apron.

In 2014, follow-up investigations conducted found lead and arsenic in soil above MTCA Method A cleanup levels. In September 2014, an environmental covenant was recorded for the Site, and in February 2015, a No Further Action (NFA) determination was issued by Ecology.

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

Landmark Care Center

710 N 39th Avenue
Yakima

Facility Site ID# **93321516**
Cleanup Site ID# **1933**

[Submit comments online](#)⁴³

For more information

- Visit Ecology's [Landmark Care Center webpage](#)⁴⁴
- Contact Frank Winslow
Periodic Review Coordinator
frank.winslow@ecy.wa.gov
509-454-7835

Nov. 18–Dec. 20: Third Periodic Review draft report completed

Ecology invites you to review and comment on the [2021 Periodic Review](#)⁴⁵ for the Landmark Care Center site.

A periodic review is conducted at least every five years when some contamination remains at the site. This is the second periodic review conducted for this Site. 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.

The Landmark Care Center Site was historically part of an orchard from sometime before 1939 to sometime after 1977. Prior to remediation and construction activities, there were no historical structures on the subject Site. Orchard trees had been removed from the site and the site was overgrown with grasses, weeds, and small shrubs native to the area prior to remediation and construction activities.

Onsite management of impacted soil was determined to be the most appropriate remedial action to address the Site soils. Onsite management consisted primarily of using contaminated soils for fill material. In addition, material was contained under barriers such as asphalt pavement, concrete building slab, concrete sidewalk, and soil/vegetative cover. At completion of Site grading and construction, soils not covered by impermeable capping material (asphalt or building footprint) were capped with clean topsoil and vegetation or landscaping. Confirmation of remediation was verified by sampling of surface capping materials. An environmental covenant was recorded for the Site in 2010 and Ecology issued a no further action letter.

Based on this periodic review, Ecology has determined the restrictions in the covenant are being observed. No additional remedial actions are required by the property owner. It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the cap is maintained.

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

Red Carpet Motor Inn

1608 Fruitvale Boulevard
Yakima

Facility Site ID# **3278590**
Cleanup Site ID# **932**

[Submit comments online](#)⁴⁶

For more information

- Visit Ecology's [Red Carpet Motor Inn webpage](#)⁴⁷
- Contact Frank Winslow
Periodic Review Coordinator
frank.winslow@ecy.wa.gov
509-454-7835

Dec. 2, 2021–Jan. 3, 2022: Third Periodic Review Draft Report completed

Ecology invites you to review and comment on the [2021 periodic review](#)⁴⁸ for the Red Carpet Motor Inn Site.

A periodic review is conducted at least every five years after the initiation of a cleanup action. 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.

The Red Carpet Motor Inn site is currently operated as a motel. The site is surrounded by residential and commercial properties.

In 2002, a heating oil underground storage tank (UST) was removed from the site. The UST was adjacent to the facility office. Evidence of a petroleum release was identified during field screening of the southern excavation bottom sample and east and south sidewall samples. The excavation was backfilled upon tank removal and completion of sample collection due to the proximity of the adjacent building and sidewalk. Sample analysis confirmed diesel contamination in soil. No additional remedial actions were taken. Because contamination remained at the site at concentrations exceeding MTCA Method A Cleanup levels, institutional controls were required for the Site to be eligible for a NFA determination.

Institutional controls were required in the form of a restrictive covenant to notify future property owners of contamination remaining at the site and to prevent activities that may expose contaminated soils. In 2006, a restrictive covenant was recorded and Ecology determined no further action was required.

Based on this periodic review, Ecology has determined that the requirements of the Restrictive Covenant are being satisfactorily followed. No additional remedial actions are required by the property owner. It is the property owner's responsibility to continue to inspect the site to assure that the integrity of the cap is maintained.

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

Tiger Oil Trenner Estate

15 E Walnut Avenue
Yakima

Facility Site ID# **6187516**
Cleanup Site ID# **5392**

[Submit comments online](#)⁴⁹

For more information

Visit Ecology's [Tiger Oil Trenner Estate webpage](#)⁵⁰

Contact Frank Winslow
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509-454-7835

Dec. 2, 2021–Jan. 3, 2022: Third Periodic Review Draft Report Completed

Ecology invites you to review and comment on the [2021 periodic review](#) for the former Tiger Oil – Trenner Estate site.

A periodic review is conducted at least every five years after the initiation of a cleanup action. 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.

The Tiger Oil Trenner Estate site used to be a gasoline service station. In 1995, underground storage tanks were removed from the site. During the tank removals, soil samples were collected and analyzed for petroleum hydrocarbons. Samples exceeded MTCA Method A cleanup levels for lead, and gasoline- and oil-range petroleum hydrocarbons. After completion of the tank removal, stockpiled soil was placed back into the excavation.

In 1997, test pits were excavated to further evaluate soil and groundwater conditions at the property. Contaminants exceeded MTCA Method A soil cleanup levels in two of the test pits. Although concentrations of total lead in water samples exceed MTCA Method A groundwater cleanup levels, dissolved lead was not detected in these samples. No other contaminants were detected in the water samples. Ecology determined that the water sampling results were sufficient to demonstrate that remaining contamination did not pose a significant threat of contamination to groundwater. Ecology determined that the site would be eligible for a no further action determination if institutional controls were used to document and restrict exposure to contamination remaining at the site. In 2001, a restrictive covenant was recorded for the site and a No Further Action letter was sent to the property owner.

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

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.

Periodic review - A periodic review is conducted at least every five years at sites where some contamination remains.

Site Register

Washington State Department of Ecology Toxics Cleanup Program



The purposes 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](#)⁵¹

Site Information Online

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

Regional Offices

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**Ecology Northwest
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15700 Dayton Ave N.
Shoreline, WA 98133

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

Site Register

Washington State Department of Ecology Toxics Cleanup Program



- 1 https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118
- 2 <http://tinyurl.com/EcologySiteReg>
- 3 <https://ecology.wa.gov/events-listing>
- 4 <http://www.ecology.wa.gov/Accessibility>
- 5 healthscreening.ecology.wa.gov
- 6 <https://ecology.wa.gov/Events/Search/Listing>
- 7 <https://ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Independent-remedial-action-grants>
- 8 <https://tcp.ecology.commentinput.com/?id=srKNC>
- 9 <https://apps.ecology.wa.gov/publications/SummaryPages/0909047.html>
- 10 <https://bit.ly/Ecology-MercerParcels-Comments>
- 11 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=14784>
- 12 <https://bit.ly/SeaDOTSitesforregistrationandlogindetails>
- 13 <http://bit.ly/Ecology-DexterParcel-Comments>
- 14 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=14785>
- 15 <https://tcp.ecology.commentinput.com/?id=8MZNd>
- 16 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4257>
- 17 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=107663>
- 18 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4402>
- 19 <https://tcp.ecology.commentinput.com/?id=3bk4Q>
- 20 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=46>
- 21 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=107342>
- 22 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=107332>
- 23 <https://tcp.ecology.commentinput.com/?id=9VSHk>
- 24 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=5007>
- 25 <https://apps.ecology.wa.gov/cleanupsearch/document/106853>
- 26 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=11688>
- 27 <https://tcp.ecology.commentinput.com/?id=Zaedf>
- 28 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=267>
- 29 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=106989>
- 30 <https://tcp.ecology.commentinput.com/?id=WahSp>
- 31 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=836>
- 32 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=107139>
- 33 <https://tcp.ecology.commentinput.com/?id=Dx2sP>
- 34 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=973>
- 35 <https://apps.ecology.wa.gov/cleanupsearch/document/106854>
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- 40 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=3959>
- 41 <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=6173>
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- 43 <https://tcp.ecology.commentinput.com/?id=TUFep>
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- 45 <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=106990>
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