

# Site Register

August 11, 2022



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## ADA Accessibility

To request an ADA accommodation, contact Ecology by phone at 360-407-7170 or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY call 711 or 877-833-6341.

## News & Notes

### Ecology buildings are open to the public

Visitors to Ecology buildings no longer need an appointment. However, we still recommend making an appointment in advance so that the right staff person will be available.

- Visitors must complete an online health screening<sup>1</sup> before entering.
- **Public meetings will remain online** until further notice. Visit our public input and events listings<sup>2</sup> for information on public meetings.
- All documents for public review and comment are available online. Under **For more information** in the left-hand column of each Site Register entry, there is a link to visit the site's webpage. Documents are at the bottom of the page.

### New PFAS focus sheet provides recommended cleanup levels

Ecology has developed a [PFAS Focus Sheet](#)<sup>3</sup> that provides our recommended soil and groundwater cleanup levels for six PFAS compounds: PFOA, PFOS, PFNA, PFHxS, PFBS, and HFPO-DA (GenX). The first five compounds are the same five compounds the Department of Health developed State Action Levels for, which became effective on January 1, 2022.

We're currently working on comprehensive PFAS Guidance that will provide direction on investigating and cleaning up PFAS contamination in Washington state. We anticipate releasing this guidance for public review and comment later this year.

Until that document is finalized, this PFAS Focus Sheet lays out our recommended soil and groundwater cleanup levels, how we developed the levels, and how they apply to individual sites.

If you have any questions, please contact Mark Gordon.

Mark Gordon, P.E.  
Environmental Engineer  
[Mark.Gordon@ecy.wa.gov](mailto:Mark.Gordon@ecy.wa.gov)  
360-529-7727

## Contaminant data tool (CLARC) updated for July 2022

### For more information

Contact Andy Kallus

Toxicologist

[andrew.kallus@ecy.wa.gov](mailto:andrew.kallus@ecy.wa.gov)

360-878-2952

Ecology's Cleanup Levels and Risk Calculation (CLARC) resource is a collection of technical information about chemicals. It helps site managers and stakeholders determine cleanup levels for contaminated sites. It contains toxicity values, chemical and physical properties, cleanup levels, and any applicable laws for more than 600 chemicals. We update CLARC every six or twelve months. Always use the most recent version of CLARC, which is found on the [CLARC webpage](#)<sup>4</sup>.

## Summer 2022 updates

- **New hazardous substances.** We added fifteen new hazardous substances, which include 6 PFAS compounds, to CLARC based on available toxicity data. PFAS are a group of harmful compounds known as per- and polyfluoroalkyl substances.
- **New column called "Groundwater–Other Regulatory Criteria."** We added other regulatory criteria, including State Action Levels for PFAS chemicals and Secondary Maximum Contaminant Levels established by the Washington State Department of Health under WAC 246-290-310.
- **ARAR updates.** We corrected the EPA CWA §304 marine aquatic life acute and chronic criteria for lead. We also added Washington state's (WAC 173-201A) fresh and marine water pH levels based on protection of aquatic life.
- **Vapor intrusion (VI) risk-based screening levels:** Commercial Worker Scenario. Default VI risk-based indoor air levels for a commercial worker scenario were added. These may apply at sites where adult workers inside of buildings are, or potentially are, the receptors that represent reasonable maximum exposure (RME) to VI-caused indoor air contamination. New CLARC guidance<sup>5</sup> is available for the Commercial Worker VI Scenario.
- **VI deep soil gas screening levels.** Ecology no longer provides different VI screening levels for deep and shallow soil gas sampling locations. We updated CLARC to only include shallow soil gas screening levels. This is consistent with the recommendations provided by EPA in their June 2015 VI Guidance and should lead to conservative decision-making for most situations.
- **Added dermal exposure parameters (GI and ABS).** The Gastrointestinal Absorption Conversion Factor (GI) and Dermal Absorption Fraction (ABS) are key exposure parameters for evaluating exposure via dermal contact with soil. Recommended default values for these parameters as provided in the MTCA Cleanup Rule, which are now included in CLARC, have been updated based on newer science contained in EPA's RAGS Part E Guidance.

## Formal Cleanups

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### KING COUNTY

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#### Boathouse Inc Renton Skyway

12548 Renton Avenue South  
Seattle

Facility Site ID# **56652786**

Cleanup Site ID# **567**

[Submit comments online](#)<sup>6</sup>

Or mail comments to:

Sandra Matthews  
Site Manager  
PO Box 330316, Shoreline, WA  
98133-9716

#### For more information

- Visit Ecology's [Boathouse Inc Renton Skyway webpage](#)<sup>7</sup>
- Contact Sandra Matthews  
Site Manager  
[sandra.matthews@ecy.wa.gov](mailto:sandra.matthews@ecy.wa.gov)  
425-223-1999

#### Document review locations

- Skyway Library  
12601 76th Ave S., Seattle
- Department of Ecology  
Northwest Regional Office  
15700 Dayton Ave N., Shoreline

**July 18–Aug. 16: Prospective Purchaser Consent Decree and Public Participation Plan available for review and comment.**

Ecology is overseeing the cleanup of the Boathouse Inc Renton Skyway Site in the Skyway neighborhood, conducted by GardnerGlobal, Inc (GG). Ecology is providing funding for this cleanup through their new Affordable Housing Cleanup Grant Program. This program ensures sites are “cleaned up properly while promoting community engagement and ensuring affordable housing in the process.”

We would like your comments on the following documents:

- **Prospective Purchaser Consent Decree (PPCD):** legal agreement that directs the purchaser to implement cleanup at the site, and provides the purchaser a settlement of liability.
- **Public Participation Plan:** document explains how people can participate in the cleanup process.

Investigations found the following contaminants in soil and groundwater:

- Tetrachloroethene (PCE)
- trichloroethene (TCE)
- cis-1,2-dichloroethene (DCE)
- vinyl chloride (VC)

# Site Register



## 601 Dexter

601 Dexter Ave N, Seattle

Facility Site ID# **56257757**

Cleanup Site ID# **15113**

[Submit comments online](#)<sup>8</sup>

Or mail comments to:

Tanner Bushnell  
Site Manager  
PO Box 330316  
Shoreline, WA 98133

### For more information

- Visit Ecology's [601 Dexter webpage](#)<sup>9</sup>
- Contact Tanner Bushnell  
Site Manager  
[tanner.bushnell@ecy.wa.gov](mailto:tanner.bushnell@ecy.wa.gov)  
425-691-0571

### Document review locations

- Seattle Public Library – Central  
1000 4th Avenue, Seattle  
425-386-4636
- Ecology, NW Regional Office  
By appointment only  
15700 Dayton Ave N Shoreline  
206-594-0000

## Aug. 15–September 13: Legal agreement available for public review

Ecology has negotiated a legal agreement called an Agreed Order with ARE Seattle No. 32 LLC (ARE) for the 601 Dexter cleanup site. The Agreed Order names ARE as the Potentially Liable Person (PLP) and requires them to address contamination at the site. We would like your input on:

- **Agreed Order:** requires ARE to investigate environmental conditions, complete a Remedial Investigation, Feasibility Study, and draft Cleanup Action Plan, and perform interim cleanup work while performing the Remedial Investigation.
- **Public Participation Plan:** describes how Ecology will inform the community about site activities and ways to be involved in the cleanup process.
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS):** shows our determination that the proposed cleanup is not likely to cause more environmental harm.

The building now on the property was built in 1919. Additional offices were added in 1962. Commercial tenants included Modern Automobile and Tractor School, Dexter Cabinet Works, and Colotyle Corporation, a manufacturer of a tile substitute. The site also held a laundry and cleaning business in the 1930s and 40s, and a small gas station during the 40s and 50s.

Investigations at the site showed gasoline in the soil and groundwater. Acrolein and naphthalene, which may be related to the petroleum or from other sources, was found in the soil vapor and in the air in the building crawlspace. Under certain conditions soil vapor contamination can cause a hazard to interior air. The interim work required by the agreed order will mitigate the risk from contaminated air and soil. Determining the source of this contamination will be part of the remedial investigation.

# Site Register



## Seventh Avenue Service

701 S Jackson St, Seattle

Facility Site ID# **99187287**

Cleanup Site ID# **11348**

[Submit comments online](#)<sup>10</sup>

Or mail comments to:

Jing Song, Site Manager

PO Box 330316

Shoreline, WA 98133

### For more information

- Visit Ecology's [Seventh Avenue Service webpage](#)<sup>11</sup>
- Contact Jing Song  
Site Manager  
[jing.song@ecy.wa.gov](mailto:jing.song@ecy.wa.gov)  
425-229-2565

### Document review locations

- Seattle Public Library –  
International District/Chinatown  
713 8th Ave S, Seattle  
206-386-1300
- Ecology, NW Regional Office  
By appointment only  
15700 Dayton Ave N Shoreline  
206-594-0016

**Aug. 15–Sept. 13:**

## Cleanup documents ready for public review

We invite you to review the cleanup action plan and associated documents for this site in Seattle's International District.

Ecology and 701 S Jackson Partners, LLC. have prioritized cleanup of the site in conjunction with redevelopment of the property as a mixed-use retail and affordable housing complex. South Jackson Partners will clean up the site under a legal agreement (Prospective Purchaser Consent Decree) with Ecology.

The following documents are available for review:

- **Cleanup Action Plan:** Ecology's plan that describes the cleanup work to address contamination within the site.
- **Remedial Investigation and Feasibility Study:** Presents the results of studies at the site to characterize the presence and extent of contamination. The report also provides an evaluation of cleanup alternatives to address contamination.
- **Prospective Purchaser Consent Decree:** A legal agreement between Ecology and South Jackson Partners that settles South Jackson Partners' cleanup liability for the site, describes cleanup requirements, and affordable housing development information.
- **Public Participation Plan:** A document outlining Ecology's process and opportunities for public input for this site.

A gasoline service station operated on the property from the 1930s to the 1970s. Investigations found that soil at the site is contaminated with petroleum hydrocarbons, naphthalene, and BTEX—a combination of chemicals that occur naturally in crude oil including benzene, toluene, ethylbenzene, and xylenes. Investigations also showed that some imported soil used for fill contained lead and/or polycyclic aromatic hydrocarbons (PAHs) above Washington State's cleanup levels.

## August 17 online public meeting

Ecology will host an online public meeting starting at 6:30 p.m. using the Zoom platform to provide project information and answer questions.

# Site Register



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## KLICKITAT COUNTY

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### BNSF Track Switching Facility

500 Main Street  
Wishram

Facility Site ID# **1625461**  
Cleanup Site ID# **230**

[Submit comments online](#)<sup>12</sup>

Or mail comments to:

John Mefford  
Site Manager  
1250 W. Alder Street, Union  
Gap, WA 98903-0009

#### For more information

- Visit Ecology's [BNSF Track Switching Facility webpage](#)<sup>13</sup>
- Contact John Mefford  
Site Manager  
[john.mefford@ecy.wa.gov](mailto:john.mefford@ecy.wa.gov)  
509-731-9613

#### Document review locations

- Goldendale Community Library  
131 W Burgen St, Goldendale  
509-773-4487
- Ecology Central Regional Office  
1250 W. Alder Street, Union Gap  
509-575-2490

### July 15–August 15: Feasibility Study available for review and comment

We invite your comments on the Feasibility Study for the uplands portion of this site. A feasibility study outlines options for dealing with contamination.

Initial investigations revealed diesel and heavy oil contamination in the soil at this site. A Remedial Investigation explaining the type and extent of contamination was completed in 2021. These two reports are required by a legal agreement between Ecology and the property owners, BNSF.

Once the Feasibility Study has been approved, the uplands draft Cleanup Action Plan will be prepared for public review and comment after the final draft is complete.

# Site Register



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## PACIFIC COUNTY

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### Cape Disappointment Lighthouse

Fort Canby State Park, Ilwaco

Facility Site ID# **23576**

Cleanup Site ID# **11592**

[Submit comments online](#)<sup>14</sup>

Or mail them to

Todics Cleanup Program HQ

PO Box 47600

Olympia, WA 98504-7600

#### For more information

- Visit Ecology's [Cape Disappointment Lighthouse webpage](#)<sup>15</sup>
- Contact Frank Winslow  
Site Manager  
[frank.winslow@ecy.wa.gov](mailto:frank.winslow@ecy.wa.gov)  
509-424-0543

#### Aug. 18–Sept. 15: Comment on Periodic Review

We invite you to review and comment on a periodic review for a portion of the Cape Disappointment Lighthouse site. We conduct periodic reviews about every five years when some contamination remains on a cleanup site. The purposes of the review are to evaluate site conditions and to ensure continued protection of human health and the environment.

The Cape Disappointment Lighthouse was built in the 1850s. The lighthouse is in Fort Canby State Park, but managed by the Coast Guard. The grounds around it are accessible by the public.

Cape Disappointment Lighthouse was built in the 1850s, and painted with lead paint. Chips of paint flaked off and contaminated nearby soil. The US Coast Guard cleaned up the site in 2000 and 2001. Most of the contaminated soil was removed, and a foot of clean soil was replaced over the area. Some lead remains a foot or more below the surface in areas that couldn't be excavated.

This periodic review showed that the cleanup is still successfully protecting humans and the environment. However, one area of grass is in poor condition. Ecology recommends the Coast Guard take actions to keep the grass in good health, so it continues to prevent erosion.

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.



## STEVENS COUNTY

### Northport Waterfront

Intersection of Hwy 25 & Park Rd  
Northport

Facility Site ID# **96239**  
Cleanup Site ID# **14874**

[Submit comments online](#)<sup>16</sup>

Or mail comments to:

Justin Rice  
Site Manager  
4601 N. Monroe St., Spokane,  
WA 99205

#### For more information

- Visit Ecology's [Northport Waterfront webpage](#)<sup>17</sup>
- Contact Justin Rice  
Site Manager  
[justin.rice@ecy.wa.gov](mailto:justin.rice@ecy.wa.gov)  
509-724-8268

#### Document review locations

Ecology's Eastern Regional Office  
4601 N. Monroe St., Spokane  
509-329-3415  
By appointment only

### August 8–August 22: Draft State Environmental Policy Act (SEPA) documents available for comment

Ecology is directing cleanup of smelter-related metals contamination on Northport's waterfront. You are invited to comment on draft SEPA documents. We have reviewed the actions described in our Cleanup Action Plan using the SEPA checklist, and decided they won't negatively affect people or the environment.

The cleanup includes removing and capping contamination. Excavated areas and remaining contaminated areas will be backfilled or capped with clean, imported material consistent with existing sediment.

We decided the project will not have negative impacts because the activities are minimal and temporary. Measures to address potential impacts include:

- Controlling erosion by installing silt fencing along the shoreline, covering stockpiles (if any) with plastic sheeting, maintenance to address rutting or rill development, infill planting, and limiting vehicle traffic.
- Controlling dust by wetting down exposed areas, covering truck loads, and monitoring transportation routes.
- Limiting vehicle idling times to reduce emissions.
- Working along the shoreline when the Columbia River levels are low to avoid working in or over water.
- Protecting workers with site-specific safety protocols and appropriate personal protective equipment.

**Review the draft documents online:** [SEPA Checklist](#)<sup>18</sup> and [Determination of Non-significance](#).<sup>19</sup>

#### Next steps

We will respond to all the comments we receive during the comment period and publish our responses. We are working on the engineering design for the cleanup. The draft engineering design report will be available for public review and comment before final cleanup begins.



# Site Register



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## WALLA WALLA COUNTY

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### Sudbury Road Landfill

414 Landfill Road  
Walla Walla

Facility Site ID# **4446540**  
Cleanup Site ID# **2485**

[Submit comments online](#)<sup>20</sup>

#### For more information

- Visit Ecology's [Sudbury Road Landfill webpage](#)<sup>21</sup>
- Contact Marni Solheim  
[marni.solheim@ecy.wa.gov](mailto:marni.solheim@ecy.wa.gov)  
509-385-9142

### July 25–Aug. 23: Periodic Review available for comment

The Sudbury Road Landfill is about 4 miles west of the City of Walla Walla, north of Highway 12. The landfill sits on 125 acres in a mainly rural area. The City of Walla Walla owns and operates the landfill, which is used for disposal of the area's municipal solid waste. It disposed municipal solid waste in unlined areas from 1978 to 2006. It continues to dispose of this type of waste today, though in an area of the landfill that is lined.

In 2001, the city found contaminants (tetrachloroethylene and vinyl chloride) in groundwater above cleanup levels that could be attributed, in part, to the landfill. Through an Agreed Order and subsequent Cleanup Action Plan, cleanup actions included construction of an evapotranspiration cap over one part of the landfill, improving caps over other areas, improving stormwater controls and installing a landfill gas collection system. Cleanup actions were completed in 2017.

Ecology completed its first Periodic Review of cleanup effectiveness. Both contaminants of concern in groundwater have decreased and have been at or below cleanup levels since March 2019 and December 2019.

# Site Register



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## WHATCOM COUNTY

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### Georgia-Pacific West- Lignin Operable Unit

300 W Laurel St  
Bellingham

Facility Site ID# **14**  
Cleanup Site ID# **2279**

#### For more information

- Visit Ecology's [Georgia-Pacific West - Lignin Operable Unit webpage](#)<sup>22</sup>
- Contact Sandra Matthews  
Site Manager  
[sandra.matthews@ecy.wa.gov](mailto:sandra.matthews@ecy.wa.gov)  
425-223-1999

#### Response to public comments available

A Response to Comments Summary is available for review on Ecology's Georgia-Pacific West webpage (at left).

#### Public comment period and next steps

We held a 30-day public comment period (June 20 – July 19, 2022) on the cleanup action plan and associated legal documents for the Lignin Operable Unit at the Georgia-Pacific West cleanup site. The Lignin Operable Unit is on the Bellingham waterfront within the Chlor-Alkali Area of the GP West site.

By the end of 2022, the Port of Bellingham plans to complete the engineering design and the cleanup of the Lignin Operable Unit. Then Mercy Housing Northwest plans to purchase a portion of the property from the Port and begin redevelopment, which will continue into 2023.

#### Final documents

Ecology has reviewed and considered the public comments received on the documents. Based on Ecology's evaluation of the comments, no changes were necessary in the documents, and they are being finalized.

The final documents will be available on the Georgia-Pacific West webpage.

## Independent Cleanups

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### GRAYS HARBOR COUNTY

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#### Montesano Farm & Home

412 Main Street S  
Montesano

Facility Site ID# **31164291**  
Cleanup Site ID# **5846**

[Submit comments online](#)<sup>23</sup>

Or mail comments to:

Nancy Davis  
Outreach Specialist  
WA Department of Ecology,  
PO Box 47775, Olympia, WA  
98504-7775

#### For more information

- Visit Ecology's [Montesano Farm & Home webpage](#)<sup>24</sup>
- Contact Nancy Davis  
Outreach Specialist  
[nancy.davis@ecy.wa.gov](mailto:nancy.davis@ecy.wa.gov)  
360-489-4971

#### August 11-September 11: Draft Third Periodic Review Report available for public comment

If contamination remains at a site after cleanup, we review the conditions at the site about every five years to make sure the cleanup action is still effective. The review of site conditions is summarized in a periodic review report.

The periodic review for this site shows the cleanup remains effective in protecting human health and the environment. We may modify the report if new information is submitted during the comment period.

Petroleum-contaminated soil and groundwater were discovered after the owner removed a gasoline underground storage tank in 1999 and a heating oil underground storage tank in 2005.

Contaminated soil was excavated and removed from the site. Some of the contaminated soil was located under the building and loading dock and could not be removed without risking integrity of the structure. The contaminated soil that remains at the site is isolated and not affecting groundwater.

The sources of groundwater contamination found at the site are from a groundwater plume in downtown Montesano. The contamination appears to have moved from other known sources onto the site.

The site owner recorded an environmental covenant for the site in 2006 because of the contaminated soil that remains on the property. Among the covenant's restrictions, it prohibits using groundwater drawn from the site for any purpose. Activities that could result in the release of contaminants are restricted without prior approval by Ecology.

# Site Register



## 301 West Wishkah Inc Dunning & Norto

301 West Wishkah Street  
Aberdeen

Facility Site ID# **9479587**  
Cleanup Site ID# **5489**

[Submit comments online](#)<sup>25</sup>

Or mail comments to:

Matt Fuller  
Outreach Specialist  
WA Department of Ecology  
PO Box 47775  
Olympia, WA 98504-7775

### For more information

- Visit Ecology's [301 West Wishkah Inc Dunning & Norto webpage](#)<sup>26</sup>
- Contact Matt Fuller  
Outreach Specialist  
[matt.fuller@ecy.wa.gov](mailto:matt.fuller@ecy.wa.gov)  
360-485-5340

### Document review locations

Department of Ecology  
Southwest Regional Office  
300 Desmond Dr. SE, Lacey  
Call 360-407-6365 for  
appointment

## August 12–September 12: Draft Third Periodic Review Report available for public comment

We review site conditions about every five years if some contamination remains at the site. The review of site conditions is summarized in a periodic review report.

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

The 301 West Wishkah Site encompasses the north side one-half square block in downtown Aberdeen, bordered by Wishkah, Heron, L-Streets, and M-Street. It's in a retail district, surrounded by retail properties. An alleyway runs through it from north to south.

The east portion of the site was a Mobil service station in the 1940's, which ran through the late 1980's. The site had two separate underground storage tank (UST) systems, one that was operational and one that was no longer in use.

Prior to excavating the underground storage tank areas, a system of plastic lined holding cells was constructed in a paved alleyway along the west side of the site for holding the contaminated soils. As contaminated soils were excavated, it was determined that there would not be enough room at the site to store them. Contaminated soils were taken offsite where they were stored and land-farmed.

Ecology issued a No Further Action determination in June 2000.

Based upon the site visit conducted on July 13, 2021, the building and asphalt cover at the property continue to keep people and animals from being exposed to contaminated soils. The asphalt appears in satisfactory condition and no repair, maintenance or contingency actions have been required. The site is currently occupied by a retail shopping center. Institutional controls are in place at the City of Aberdeen for the adjacent right-of-way where soil contamination remains. The institutional controls will protect City workers from exposure to petroleum contaminated soil.

# Site Register



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## JEFFERSON COUNTY

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### Olympic Water & Sewer

781 Walker Way  
Port Ludlow

Facility Site ID# **62223345**  
Cleanup Site ID# **1196**

**Submit comments online**<sup>27</sup>

Or mail comments to:

Matt Fuller  
Outreach Specialist  
WA Department of Ecology  
PO Box 47775  
Olympia, WA 98504-7775

#### For more information

- Visit Ecology's [Olympic Water & Sewer webpage](#)<sup>28</sup>
- Contact Matt Fuller  
Outreach Specialist  
[matt.fuller@ecy.wa.gov](mailto:matt.fuller@ecy.wa.gov)  
360-485-5340

#### Document review locations

Department of Ecology  
Southwest Regional Office  
300 Desmond Dr. SE, Lacey  
Call 360-407-6365 for  
appointment

### August 19–September 19: Comment on removing this site from the Hazardous Sites List

Ecology put the Olympic Water & Sewer site on the state's Hazardous Sites List when soil and groundwater contamination needed to be addressed under Washington's cleanup law. The owner cleaned up the site through Ecology's Voluntary Cleanup Program. After cleanup, Ecology determined [no further cleanup actions were needed](#)<sup>29</sup>. Conditions at the site prevent people and the environment from being exposed to contamination.

Ecology proposes removing this site from the Hazardous Sites List. Public concerns are considered when removing a cleanup site from the list.

# Site Register



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## KING COUNTY

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### Salmon Bay Steel Kent

22011 84th Ave S  
Kent

Facility Site ID# **2325**

Cleanup Site ID# **5090**

[Submit comments online](#)<sup>30</sup>

Or mail comments to:

Tamara Welty  
Periodic Review Coordinator  
PO Box 330316  
Shoreline, WA 98133

#### For more information

- Visit Ecology's [Salmon Bay Steel Kent webpage](#)<sup>31</sup>
- Contact Tamara Welty  
Periodic Review Coordinator  
tamara.welty@ecy.wa.gov  
206-594-0090

#### Document review locations

Northwest Regional Office  
15700 Dayton Ave N, Shoreline

### August 11–September 9: Periodic Review

Salmon Bay Steel Kent is a large industrial property. Kent Central LLC purchased the site in 1996 and entered into a Consent Decree with Ecology in 1998. Interim cleanup work in the early 1990s included excavating lead and TPH contaminated soils. The final remedy was redeveloping the site with a covered surface and stormwater runoff controls, which was done in 1999. A restrictive covenant prevents disturbing the remaining contamination and using site groundwater for any reason, and restricts the site to industrial use.

The 2022 Periodic Review concluded that more information is needed. Ecology cannot determine whether the remedy is still protecting human health and the environment at this time.

- A groundwater investigation in 2020 identified TPH concentrations up to 10,000 µg/L, ten times the site's groundwater cleanup level for TPH. Ecology needs the complete groundwater investigation report to see where concentrations that exceed the cleanup level were found, in order to document whether cleanup levels are still being met at the conditional point of compliance for the site.
- In 2020, the property owner installed a new drainage system to mitigate foundation damage that was caused by shallow groundwater conditions. In 2021, the drainage system was connected to the stormwater pond on the site, which discharges overflow to the City of Kent/BNSF drainage ditch located off-property, adjacent to the site's western boundary. A detailed report needs to be provided to Ecology that summarizes this work.
- Potentially contaminated groundwater cannot be discharged to the stormwater pond (which overflows to the off-property City of Kent/BNSF drainage ditch) until it is determined to be protective of human health and the environment. It is unknown where the stormwater in the City of Kent/BNSF drainage ditch leads, but there is a wetland north of the Site that has the potential to be impacted.

# Site Register



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## PIERCE COUNTY

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### Partners Mortgage Corp

901 South 11th Street  
Tacoma

Facility Site ID# **44735648**  
Cleanup Site ID# **6099**

[Submit comments online](#)<sup>32</sup>

Or mail comments to:

Matt Fuller  
Outreach Specialist  
WA Department of Ecology  
PO Box 47775  
Olympia, WA 98504-7775

#### For more information

- Visit Ecology's [Partners Mortgage Corp webpage](#)<sup>33</sup>
- Contact Matt Fuller  
Outreach Specialist  
[matt.fuller@ecy.wa.gov](mailto:matt.fuller@ecy.wa.gov)  
360-485-5340

#### Document review locations

Department of Ecology  
Southwest Regional Office  
300 Desmond Dr. SE, Lacey  
Call 360-407-6365 for  
appointment

### August 12–September 12: Draft Third Periodic Review Report available for public comment

If contamination remains at a site after cleanup, an environmental covenant is recorded for the site. We review the conditions at a site with a covenant about every five years to make sure the cleanup action is still effective. The review of site conditions is summarized in a periodic review report.

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

The Partners Mortgage Property Corp Site had reportedly been used as a service station and automobile repair facility since approximately 1953. The site now has two buildings currently occupied by Shared Housing Services.

A Phase I Environmental Site Assessment in 1999 found a building containing large quantities of used automobile parts, gasoline tanks and chemical containers. There were also three underground fuel storage tanks (USTs) and associated product lines and a 50-to-100-gallon aboveground storage tank (AST) containing an unknown solvent.

Later the same year the three USTs were removed, containers of used petroleum products and solvents were disposed of, hydraulic hoists were removed from the building, and the entire building was cleaned. The consultant who removed the USTs concluded that petroleum-contaminated soil was still present on the south wall of the waste oil tank pit excavation.

Ecology issued a No Further Action determination in January 2000 following cleanup. The No Further Action determination was contingent on recording a Restrictive Covenant for the Site. Ecology drafted the covenant in 2000. It was recorded on June 29, 2011.

Based on the site visit on July 12, 2021, the building and asphalt cover at the continue to provide an adequate barrier prevent exposure to contaminated soils. The asphalt appears in satisfactory condition. Soil contamination remains at the site at 10 feet below the building. This contamination is contained beneath impermeable surfaces and does not pose a threat to human health through direct contact. Because institutional controls are in place, the remedial activities at the Site are protective of human health and the environment.



# Site Register



## More information

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### ABOUT THE SITE REGISTER

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- [Receive the Site Register by email](#)<sup>34</sup>
- Find [past issues of the Site Register](#)<sup>35</sup>

Questions about the Site Register?  
Contact Sarah Kellington at 360-280-3167  
or [sarah.kellington@ecy.wa.gov](mailto:sarah.kellington@ecy.wa.gov).

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### ONLINE RESOURCES

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- Find information on [any cleanup site](#)<sup>36</sup>
- Look up [terms in the glossary](#)<sup>37</sup>.
- See [events and comment periods](#)<sup>38</sup>

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### ECOLOGY REGIONAL OFFICES

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

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

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

**Northwest Region Office**  
15700 Dayton Ave N.  
Shoreline, WA 98133

**Southwest Region Office**  
300 Desmond Drive SE  
Lacey, WA 98503

# Site Register



<sup>1</sup> [healthscreening.ecology.wa.gov](https://healthscreening.ecology.wa.gov)

<sup>2</sup> <https://ecology.wa.gov/Events/Search/Listing>

<sup>3</sup> <https://apps.ecology.wa.gov/publication/SummaryPages/2209075.html>

<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contamination-clean-up-tools/CLARC/Data-tables>

<sup>5</sup> [https://fortress.wa.gov/ecy/ezshare/tcp/CLARC/GUIDANCE\\_VaporIntrusionScreeningLevels-Workers.pdf](https://fortress.wa.gov/ecy/ezshare/tcp/CLARC/GUIDANCE_VaporIntrusionScreeningLevels-Workers.pdf)

<sup>6</sup> <https://tcp.ecology.commentinput.com/?id=d3bTp>

<sup>7</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/567>

<sup>8</sup> <https://tcp.ecology.commentinput.com/?id=a6x2k>

<sup>9</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/15113>

<sup>10</sup> <https://tcp.ecology.commentinput.com/?id=VKErR>

<sup>11</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/11348>

<sup>12</sup> <https://tcp.ecology.commentinput.com/?id=bhB8U>

<sup>13</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/230>

<sup>14</sup> <https://tcp.ecology.commentinput.com/?id=9SkUK>

<sup>15</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/11592>

<sup>16</sup> <https://tcp.ecology.commentinput.com/?id=f75Wi>

<sup>17</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/14874>

<sup>18</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/114587>

<sup>19</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/114588>

<sup>20</sup> <https://swm.ecology.commentinput.com/?id=E5gfs>

<sup>21</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/2485>

<sup>22</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/2279>

<sup>23</sup> <http://tcp.ecology.commentinput.com/?id=7NUbi>

<sup>24</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/5846>

<sup>25</sup> <https://tcp.ecology.commentinput.com/?id=hArtP>

<sup>26</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/5489>

<sup>27</sup> <https://tcp.ecology.commentinput.com/?id=ZSBag>

<sup>28</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/1196>

<sup>29</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/97743>

<sup>30</sup> <https://tcp.ecology.commentinput.com/?id=VPJix>

<sup>31</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/5090>

<sup>32</sup> <https://tcp.ecology.commentinput.com/?id=F83RU>

<sup>33</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/6099>

<sup>34</sup> [https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic\\_id=WAECY\\_118](https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118)

<sup>35</sup> <http://tinyurl.com/EcologySiteReg>

<sup>36</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>

<sup>37</sup> <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Toxic-cleanup-acronyms>

<sup>25</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/7112>

<sup>38</sup> <https://ecology.wa.gov/Events/Search/Seach-all>