

Site Register

August 10, 2023



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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 and notes

Grant opportunities

July 5–Aug. 31:

Apply for Affordable Housing Planning Grants

[Affordable Housing Planning Grants](#)¹ (AHPG) are available to anyone considering cleaning up a contaminated site for use as affordable housing. These grants can be used for assessing, investigating, planning, and community involvement. Funding will be provided during the 2023–25 biennium. To be considered for the next funding evaluation cycle, submit your application by **4 p.m. Thursday, Aug. 31, 2023**.

If you have questions about a potential affordable housing development project and whether it qualifies for an AHPG, please contact the project manager listed at the bottom of the AHPG page.

Site Register



CLARC revised August 2023

For more information

- Visit the [CLARC webpage](#)
- contact Andy Kallus
Toxicologist
andrew.kallus@ecy.wa.gov
360-878-2952

Ecology's Cleanup Levels and Risk Calculation (CLARC) resource is a collection of technical information about more than 600 chemicals. CLARC contains toxicity values, chemical and physical properties, and applicable laws that help site managers and stakeholders determine cleanup levels for contaminated sites. We update CLARC every six or twelve months. The most recent version is always available on the CLARC webpage (left).

What changed in August 2023

- **Added Perfluorohexanoic Acid (PFHxA) and Cyclohexene** to CLARC. Toxicity information for cyclohexene will be added to our current CLARC guidance, [Toxicity Data and Physical/Chemical Properties for Petroleum Mixtures](#).² Information in the updated guidance will be incorporated into a new Excel Workbook tool (MTCATPH Ver. 12.0) for calculating cleanup levels for petroleum-contaminated sites. We expect the information and the new MTCATPH Workbook tool to be ready this fall.
- **Updated toxicity values:**
 - bromoacetic acid
 - calcium cyanide
 - dibromoacetic acid
 - 3,3'-dimethoxybenzidine
 - alpha hexachlorocyclohexane
 - isobutyl alcohol
 - phosphoric acid
 - potassium cyanide
 - sodium cyanide.
- **Updated chemical-specific values.** We reviewed the Oak Ridge National Laboratory Risk Assessment Information System chemical database in June 2023.
- **Updated applicable or relevant and appropriate requirements (ARARs)** for cyanide and methyl mercury.
- **Updated soil leaching cleanup levels for cPAHs.** Soil Cleanup levels in CLARC protective of the groundwater discharge to surface water pathway for individual cPAHs, other than benzo(a)pyrene, have been removed.
- The **hexachloroethane vapor intrusion groundwater screening levels** changed because data is no longer available to calculate a Henry's law at 13° C.
- Added **DDD, DDE, and perfluorohexanoic acid (PFHxA)** to the noncancer effects tables.

Site Register



Updating the Underground Storage Tank rule to allow for the new state financial assurance program

Send objections in writing by Sept. 5, 2023, to:

Katie Wolt
Agency Rules Coordinator
Department of Ecology
Governmental Relations
P.O. Box 47600
Olympia, WA 98504-7600
rulemaking@ecy.wa.gov

For more information about the financial assurance program

- Visit [PLIA's rulemaking page](#)³
- [Contact PLIA](#)

For more information about Ecology's rulemaking

- Visit [Ecology's rulemaking page](#)⁴

Leaking underground storage tanks (USTs) at gas stations across Washington state threaten the health and prosperity of our communities. The cost of cleaning up these sites is often beyond the financial means of small gas station owners.

The legislature recently passed a law ([chapter 170](#)⁵, Laws of 2023) directing the [Pollution Liability Insurance Agency](#)⁶ (PLIA) to establish and run a new state financial assurance program for UST owners and operators. The program will help ensure they have enough money to clean up petroleum leaks and spills. If you have any questions about the development of this new program, please contact PLIA.

The new law also directs Ecology to amend our UST Regulations to allow UST owners and operators to use PLIA's new program to demonstrate financial responsibility for UST releases. The law requires the amendments to be consistent with and at least as strict as the federal regulations in 40 C.F.R. Parts [280](#)⁷. This is necessary to maintain federal approval of the state's UST pollution prevention program under 40 C.F.R. Part [281](#)⁸. See section 11(2), chapter 170, Laws of 2023.

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Formal Cleanups

Formal cleanups are supervised by Ecology under legal agreements or orders, or performed by Ecology.

CLARK COUNTY

Port of Vancouver NuStar Cadet Swan (Cadet and Swan areas)

2565 NW Harborside DR
Vancouver

Facility Site ID# **1026**
Cleanup Site ID# **3450**

[Comment online⁹](#)

For more information

- Visit Ecology's [Port of Vancouver NuStar Cadet Swan webpage¹⁰](#)
- Contact Andrew Smith
Site Manager
andrew.smith@ecology.wa.gov
360-485-3987

Document review locations

- Ecology Lacey Office
300 Desmond Drive SE
Lacey
(by appointment)

July 13–Aug. 11: Cleanup documents for Cadet and Swan portions of the site available for comment

We invite you to review and comment on several cleanup documents for portions of the Vancouver Port of NuStar Cadet Swan cleanup site. It is a large site divided into several sections. This cleanup deals with contamination of soil and groundwater beneath the Cadet Manufacturing and Swan Manufacturing parts of the site.

Ecology is entering into a legal agreement called an Agreed Order with the Port of Vancouver. The agreement requires the port to clean up contamination at these portions of the site.

We invite you to review and comment on the following documents.

- **Two Remedial Investigation reports:** describe the contamination and where it was discovered prior to completing interim cleanup actions.
- **Feasibility Study:** compares choices for how to clean up the residual contamination that remains after the interim cleanup actions.
- **Draft Cleanup Action Plan:** describes Ecology's plan for cleaning up the contamination.
- **Draft Agreed Order DE 21295:** a legal agreement requiring the port to implement and maintain the cleanup described in the Cleanup Action Plan.
- **State Environmental Policy Act Determination of Non-Significance:** describes Ecology's decision that cleanup activities are not likely to harm the environment.

Site Register



CLARK COUNTY

Park Laundry

122 North Main Avenue, Ridgefield

Facility Site ID# **8100630**

Cleanup Site ID# **4099**

[Comment online¹¹](#)

or mail comments to:

Cam Penner-Ash
Department of Ecology
Southwest Region TCP
PO Box 47775
Olympia, WA 98504-7775

For more information

- Visit Ecology's [Park Laundry webpage¹²](#)
- Contact Cam Penner-Ash
Cleanup Site Manager
cam.penner-ash@ecy.wa.gov
360-999-9590

Where to view print documents

- Ridgefield Community Library
210 North Main Avenue, Ridgefield
- Ecology Lacey Office
300 Desmond Drive SE, Lacey
Call 360-407-6365 or email
PublicDisclosureSWRO@ecy.wa.gov
to make an appointment.

Aug 10.–Sept. 11: Consent Decree and cleanup documents available for review and comment

The Park Laundry site was a laundry and dry cleaners from about 1965 to 1977. During that time, tetrachloroethylene (PCE) was leaked to the environment. PCE is a volatile organic compound used as a solvent to clean fabrics.

- **Consent Decree:** a legal settlement between Ecology and the City of Ridgefield. It requires the city to acquire the Park Laundry property and carry out the cleanup described in the Cleanup Action Plan, scope of work, and schedule.
- **Draft Cleanup Action Plan:** describes our plan for cleaning up the contamination. The plan is designed to reduce the amount of PCE and TCE in contaminated soil and groundwater by excavating soil and treating groundwater. It includes a monitoring plan to make sure the cleanup is successful, and institutional controls to ensure the cleanup is effective in the long term.
- **State Environmental Policy Act Determination of Non-Significance:** describes our decision that cleanup activities are not likely to harm the environment.
- **Public Participation Plan:** describes how we inform the community about cleanup at the site.

We will consider your comment and make necessary changes to the documents. If there are no changes, we will finalize the documents.

Site Register



KING COUNTY

Gas Works Park: Sediment Unit

2101 North Northlake Way
Seattle

Facility Site ID# **139**
Cleanup Site ID# **2876**

For more information

- Visit Ecology's [Gas Works Park: Sediment Unit webpage](#)¹³
- Contact Lucy McInerney
Site Manager
lucy.mcinerney@ecy.wa.gov
425-410-1400

Response to public comments available

A [Response to Comments Summary](#)¹⁴ is available for review on the Gas Works Park webpage.

Public Comment Period

From June 20 – July 20, 2023, we invited review of a cleanup action plan and associated documents for the cleanup of remaining contamination at the Gas Works Park site. The plan calls for removing and capping shoreline soil, treating shoreline groundwater, dredging sediment, capping sediment, monitoring, and administrative site use controls.

The plan is part of a legal agreement between Ecology, the City of Seattle, and Puget Sound Energy.

The following documents were available for review:

- **Cleanup Action Plan:** describes Ecology's selected cleanup action to address remaining contamination.
- **Consent Decree (legal agreement):** requires the City and PSE to develop detailed design documents and construct the cleanup action described in the cleanup action plan.
- **State Environmental Policy Act-Determination of Non-Significance:** Ecology determination that the cleanup action is not likely to have a significant adverse environmental impact.

Next Steps

Ecology has reviewed and considered the public comments received on the documents, and no edits to the documents are necessary. Ecology is finalizing the documents.

From 2023–2027, engineering design and permitting will continue, including additional investigations and evaluations to refine the cleanup action and enable detailed design work. Construction is planned to begin in 2027.

Site background

Contaminants present in the Sediment Unit from former site-related industrial operations include polycyclic aromatic hydrocarbons, arsenic, nickel, carbazole and dibenzofuran. There are additional contaminants associated with other sources in Lake Union.

Site Register



SKAGIT COUNTY

Northern State Multi Service Center

2070 Northern State Road
Sedro-Woolley

Facility Site ID# **65415931**

Cleanup Site ID# **10048**

[Comment online](#)¹⁵

For more information

- Visit Ecology's [Northern State Multi Service Center webpage](#)
- Contact Chris DeBoer
Site Manager
chris.deboer@ecy.wa.gov
425-466-8732

Where to view print documents

- Central Skagit Sedro-Woolley
Library
110 W State Street
Sedro-Woolley
360-755-3985

For document review assistance,
please contact:

Kristen Forkeutis
Outreach Specialist
Kristen.Forkeutis@ecy.wa.gov
425-240-4353

July 17–Aug. 15: Documents ready for public review

Ecology invites you to review and comment on documents associated with cleanup of contamination at this site.

The Northern State Multi Service Center cleanup site is located on the eastern edge of Sedro-Woolley in Skagit County. The property was formerly owned and operated by Washington State as the Northern State Hospital and is now owned by the Port of Skagit, the Potentially Liable Person. The port, city, and Skagit County are working together to revitalize the property as the Sedro-Woolley Innovation for Tomorrow (SWIFT) Center, a mixed-use campus for innovation and technology.

Contamination is from the materials used at the former state hospital. Between 2014 and 2021, testing found contamination in the following media:

- **Soil:** metals, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), tetrachloroethene (PCE), and petroleum products.
- **Groundwater:** metals, PCE, trichloroethene (TCE), and petroleum products.
- **Soil Vapor:** PCE and TCE

The following documents are available for review:

- **Amendment to the Agreed Order:** A legal agreement that changes the original scope of work for one of the interim actions and updates the applicable laws and requirements.
- **Revised Interim Action Work Plan:** A document (prepared by the Port) outlining the revised scope of work and schedule for the interim action (early partial cleanup).
- **State Environmental Policy Act (SEPA) Determination of Nonsignificance:** A document describing Ecology's determination that the cleanup work is not likely to harm the environment.

Site Register



Independent Cleanups

CLALLAM COUNTY

Dungeness River Floodplain at Towne Rd

Near Sequim

Facility Site ID# **69056**

Cleanup Site ID# **16651**

For more information

- Visit Ecology's [Dungeness River Floodplain at Towne Rd webpage¹⁶](#)
- Contact Tim Mullin
VCP Site Manager
tim.mullin@ecy.wa.gov
360-999-9589

Determination of No Further Action

During removal of Towne Road to reconfigure a more natural floodplain for the Dungeness River, petroleum contaminated soil was found. Concentrations of gasoline, diesel and heavy oil in soil were successfully removed by excavation with offsite disposal at Mason County landfill, based on confirmatory soil sampling data.

Site Register



KING COUNTY

Garden Plaza

Park Ave N & N 6th St, Renton

Facility Site ID# **2475**

Cleanup Site ID# **3049**

[Comment online](#)¹⁷

or mail comments to:

Tamara Welty
Periodic Review Coordinator
PO Box 330316
Shoreline, WA 98133-9716

For more information

- Visit Ecology's [Garden Plaza webpage](#)¹⁸
- Contact Tamara Welty
Periodic Review Coordinator
tamara.welty@ecy.wa.gov
4252561449

Where to view print documents

- Ecology Northwest Region Office
15700 Dayton Ave. N
Shoreline, WA 98133
Call 206-594-0016 for
appointment

July 13–Aug. 11: Comment on Garden Plaza Periodic Review

We invite you to comment on our periodic review for this cleanup site. We review sites about every five years after a cleanup action when institutional controls are used as part of the remedy. After this review, Ecology has decided to rescind our previous No Further Action decision for Garden Plaza.

A Shell heating oil distributor was built on the northwestern corner of the site in 1943. Sunset Coal and Oil ran the facility from 1950–1967. The Renton Boilerworks occupied the east-central portion of the property from 1960 to 1970. The site received a conditional No Further Action (NFA) determination in 1994, and a restrictive covenant was filed for the property. No active cleanup work was done. There was limited groundwater monitoring between 1995 and 1998. In 2001, when the monitoring was complete, the 1994 covenant was replaced with an updated restricted covenant and the conditions were removed from the NFA. The site is now occupied by two vacant office buildings and a multi-level parking garage.

Our review concluded that the restrictive covenant may not be protective of human health and the environment. The findings include:

- Ecology's 2001 NFA opinion letter and the 2001 Restrictive Covenant indicate that total petroleum hydrocarbons (TPH) were remediated in soil and groundwater, and identified the remaining contaminants and media of concern as vinyl chloride and arsenic in groundwater only. The 2001 NFA indicated that activity and use restrictions were no longer necessary for soil and TPH impacts, which resulted in the 2001 covenant.
- However, site investigations conducted in 2017 and 2021 found additional contaminants of concern (cPAHs, PCBs, and naphthalene above soil cleanup levels) that were not previously analyzed, and additional areas of TPH contamination above soil and groundwater cleanup levels.
- The remedy and Restrictive Covenant may not be effective long-term in protecting human health and the environment from the remaining contaminated soil since soil restrictions were removed by the 2001 covenant.

Ecology's 2001 NFA opinion letter and the 2001 Restrictive Covenant do not accurately represent current site conditions.

Site Register



Texaco 211544

8701 Greenwood Ave N
Seattle

Facility Site ID# **63538329**
Cleanup Site ID# **6416**

[Comment online¹⁹](#)

or mail comments to:

David Unruh
Site Manager
PO Box 330316
Shoreline, WA 98133-9716

For more information

- Visit Ecology's [Texaco 211544²⁰](#) and [SMI Inc. Trust²¹](#) webpages
- Contact David Unruh
Site Manager
david.unruh@ecy.wa.gov
206-459-6287

Where to view print documents

- Greenwood Public Library
8016 Greenwood Ave N.,
Seattle WA, 98103
- Ecology – NW Regional Office
15700 Dayton Ave. N,
Shoreline, WA 98133
Call 206-594-0016 or email
nwro_public_request@ecy.wa.gov
for appointment

Aug. 10–Sept. 8: Comment on proposal to replace an environmental covenant

Ecology and 8701 Greenwood LLC propose replacing the restrictive covenant on this cleanup site. Site data indicate that the existing covenant should be changed to better protect humans and the environment.

This site used to be a service station. The station, underground storage tanks, and pumps were removed in 1994. Soil contaminated with petroleum hydrocarbons was removed from around the storage tanks, and the site was protected with a restrictive covenant. Later, more areas of contaminated soil were found and removed during redevelopment.

Monitoring shows the contamination from the underground storage tanks is now below levels requiring cleanup. However, during recent investigations, contaminated soil containing diesel-range petroleum hydrocarbons at concentrations greater than those allowed by state law was discovered in the northern portion of the property. Based on Ecology's understanding of the history of this site, contamination in this portion of the property is from a different site. It seems to be related to the SMI Inc. Trust facility, another cleanup site listed on Ecology's Hazardous Sites List. The SMI Inc. Trust site is on the adjacent parcel to the north, at 8733 Greenwood Avenue N.

Ecology and 8701 Greenwood LLC propose replacing the existing restrictive covenant with a new environmental covenant. The environmental covenant will require protecting areas with contamination related to SMI Inc. Trust site, which were not previously included, and will remove the restrictions on areas related to the Texaco 211544 contamination.

Site Register



PIERCE COUNTY

Soundview Harborview LLC Property

3004 Harborview Dr, Gig Harbor

Facility Site ID# **92010**

Cleanup Site ID# **15035**

For more information

- Visit Ecology's [Soundview Harborview LLC Property webpage²²](#)
- Contact Tim Mullin
VCP Site Manager
tmul461@ecy.wa.gov
360-999-9589

Determination of No Further Action

A potential release of petroleum was identified at the site. Soil and groundwater confirmatory sampling indicated that there was no contamination above state cleanup levels.

SKAMANIA COUNTY

Hwy 14 MP 23 Burlington Environmental LLC

Mp 23 Hwy 14, Washougal

Facility Site ID# **25699**

Cleanup Site ID# **15269**

For more information

- Visit Ecology's [Hwy 14 MP 23 Burlington Environmental LLC webpage²³](#)
- Contact Aaren Fiedler
VCP Site Manager
aaren.fiedler@ecy.wa.gov
360-584-6212

Determination of no further action

A tanker truck spilled here in 2020. The site has been sufficiently cleaned up to meet the substantive regulations of MTCA.

Site Register



More information

ABOUT THE SITE REGISTER

- [Receive the Site Register by email](#) ²⁴
- Find [past issues of the Site Register](#) ²⁵

Questions about the Site Register?
Contact Sarah Kellington at 360-280-3167
or sarah.kellington@ecy.wa.gov.

ONLINE RESOURCES

- Find information on [any cleanup site](#) ²⁶
- Look up [terms in the glossary](#) ²⁷
- See [events and comment periods](#) ²⁸

ECOLOGY REGIONAL OFFICES

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



¹ <https://ecology.wa.gov/grants-AHPG>

² https://www.ezview.wa.gov/Portals/_1987/Documents/Documents/ToxicityChemPropPetroleumMixtures.pdf

³ <https://plia.wa.gov/about-plia/administrative-rulemaking/>

⁴ <https://ecology.wa.gov/Regulations-Permits/Laws-rules-rulemaking/Rulemaking/WAC-173-360A>

⁵ <https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/House/1175-S.SL.pdf?q=20230518101907>

⁶ <https://plia.wa.gov/>

⁷ <https://www.ecfr.gov/current/title-40/chapter-I/subchapter-I/part-280>

⁸ <https://www.ecfr.gov/current/title-40/chapter-I/subchapter-I/part-281>

⁹ <https://tcp.ecology.wa.gov/commentinput.com/?id=RNej7>

¹⁰ <https://apps.ecology.wa.gov/cleanupse/arch/site/3450>

¹¹ <http://tcp.ecology.wa.gov/commentinput.com/?id=Cu76ZPRQj>

¹² <https://apps.ecology.wa.gov/cleanupse/arch/site/4099>

¹³ <https://apps.ecology.wa.gov/cleanupse/arch/site/2876>

¹⁴ <https://apps.ecology.wa.gov/cleanupse/arch/document/127697>

¹⁵ <https://tcp.ecology.wa.gov/commentinput.com/?id=bR8pHNPeH>

¹⁶ <https://apps.ecology.wa.gov/cleanupse/arch/site/16651>

¹⁷ <https://tcp.ecology.wa.gov/commentinput.com/?id=MSYgN7QhG>

¹⁸ <https://apps.ecology.wa.gov/cleanupse/arch/site/3049>

¹⁹ <https://tcp.ecology.wa.gov/commentinput.com/?id=Dg7bBuGcd>

²⁰ <https://apps.ecology.wa.gov/cleanupse/arch/site/6416>

²¹ <https://apps.ecology.wa.gov/cleanupse/arch/site/4350>

²² <https://apps.ecology.wa.gov/cleanupse/arch/site/15035>

²³ <https://apps.ecology.wa.gov/cleanupse/arch/site/15269>

²⁴ https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118

²⁵ <http://tinyurl.com/EcologySiteReg>

²⁶ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>

²⁷ <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Toxic-cleanup-acronyms>

²⁸ <https://ecology.wa.gov/Events/Search/Seach-all>