

# Site Register

November 2, 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 & notes

### Updated Underground Storage Tank rule takes effect Nov. 24, 2023

The legislature recently passed a law directing the [Pollution Liability Insurance Agency](#)<sup>1</sup> (PLIA) to establish and run a new state financial assurance program for UST owners and operators. Ecology updated our underground storage tank regulations to allow for this new program. The changes take effect Nov. 24, 2023.

To learn more about the new financial assurance option, visit [PLIA's rulemaking page](#)<sup>2</sup>. To learn more about Ecology's rulemaking, visit our [WAC 173-360A rulemaking page](#).<sup>3</sup> For more information contact Kris Grinnell ([Kris.Grinnell@ecy.wa.gov](mailto:Kris.Grinnell@ecy.wa.gov) or 360-870-8459).

## Grant opportunities

Sept. 27, 2023–June 18, 2025:

### Apply for Independent Remedial Action Grants

Independent Remedial Action grants are for local governments that have completed cleanups through the [Voluntary Cleanup Program](#)<sup>4</sup>. Solicitation for these grants for the 2023–25 biennium is currently open. We accept applications on an ongoing basis throughout the biennium, regardless of funding availability.

For more information on this funding opportunity, please view the Independent Remedial Action Grant webpage or contact one of the Remedial Action Grant Managers listed at the bottom of that page.

#### For more information

- Visit the [Independent Remedial Action Grant webpage](#)<sup>5</sup>
- Contact Michael Schuster  
Capital budget and finance Officer  
[michael.schuster@ecy.wa.gov](mailto:michael.schuster@ecy.wa.gov)  
564-669-3208

# Site Register



## Formal Cleanups

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

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### GRANT COUNTY

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#### Moses Lake Port Pumphouse 1

7810 Andrews St. NE  
Moses Lake

Facility Site ID# **612**  
Cleanup Site ID# **7021**

[Comment online](#)<sup>6</sup>  
or mail comments to:

Kristin Beck  
Site Manager  
4601 N. Monroe St.  
Spokane, WA 99205

#### For more information

- Visit Ecology's [Moses Lake Port Pumphouse 1 webpage](#)<sup>7</sup>
- Contact Kristin Beck  
Site Manager  
[kristin.beck@ecy.wa.gov](mailto:kristin.beck@ecy.wa.gov)  
509-514-6806

#### Document review locations

Please contact Erika Beresovoy at [Erika.Beresovoy@ecy.wa.gov](mailto:Erika.Beresovoy@ecy.wa.gov) or 509-385-2290 if you need print documents.

#### Nov. 6–Dec. 8: Draft legal agreement and public participation plan available for review and comment

You are invited to review and comment on:

- [Draft Agreed Order](#)<sup>8</sup>: A legal agreement that requires ExxonMobil Corporation and the Port of Moses Lake to complete a remedial investigation and feasibility study. The remedial investigation will determine the full extent of petroleum contamination in soil and groundwater, and the feasibility study will evaluate cleanup options.
- [Public Participation Plan](#)<sup>9</sup>: describes how you will be informed and can comment during the cleanup process.

This site began as a U.S. Army Base in 1942. After the base closed in 1966, the Port of Moses Lake obtained the property. Later it became the Grant County International Airport. ExxonMobil leased facilities used to dispense jet fuel, including pumping equipment and dispensers inside the Pumphouse 1 building, six underground storage tanks (USTs), two above-ground storage tanks south of the airport, Pumphouses 2 and 3, and fueling hydrants northeast of Pumphouse 1.

In 1992, petroleum contamination (jet fuel) at levels requiring cleanup was found in soil during a site assessment done to prepare for closing the USTs. In January 1993, liquid petroleum was found in a groundwater well just southeast of the Pumphouse 1 building. Later that year, liquid petroleum or petroleum products dissolved in groundwater at levels requiring cleanup were found in 14 groundwater monitoring wells. The USTs were closed in 1995. They are still in the ground but are empty and no longer used.

Until a full investigation is completed, how jet fuel got in soil and groundwater is unknown. It could have been due to leaking tanks or piping, overfilling tanks, and/or spills during refueling.

Ecology will review all comments received during the comment period and update the draft documents if needed. If no significant changes are made, they will become final. If significant changes are made, an additional public comment period will be held. We will hold an online public meeting if 10 or more people request one.

# Site Register



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## KING COUNTY

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### Boeing Isaacson Thompson

8701 E. Marginal Way S., Tukwilla

Facility Site ID# **2218**

Cleanup Site ID# **1944**

[Comment online](#)<sup>10</sup>

or mail comments to:

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

#### For more information

- Visit Ecology's [Boeing Isaacson Thompson webpage](#)<sup>11</sup>
- Contact David Butler  
Site Manager  
[David.Butler@ecy.wa.gov](mailto:David.Butler@ecy.wa.gov)  
206-518-3513

#### Document review locations

- Ecology Northwest Region Office  
15700 Dayton Ave N, Shoreline
- Seattle Public Library  
South Park Branch  
8604 8th Ave S., Seattle

### Nov. 6, 2023–Jan. 4, 2024: Remedial investigation and feasibility study available for review and comment

Ecology invites you to comment on several documents for the Boeing Isaacson Thompson cleanup site. This site is in an industrial area of Tukwila near Seattle's South Park Neighborhood and the King County International Airport, along the east bank of the Lower Duwamish Waterway. The cleanup site is made up of two properties owned by Boeing and one owned by the Port of Seattle.

The following documents are available:

- **Remedial Investigation:** A document detailing the types and locations of the contamination at the site.
- **Feasibility Study:** A document showing different cleanup methods, called alternatives. This document includes Ecology's preferred alternative.

Boeing's investigations at the site found the following contamination above state cleanup levels:

- **Soil:** metals, semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), petroleum hydrocarbons
- **Groundwater:** metals, volatile organic compounds (VOCs), PCBs

### Open house on Tuesday, Dec. 5, 5:30–7:30 p.m.

Drop-in online or in-person during this two-hour open house for food and a conversation about this cleanup site. Phone interpretation available in Spanish, Chinese, Vietnamese, and Khmer. All ages welcome!

#### In-person:

Duwamish River Community Hub  
8600 14th Ave. South  
Seattle, WA 98108

**Online:** [Register and join using zoom](#)<sup>12</sup>

# Site Register



## Maralco

7730 S 202nd St, Kent

Facility Site ID# **2067**

Cleanup Site ID# **5055**

[Comment online<sup>13</sup>](#)

or mail comments to:

Kim Vik  
Site Manager  
PO Box 330316  
Shoreline, WA 98133

### For more information

- Visit Ecology's [Maralco webpage<sup>14</sup>](#)
- Contact Kim Vik  
Site Manager  
[kim.vik@ecy.wa.gov](mailto:kim.vik@ecy.wa.gov)  
206-556-5258

### Document review locations

King County Library - Kent Library  
212 2nd Avenue N  
Kent, WA 98032

For document review assistance,  
please contact Ian Fawley  
([ian.fawley@ecy.wa.gov](mailto:ian.fawley@ecy.wa.gov)),  
Outreach Planner, 425-324-5901

## Oct. 23–Nov. 21: Documents ready for public review and comment

Ecology negotiated a legal agreement called an agreed order with the owner of the Maralco property, the Potentially Liable Person for the cleanup site.

We would like your input on the following documents:

- [Agreed Order<sup>15</sup>](#): requires the owner to investigate environmental conditions, complete a remedial investigation and feasibility study, and draft a Cleanup Action Plan.
- [Public Participation Plan<sup>16</sup>](#): describes how Ecology will inform the community about site activities and ways to become involved.

### Contamination

Investigations through 2023 found the following contaminants of concern on the property:

- **Soil**: Metals, total petroleum hydrocarbons (TPH) from diesel fuel
- **Groundwater**: Metals, TPH, chloride, fluoride, and ammonia
- **Sediment**: Metals

### Site Background

The owner recently purchased the approximately 12-acre property in the Kent industrial area. The property includes a 45,000 square foot building near the western boundary that has been largely abandoned since 1986. The eastern portion of the property is covered by wetlands.

Maralco Aluminum Company, Inc. operated a secondary aluminum smelter from 1980 to 1986. The smelter produced aluminum ingots from recycled aluminum cans, Kawecki-Berylco, Inc. (KBI) dross, and scrap metal using the molten salt process. The wastes created from this process included black dross which is typically a mixture of aluminum and metals (primarily arsenic, barium, copper, and mercury) or "salt cake" (fluorides and chlorides). Washed oxides (aluminum oxide) were produced when water soluble components of the dross (typically salts) were removed from the dross as part of re-processing.

The smelting process generated approximately 50,000 tons of black dross. Several waste piles remain on the property from the smelting operation. Other by-products such as the aluminum oxide were also stockpiled on the property and inside the smelter building.

# Site Register



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## STEVENS COUNTY

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### Northport Waterfront

Intersection of Hwy 25 and  
Park Road, Northport

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

#### For more information

- Visit Ecology's [Northport Waterfront webpage](#)<sup>17</sup>
- Contact Erin Andersen  
Site Manager  
[erin.andersen@ecy.wa.gov](mailto:erin.andersen@ecy.wa.gov)  
509-385-6669

### Response to comments on draft Engineering Design Report

Ecology held a comment period Aug. 22–Oct. 5, 2023, for the draft 100% Engineering Design Report for the Northport Waterfront cleanup site. We appreciate the comments we received from one person and three organizations. We address them in our [Response to Comments](#)<sup>18</sup> published October 24. We finalized the draft report without changes.

# Site Register



## US EPA Anderson Calhoun Mine Mill

3384 Calhoun Mine Rd, Colville

Facility Site ID# **8070626**

Cleanup Site ID# **4519**

[Comment online<sup>19</sup>](#)

or mail comments to:

Sandra Treccani

Site Manager

4601 N. Monroe St.

Spokane, WA 99205

### For more information

- Visit Ecology's [US EPA Anderson Calhoun Mine Mill webpage<sup>20</sup>](#)
- Contact Sandra Treccani  
Site Manager  
[sandra.treccani@ecy.wa.gov](mailto:sandra.treccani@ecy.wa.gov)  
509-724-1205

### Document review locations

Ecology's Eastern Regional Office  
4601 N. Monroe St., Spokane.  
Please call 509-329-3415 to make  
an appointment.

## Oct. 30–Nov. 30: Second Periodic Review Report available for review and comment

Ecology invites you to review and comment on the [draft periodic review<sup>21</sup>](#) for this site. We complete a periodic review about every five years after cleanup construction is complete at a site when institutional controls are part of the cleanup. The purpose of the review is to make sure the controls remain effective and the cleanup still protects human health and the environment.

### History & cleanup

About 92 acres of this 200 acre site were affected by mining operations. Mineral exploration, mining, and milling activities were conducted between 1910 and the early 1980s.

The U.S. Environmental Protection Agency (EPA) removed hazardous substances in various containers and PCB-containing electrical equipment in 2002. After further assessment of the hazards, EPA excavated and consolidated lead-zinc and barium tailings piles and covered them with a protective barrier in 2007.

In 2011, an environmental covenant was filed allowing Ecology to access the property for periodic reviews. The covenant also serves to warn any prospective property purchasers about the remaining contamination.

We visited the site October 27, 2022, and found the cleanup actions continue to protect people and the environment.

### Next steps

Ecology will review all comments received during the comment period and update the periodic review if needed. If no significant changes are made, the periodic review will become final. If significant changes are made, an additional public comment period will be held. We will hold an online public meeting if 10 or more people request one.

# Site Register



## Independent Cleanups

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### BENTON COUNTY

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#### Sun Mart 30

6006 W Clearwater Ave  
Kennewick

Facility Site ID# **36343669**  
Cleanup Site ID# **12145**

#### **For more information**

- Visit Ecology's [Sun Mart 30 webpage](#)<sup>22</sup>
- Contact Kyle Parker  
[kyle.parker@ecy.wa.gov](mailto:kyle.parker@ecy.wa.gov)  
509-406-6959

#### **Determination of no further action**

Ecology has determined that no further action is required at this site.

Contaminated soil was found beneath the dispenser island during site assessment. Cleanup activities at the site included soil vapor extraction. Confirmation samples demonstrate that the cleanup action achieved cleanup levels at the points of compliance for the site.

# Site Register



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## KING COUNTY

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### Elliot Bay Marina

2061 W Marina Place  
Seattle

Facility Site ID# **95698261**  
Cleanup Site ID# **11210**

[Comment online<sup>23</sup>](#) or email  
[pliamail@plia.wa.gov](mailto:pliamail@plia.wa.gov). Please cite  
PNW260.

#### For more information

- Visit PLIA's [Elliot Bay Marina webpage<sup>24</sup>](#)
- Visit Ecology's [Elliot Bay Marina webpage<sup>25</sup>](#)
- Contact Aleksander Srebro  
Site Manager  
[pliamail@plia.wa.gov](mailto:pliamail@plia.wa.gov)

### Nov. 2–Dec. 2: Proposed removal from the Hazardous Sites List

The Washington State Pollution Liability Insurance Agency (PLIA) invites the public to comment on their proposal to remove Elliott Bay Marina from Ecology's Hazardous Sites List.

The site is in a paved plaza. There are commercial buildings to the north, landscaping to the west and east, and Elliott Bay and marina moorage to the south. A commercial marina was constructed at the property on engineered fill in 1990–1991 under previous ownership and management.

In 2005 a gasoline leak from a 30,000-gallon underground storage tank (UST) and associated piping was discovered. At this time, a remedial action conducted at the site removed about 14 tons of gasoline-contaminated soil for off-site disposal, and the UST and associated piping were repaired. The remaining area was treated with a hydrogen peroxide solution. Soil samples taken in 2022 showed that the hydrogen peroxide solution treatment decreased the concentration of petroleum contamination in soil to levels low enough they do not need cleanup.

Between 2019–2023, groundwater was monitored for five quarters. Monitoring did not detect contaminants of concern for the site above state cleanup levels. Additionally, two rounds of soil vapor sampling in July and December 2022 indicated that vapor concentrations of contaminants of concern were also below the cleanup levels required by the state.

PLIA performed regulatory oversight of the site under the agency's Technical Assistance Program. Based on the site review, PLIA determined that the site meets the requirements of the state clean up regulations and no longer poses a threat to human health or the environment.



# Site Register



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## MASON COUNTY

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### Ben's Deli Mart

18437 E State Route 3  
Allyn

Facility Site ID# **85445218**  
Cleanup Site ID# **10818**

[Comment online](#)<sup>26</sup> or email  
[pliamail@plia.wa.gov](mailto:pliamail@plia.wa.gov).  
Please cite P-SW2556.

#### For more information

- Visit PLIA's [Ben's Deli Mart webpage](#)<sup>27</sup>
- Visit Ecology's [Ben's Deli Mart webpage](#)<sup>28</sup>
- Contact Nicholas Murray  
Site Manager  
[pliamail@plia.wa.gov](mailto:pliamail@plia.wa.gov)  
Please cite P-SW2556

### Oct. 19–Nov. 17: Comment on proposed removal from the Hazardous Sites List

The Washington State Pollution Liability Insurance Agency (PLIA) invites the public to comment on their proposal to remove this site from Ecology's Hazardous Sites List.

The site was developed with the current structure and gas station in 1985. In 1994, a petroleum spill was observed during the removal of three underground storage tanks at the site. About 71 tons of petroleum-impacted soil were transferred off-site at that time along with an undetermined amount of petroleum-contaminated groundwater. Remediation at the site has occurred intermittently since 1994.

In 2019, a diesel release was discovered below a fuel dispenser. About 8–10 tons of diesel-contaminated soil and 5–10 gallons of potentially petroleum-contaminated groundwater were removed from the site. Subsequent soil samples did not detect any contaminants of concern (COCs) above state cleanup levels. Additionally, from April 2021 to December 2022, five quarters of groundwater sampling were conducted which did not detect any COCs above state cleanup levels. Soil vapor sampling conducted between the former excavation and on-property structure also did not detect COCs above state cleanup levels during a March 2021 analysis.

PLIA performed regulatory oversight of the site under the agency's Technical Assistance Program. Based on that review, PLIA determined that the site meets the substantive requirements of the state clean up regulations and no longer poses a threat to human health or the environment.

# Site Register



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## PIERCE COUNTY

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### Edman Co Side 1 Marine View Drive

2502 Marine View Drive  
Tacoma

Facility Site ID# **1204**  
Cleanup Site ID# **2662**

[Comment online](#)<sup>29</sup>

or mail comments to:

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

#### For more information

- Visit Ecology's [Edman Co Side 1 Marine View Drive webpage](#)<sup>30</sup>
- Contact Matt Fuller  
Outreach Specialist  
[matt.fuller@ecy.wa.gov](mailto:matt.fuller@ecy.wa.gov)  
360-485-5340

#### Document review locations

Ecology Southwest Regional Office  
300 Desmond Dr SE, Lacey

### Nov. 2–Dec. 3: Third Periodic Review Report available for review and comment

We review conditions at sites where some contamination remains about every five years, to make sure the cleanup is still effective. We invite you to review and comment on the [draft third periodic review](#)<sup>31</sup> for this cleanup site. We will review and consider comments received during the comment period.

Beginning in the early 80s, Ecology found arsenic, copper, lead, and zinc at concentrations exceeding cleanup criteria at the site. ASARCO accepted liability for cleanup costs and natural resource damage claims.

ASARCO removed soil and material containing ASARCO slag and related hazardous substances and placed them in a containment cell and cap at the site. The containment cell includes a storm water collection system and monitoring wells. Groundwater was monitored at the site from 1994 until 1998, when dissolved arsenic, copper, lead, and zinc were measured at concentrations below the site cleanup levels.

In 1996, an environmental covenant was recorded for the site. The covenant prohibits activities that could result in the release of contaminants contained as part of the cleanup. During the 2011 periodic review, Ecology found that the site did not meet cleanup requirements. Ecology required the site owner was resume monitoring, as well as maintaining the cap on the site.

We visited the site in 2021. The cap, monitoring wells, fences, and other cleanup systems at the site are in good repair. Groundwater monitoring shows that the concentrations of contaminants at the site have generally decreased. Only one monitoring well showed dissolved arsenic concentrations over the site cleanup level. The cleanup seems effective at preventing exposure to contaminated soils. The site owner must keep maintaining and inspecting the site, and monitoring groundwater.

# Site Register



## Tacoma Boat Building / ACE Tank

1840 Marine View Drive  
Tacoma

Facility Site ID# **1224**  
Cleanup Site ID# **3672**

[Comment online](#)<sup>32</sup>  
or mail comments to:

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

### For more information

- Visit Ecology's [Tacoma Boat Building / ACE Tank 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

Ecology Southwest Regional Office  
300 Desmond Dr SE, Lacey

### Nov. 2–Dec. 3: Third Periodic Review Report available for review and comment

About every five years we review conditions at sites where some contamination remains to make sure the cleanup is still effective. We invite you to review and comment on the [draft third periodic review](#)<sup>34</sup> for this site. We will review and consider comments received during the comment period.

Our review of the site showed that cleanup appears to be protecting human health and the environment.

Testing from 199–1996 showed that soil and sediments in Hylebos Waterway and along its banks were contaminated with sandblasting grit from this cleanup site. The grit contained arsenic, copper and zinc at concentrations exceeding the EPA's sediment quality objectives. Testing also showed that groundwater was contaminated with petroleum hydrocarbons.

Ace Tank completed the cleanup from 1998–1999. They removed and disposed of equipment, solid materials and debris, and cleaned the site pavement and storm drains. Ace Tank excavated and disposed of about 4600 tons of sandblast grit and soil and sediments containing sandblast grit. Workers removed contaminated sediments from the shoreline down to the depth of the existing pier. Deeper sediments were cleaned up later as part of the EPA Superfund cleanup. Ace Tank also recorded an environmental (restrictive) covenant for the site in 1999. The covenant prohibits activities that could result in the release of contaminants that remain at the site.

# Site Register



## Xytec Clorox Lakewood

9314 47th Avenue Southwest  
Lakewood

Facility Site ID# **1287**  
Cleanup Site ID# **3913**

[Comment online](#)<sup>35</sup>

or mail comments to:

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

### For more information

- Visit Ecology's [Xytec Clorox Lakewood webpage](#)<sup>36</sup>
- Contact Matt Fuller  
Outreach Specialist  
[matt.fuller@ecy.wa.gov](mailto:matt.fuller@ecy.wa.gov)  
360-485-5340

### Document review locations

Southwest Regional Office  
Department of Ecology, 300  
Desmond Dr SE, Lacey

## Nov. 2–Dec. 3: Third Periodic Review Report available for review and comment

About every five years we review conditions at sites where some contamination remains to make sure the cleanup is still effective. We invite you to review and comment on the [draft third periodic review](#)<sup>37</sup> for this site.

Our review shows that the cleanup is still effectively protecting human health and the environment.

This site was a facility for making plastic products. A 1990 investigation found soils contaminated with petroleum chemicals at the site. Ecology thinks the petroleum may have come from tanks holding hydraulic oil and waste oil.

In 1993, Chlorox dug up 1,550 tons of contaminated soil and sent them for thermal treatment, which burns the petroleum out of the soils. Chlorox then filled in the area with clean soils and covered it with an asphalt cap. However, some petroleum contamination remains in the soil, under the cap. The site has what we call a "restrictive covenant." It requires current and future property owners to take care of the cap and inform anyone leasing space in the buildings.

# Site Register



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## SKAMANIA COUNTY

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### Garwood Oil Co.

201 Carson Frontage Road  
Carson

Facility Site ID# **35617784**  
Cleanup Site ID# **3301**

[Comment online](#)<sup>38</sup> or email  
[pliamail@plia.wa.gov](mailto:pliamail@plia.wa.gov).  
Please cite P-SW2558.

#### For more information

- Visit PLIA's [Garwood Oil Co. webpage](#)<sup>39</sup>
- Visit Ecology's [Garwood Oil Co. webpage](#)<sup>40</sup>
- Contact Nicholas Murray  
Site Manager  
[pliamail@plia.wa.gov](mailto:pliamail@plia.wa.gov)

### Oct. 19–Nov. 17: Comment on proposed removal from the Hazardous Sites List

The Washington State Pollution Liability Insurance Agency (PLIA) invites the public to comment on their proposal to remove this site from Ecology's Hazardous Sites List.

The site has been an active fueling station since 1990. Following a report of a potential petroleum release, the Clark County Health Department visited the site in 2005. During their visit, they collected soil samples from two locations near the fuel pumps. Laboratory analysis confirmed petroleum contamination in the soil samples at concentrations high enough to require cleanup.

More sampling in April 2022 confirmed petroleum-contaminated soil was a result of releases from fuel dispensers at the site. At this time, the fuel dispensers and product piping were decommissioned. On May 19, 2022, contaminated soil from former gravel drive lanes and beneath former fuel dispensers was excavated and removed from the site. Soil sampling conducted at the site following this remedial action showed that concentrations of petroleum contamination had been reduced to levels below state cleanup requirements.

Groundwater contamination was not encountered during the remedial investigation or during cleanup actions and is not a concern at this site. Additionally, the remedial actions performed at the site removed the potential for vapors from contaminated soil to enter nearby commercial or residential structures.

PLIA performed regulatory oversight of the site under the agency's Technical Assistance Program. Based on the review, PLIA determined that the site meets the substantive requirements of the state clean up regulations and no longer poses a threat to human health or the environment.

# Site Register



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## SNOHOMISH COUNTY

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### Panda Dry Cleaners

17408 Hwy 9 Bldg B Ste 7  
Snohomish

Facility Site ID# **6415888**

Cleanup Site ID# **4139**

[Comment online](#)<sup>41</sup>

#### For more information

- Visit Ecology's [Panda Dry Cleaners webpage](#)<sup>42</sup>
- Contact Tamara Welty  
Periodic Reviewer & Site  
Manager  
[tamara.welty@ecy.wa.gov](mailto:tamara.welty@ecy.wa.gov)  
425-256-1449

### Nov. 2–Dec. 3: Comment on periodic review

Ecology invites you to review and comment on the [2023 Periodic Review](#)<sup>43</sup> for this site. We review sites about every five years after a cleanup action when institutional controls are part of the cleanup. The purpose of the review is to make sure the controls remain effective, and the cleanup still protects human health and the environment.

A dry cleaner operated in a tenant space of the Clearview shopping center from about 1996 through at least 2006. Tetrachloroethylene (PCE), a chlorinated solvent, contaminated soil near the dry-cleaning machine. PCE was not detected in groundwater, but only one groundwater sample was collected, and that sample was likely collected upgradient of the site. Ecology issued a No Further Action (NFA) determination letter for the site in 2006. The cleanup action was a restrictive covenant that requires the property owners to keep and maintain the building and concrete floor that covers the PCE-impacted soil. There was no active cleanup work.

This periodic review concluded that the remedy may not protect human health and the environment. The periodic review findings included the following:

- It is not clear how far or how deep the remaining contaminated soil and potentially contaminated groundwater goes. More work is needed to find out how far the contamination extends in soil beneath neighboring tenant spaces and properties, and whether there is groundwater contamination.
- The covenant only prevents exposure to soil beneath the subject property. It doesn't apply to groundwater on the property, or to soil or groundwater on neighboring properties (such as the supermarket), which may be contaminated.
- Due to inconsistencies in the covenant, it isn't clear whether it includes the neighboring tenants on the property, or if it only applies to the dry cleaner unit. The covenant may not be protecting adjacent units if they are impacted.
- Solvent contamination in soil or groundwater can create human health risks in indoor air. The former dry cleaner space, adjacent tenant spaces, and nearby buildings should be assessed for vapor intrusion to make sure there is no risk from PCE and PCE breakdown products.

Based on the incomplete site characterization and the potential impacts to soil, soil vapor, and groundwater that are not covered by the covenant, Ecology will rescind the 2006 Site NFA. We will review comments we receive during the comment period. We will finalize the periodic review if there are no significant changes.

# Site Register



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## SPOKANE COUNTY

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### Avista Corporation

1403 E. Mission Avenue  
Spokane

Facility Site ID# **934**  
Cleanup Site ID# **27**

[Comment online<sup>44</sup>](#)  
or mail comments to:

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

#### For more information

- Visit Ecology's [Avista Corporation webpage<sup>45</sup>](#)
- Contact Ted Uecker  
Site Manager  
[ted.uecker@ecy.wa.gov](mailto:ted.uecker@ecy.wa.gov)  
509-342-5564

#### Document review locations

Ecology's Eastern Regional Office:  
4601 N. Monroe St., Spokane.  
Please call 509-329-3415 to make  
an appointment.

### Oct. 16–Nov. 14: Second Periodic Review Report available for review and comment

Ecology invites you to review and comment on the [draft periodic review<sup>46</sup>](#) for this site. We complete a periodic review about every five years after cleanup construction is complete at a site when institutional controls are part of the cleanup. The purpose of the review is to make sure the controls remain effective and the cleanup still protects human health and the environment.

#### History & cleanup

During summer 2009, Avista modified parking lots and roadways at their headquarters facility and found an abandoned, single-walled 950-gallon underground storage tank. They removed and disposed of the tank and about 33 cubic yards of petroleum-contaminated soil.

We visited the site June 12, 2023, and found the cleanup actions continue to protect people and the environment.

#### Next steps

Ecology will review all comments received during the comment period and update the periodic review if needed. If no significant changes are made, the periodic review will become final. If significant changes are made, an additional public comment period will be held. We will hold an online public meeting if 10 or more people request one



# Site Register



## Schade Brewery

528 E Trent  
Spokane

Facility Site ID# **6724162**  
Cleanup Site ID# **4643**

[Comment online<sup>47</sup>](#)

or mail comments to:

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

### For more information

- Visit Ecology's [Schade Brewery webpage<sup>48</sup>](#)
- Contact Ted Uecker  
Site Manager  
[ted.uecker@ecy.wa.gov](mailto:ted.uecker@ecy.wa.gov)  
509-342-5564

### Document review locations

Ecology's Eastern Regional Office:  
4601 N. Monroe St., Spokane, WA.  
Please call 509-329-3415 to make  
an appointment.

## Oct. 16–Nov. 14: Third Periodic Review Report available for review and comment

Ecology invites you to review and comment on the [draft periodic review<sup>49</sup>](#) for this site. We complete a periodic review about every five years after cleanup construction is complete at a site when institutional controls are part of the cleanup. The purpose of the review is to make sure the controls remain effective and the cleanup still protects human health and the environment.

### History & cleanup

The Schade Brewery building was built about 1903 and used at various times until the 1950s as a beer and soda brewing/bottling plant. Portions of the site and northern adjacent property were used for the Inland Metals salvage business.

In 2005, about 610 tons of soil containing petroleum, metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) were removed from the site. Some contaminated soil remains on site. Asphalt paving and a drainage system redirect surface water runoff to bio-filtration basins, which prevents human exposure, surface water infiltration through the affected area, and potential migration of contaminants. Ecology filed an environmental covenant in 2006 to prevent activities that could disturb the contaminants remaining on the site.

We visited the site August 31, 2023, and found the cleanup actions continue to protect people and the environment.

### Next steps

Ecology will review all comments received during the comment period and update the periodic review if needed. If no significant changes are made, the periodic review will become final. If significant changes are made, an additional public comment period will be held. We will hold an online public meeting if 10 or more people request one.



# Site Register



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## THURSTON COUNTY

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### Pacific Pride

2135 Marvin Rd. NE  
Olympia

Facility Site ID# **11334**  
Cleanup Site ID# **1284**

**Comment online**<sup>23</sup> or by email to [pliamail@wa.gov](mailto:pliamail@wa.gov). Please cite PSW018 when you comment.

#### **For more information and document review**

- Visit [PLIA's Pacific Pride webpage](#)<sup>50</sup>
- Visit Ecology's [Pacific Pride webpage](#)<sup>51</sup>
- Contact Amanda Meugniot  
Site manager  
[pliamail@plia.wa.gov](mailto:pliamail@plia.wa.gov)

#### **Document review locations**

Visit the websites above.

### Oct. 5–Nov. 3: Comment on proposed removal from Hazardous Sites List

The Washington State Pollution Liability Insurance Agency (PLIA) invites the public to comment on the proposed removal of this site from Ecology's Hazardous Sites List.

From about 1973 to 1992, the site was a service station. It then operated as a cardlock gas station from 1992 to January 2014, when operations ceased. In 2015, above-ground infrastructure including the service station building, pump islands, and canopy was removed. Underground infrastructure was left in place at that time.

On April 16, 2018, the site entered PLIA's Petroleum Technical Assistance Program. A cleanup action plan was submitted to PLIA, then in November 2020 workers removed five underground storage tanks from the site. They excavated about 5,967 tons of petroleum-contaminated soil and 6,023 tons of lead-contaminated soil and disposed of them off-site at a permitted facility. Soil, groundwater, and vapor sampling at the site following these remedial actions shows that contamination at the site has been removed, and any remaining contamination is below concentrations that need cleanup.

PLIA performed regulatory oversight of the site under the agency's technical assistance program. Based on the site review, PLIA determined that the site meets the substantive requirements of the state cleanup regulations and no longer poses a threat to human health or 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>52</sup>
- Find [past issues of the Site Register](#)<sup>53</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>54</sup>
- Look up [terms in the glossary](#)<sup>55</sup>
- See [events and comment periods](#)<sup>56</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> <https://plia.wa.gov/>

<sup>2</sup> <https://plia.wa.gov/about-plia/administrative-rulemaking/>

<sup>3</sup> <https://ecology.wa.gov/regulations-permits/laws-rules-rulemaking/rulemaking/wac-173-360a>

<sup>4</sup> <https://ecology.wa.gov/VCP>

<sup>5</sup> <https://ecology.wa.gov/grants-IRAG>

<sup>6</sup> <https://tcp.ecology.commentinput.com?id=g8TKE7rFh>

<sup>7</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/7021>

<sup>8</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/132005>

<sup>9</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/132000>

<sup>10</sup> <https://tcp.ecology.commentinput.com?id=grik4YdhW>

<sup>11</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/1944>

<sup>12</sup> [www.bit.ly/Ecology-BoeingIT](http://www.bit.ly/Ecology-BoeingIT)

<sup>13</sup> <https://tcp.ecology.commentinput.com?id=DJrbjKS89>

<sup>14</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/5055>

<sup>15</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/130897>

<sup>16</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/130898>

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

<sup>18</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/132053>

<sup>19</sup> <https://tcp.ecology.commentinput.com?id=WrACEki3a>

<sup>20</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/4519>

<sup>21</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/132115>

<sup>22</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/12145>

<sup>23</sup> <https://plia.wa.gov/contact-us/>

<sup>24</sup> <https://plia.wa.gov/proposed-delisting-elliott-bay-marina/>

<sup>25</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/11210>

<sup>26</sup> <https://plia.wa.gov/contact-us/>

<sup>27</sup> <https://plia.wa.gov/proposed-delisting-bens-deli-mart/>

<sup>28</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/10818>

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

<sup>30</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/2662>

<sup>31</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/132186>

<sup>32</sup> <http://tcp.ecology.commentinput.com/?id=Aghbx29MrS>

<sup>33</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/3672>

<sup>34</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/132185>

<sup>35</sup> <https://tcp.ecology.commentinput.com/?id=39H7fZrSj>

<sup>36</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/3913>

<sup>37</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/132184>

<sup>38</sup> <https://plia.wa.gov/contact-us/>

<sup>39</sup> <https://plia.wa.gov/proposed-delisting-garwood-oil-co/>

<sup>40</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/3301>

<sup>41</sup> <https://tcp.ecology.commentinput.com/?id=hupHWRNck>

<sup>42</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/4139>

<sup>43</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/128563>

<sup>44</sup> <https://tcp.ecology.commentinput.com?id=95HWYJC3i>

<sup>45</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/27>

<sup>46</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/131017>

<sup>47</sup> <https://tcp.ecology.commentinput.com?id=g7Js3fBVU>

<sup>48</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/4643>

<sup>49</sup> <https://apps.ecology.wa.gov/cleanupse/arch/document/131101>

<sup>50</sup> <https://plia.wa.gov/proposed-delisting-pacific-pride-marvin-rd/>

<sup>51</sup> <https://apps.ecology.wa.gov/cleanupse/arch/site/1284>

<sup>52</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>53</sup> <http://tinyurl.com/EcologySiteReg>

<sup>54</sup> <https://ecology.wa.gov/cleanup-sites>

<sup>55</sup> <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Toxic-cleanup-acronyms>

<sup>56</sup> <https://ecology.wa.gov/Events/Search/Seearch-all>