November 30, 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

Final petroleum guidance documents and updated tools now available

Find these guidance documents and Excel® based tools at our <u>Tools for</u> cleaning up petroleum-contaminated sites webpage¹.

Petroleum-cleanup guidance documents

- Guidance for Silica Gel Cleanup in Washington State provides details on using silica gel cleanup (SGC) in analyzing diesel and heavy oil range organics when using Ecology's NWTPH-Dx analytical method at cleanup sites regulated under the Model Toxics Control Act (MTCA).
- Calculation of Method B and Method C Cleanup Levels for Petroleum
 Mixtures provides a general overview of how to calculate MTCA Method B
 and Method C cleanup levels for petroleum mixtures. We updated it to be
 consistent with our new User's Guide for MTCATPH Version 12.0.
- Toxicity Data and Physical/Chemical Properties for Petroleum Mixtures contains toxicity data and physical/chemical properties with which to calculate cleanup levels for petroleum mixtures. We incorporated this information into our MTCATPH Version 12.0 tool (below).

Updated Excel tools and user guide

- We updated and modernised the MTCATPH Workbook. The MTCATPH
 Version 12.0 Workbook is a tool you can use to calculate MTCA Method B
 or Method C cleanup levels for petroleum mixtures in soil and
 groundwater. These levels are based on protecting living things. See the
 users guide for a description of changes.
- The MTCASGL Version 12.0 Workbook is a tool for calculating soil and groundwater cleanup levels for individual hazardous substances. We made changes to the Henry's law conversion tool.
- The updated **User's Guide for MTCATPH 12.0 & MTCASGL 12.0** introduces the features of the MTCATPH and MTCAGSL workbooks.

We expect to offer training on the new MTCATPH workbook tool in Spring of 2024. For more information contact Andy Kallus, toxicologist, at andrew.kallus@ecy.wa.gov or 360-878-2952.



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

The legislature recently passed a law directing the <u>Pollution Liability</u> <u>Insurance Agency</u>² (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 <u>PLIA's</u> rulemaking page³. To learn more about Ecology's rulemaking, visit our <u>WAC 173-360A rulemaking page.</u>⁴ For more information contact Kris Grinnell (<u>Kris.Grinnell@ecy.wa.gov</u> or 360-870-8459).

Grant opportunities

For more information
Contact Michael Schuster
Capital budget and finance Officer
michael.schuster@ecy.wa.gov
564-669-3208

Apply for Affordable Housing Cleanup Grants starting Wednesday, Jan. 17

On January 17, 2024, we will start accepting applications for the 2025–27 biennium for Affordable Housing Cleanup Grants. To be considered for the next funding evaluation cycle, submit your application by 4 p.m. on Wednesday, March 6, 2024. We will publish the updated guidance for the 2025–27 biennium in early January.

Apply for Three Remedial Action Grants starting Feb. 6, 2024

The solicitation for Oversight Remedial Action Grants⁵, Area-wide Groundwater Investigation Grants⁶, and Safe Drinking Water Action Grants⁷ will open Tuesday, February 6, 2024 for the 2025–27 biennium. To be considered for the next funding evaluation cycle, submit your application by 4 p.m. on Wednesday, March 6, 2024. We will publish updated guidance for the 2025–27 biennium in early January.

Apply for Independent Remedial Action Grants

<u>Independent Remedial Action Grants</u>⁸ are for local governments that have completed cleanups through the <u>Voluntary Cleanup Program</u>⁹. 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. The window closes June 18, 2025.



Formal Cleanups

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

BENTON COUNTY

Bear Mart Auto Sales

1 East 1st Avenue Kennewick

Facility Site ID# **6411794** Cleanup Site ID# **7700**

Comment online 10

or mail comments to:

Rhonda Luke Public Involement Coordinator 1250 W. Alder Street Union Gap, WA 98903

For more information

- Visit Ecology's <u>Bear Mart Auto</u> <u>Sales webpage¹¹</u>
- Contact Rhonda Luke
 Public Involement Coordinator
 <u>Rhonda.Luke@ecy.wa.gov</u>

 509-406-6931

Document review locations

- Keewaydin Park Library 405 S Dayton Street Kennewick
- Department of Ecology 1250 W. Alder Street Union Gap

Dec. 1–31: Comment on proposed removal from the Hazardous Sites List

We propose removing this site from the Hazardous Sites List because it meets state cleanup standards. We invite you to review the <u>No Further Action</u> <u>Letter</u>¹² and comment on removing the site from the list.

Background

This site was an auto sales lot from 1961 to 1974. People have also used it for auto body work. In 1987, The site was Bear Mart Auto Sales from 1987 to 2012. It is now J&R Auto Sales.

In 1992, the City of Kennewick discovered a 300-gallon underground storage tank behind the building while doing repair work in the nearby alley.

During the removal of the UST, soil samples were collected and sent to an accredited lab for analysis. The results revealed petroleum contamination above state cleanup levels. The contaminated soil was excavated and aerated onsite before disposal off-site.

In 2018, Ecology funded environmental studies at this site through the Model Remedies Grant Program. This money was targeted at leaking underground storage tank sites. In 2019, an engineering company, GeoEngineers, investigated the site and tested the soil. They also sent samples to an accredited lab. The results confirmed that there was no contamination above state cleanup levels still at the site.

What Happens Next?



CBC WSU Nurse Training Facility

901 Northgate Drive Richland

Facility Site ID# **999978** Cleanup Site ID# **1373**

Comment online 13

or mail comments to:

Rhonda Luke Public Involement Coordinator 1250 W. Alder Street Union Gap, WA 98903

For more information

- Visit Ecology's <u>CBC WSU Nurse</u> Training Facility webpage 14
- Contact Rhonda Luke
 Public Involement Coordinator
 <u>Rhonda.Luke@ecy.wa.gov</u>
 509-406-6931

Document review locations

- Richland Public Library 955 Northgate Drive Richland
- Department of Ecology 1250 W. Alder Street Union Gap

Dec. 1–31: Comment on proposed removal from the Hazardous Sites List

We propose removing this site from the Hazardous Sites List because it meets state cleanup standards. We invite you to review the <u>No Further Action</u> Letter¹⁵ and comment on removing the site from the list.

Background

In the 1940s, the site was used for rail freight. It had loading and unloading areas, a steam plant, and warehouses. By the 1970s all railroad tracks, buildings, and a large coal pile had been removed.

In the 1970s, Columbia Basin College (CBC) began building classrooms on portions of the property and continued into the 1990s. The site now has several buildings and parking areas.

In December 2003, contaminated soil was discovered in the northwest corner of the site. Soil sampling and analysis revealed petroleum (gasoline) contamination above state cleanup levels. There are no records of any activities at the site that may have caused the contamination and the source of the contamination is unknown.

In 2018, Ecology received funding through the Model Remedies Grant Program to provide environmental studies to cleanup sites. These studies gather data about the site and are used to help develop and implement cleanup plans. The CBC WSU Nurse Training Facility site received some of the funds.

In 2019, an engineering company, GeoEngineers, studied the site and tested the soil in the field. They also sent samples to an accredited lab. The results confirmed no contamination above state cleanup levels remains at the site.

What Happens Next?



Jerry's Customer Mechanics

3695 West Van Giesen Street Richland

Facility Site ID# **85292259** Cleanup Site ID# **4282**

Comment online 16

or mail comments to:

Rhonda Luke Public Involement Coordinator 1250 W. Alder Street Union Gap, WA 98903

For more information

- Visit Ecology's <u>Jerry's Customer</u>
 Mechanics webpage¹⁷
- Contact Rhonda Luke
 Public Involement Coordinator
 Rhonda.Luke@ecy.wa.gov
 509-406-6931

Document review locations

- West Richland Public Library 3803 West Van Giesen Street West Richland, WA 99353
- Department of Ecology 1250 W. Alder Street Union Gap, WA 98903

Dec. 1–31: Comment on proposed removal from the Hazardous Sites List

We propose removing this site from the Hazardous Sites List because it meets state cleanup standards. We invite you to review the <u>No Further Action</u> <u>Letter¹⁸</u> and comment on removing the site from the list.

Background

In the early 1980s, the site began operating as Jerry's Custom Mechanics. A custom paint booth was built behind the building in 1991 but has since been removed.

In 2005, a City of West Richland's building inspector observed a green sheen on water in an old well casing that was located inside the building. Initially, the green sheen was thought to be antifreeze, but sampling revealed chromium and lead contamination above state cleanup levels and was most likely the result of the painting operations that were performed at the site.

In 2018, Ecology received funding through the Model Remedies Grant Program to provide additional site investigations to assist a limited number of sites toward closure. Site investigations are the process of gathering data about the site and are used to help develop and implement cleanup plans. The Jerry's Custom Mechanics site was selected to receive a portion of the funds.

In 2019, an engineering company, GeoEngineers, performed site investigations and collected soil and groundwater samples. The samples were sent to an accredited lab and the results confirmed no contamination above state cleanup levels remain at the site.

What Happens Next?



GRANT COUNTY

Moses Lake Port Pumphouse 1

7810 Andrews St. NE Moses Lake

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

Comment online 19

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
 webpage²⁰
- Contact Kristin Beck
 Site Manager
 kristin.beck@ecy.wa.gov
 509-514-6806

Document review locations

Please contact Erika
Beresovoy at
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:

- <u>Draft Agreed Order</u>²¹: 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.
- <u>Public Participation Plan</u>²²: 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.



KING COUNTY

Boeing Isaacson Thompson

8701 E. Marginal Way S., Tukwilla

Facility Site ID# **2218** Cleanup Site ID# **1944**

Comment online²³

or mail comments to:

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

For more information

- Visit Ecology's <u>Boeing Isaacson</u> Thompson webpage²⁴
- Contact David Butler
 Site Manager
 David.Butler@ecy.wa.gov
 206-518-3513

Document review locations

- Ecology Northwest Region Office 15700 Dayton Ave N, Shoreline
- Seattle Public Libraray 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 zoom²⁵



South Park Landfill Cleanup Site

8200 2nd Ave S. Seattle

Facility Site ID# **2180** Cleanup Site ID# **1324**

Comment online²⁶

or mail comments to:

Ryan Gardiner Cleanup Site Manager PO Box 330316 Shoreline, WA 98133-9716

For more information

- Visit Ecology's <u>South Park</u> Landfill Cleanup Site webpage²⁷
- Contact Ryan Gardiner Cleanup Site Manager Ryan.Gardiner@ecy.wa.gov 425-681-5543

Document review locations

Seattle Public Library South Park Branch 8604 8th Ave S. Seattle, WA 98108 Dec. 4, 2023–Jan. 17, 2024: Amended Agreed Order and Amended Interim Action Work Plan and Completion Report available for review and comment.

Cleanup work is moving forward at the South Park Landfill cleanup site in Seattle's South Park Neighborhood. We have negotiated changes to update a legal agreement and work plan.

- Amended Agreed Order: This site's legal agreement is being amended to update the current interim action work plan. The previous Agreed Order described an interim action requiring redevelopment on the City of Seattle's property, but the plan for the interim action has changed since the Agreed Order was last amended in 2016. The Agreed Order will be amended to reflect the current plan for an interim action.
- Amended Interim Action Work Plan and Completion Report: This work
 plan is part of the amended agreed order. It has been revised to reflect the
 City of Seattle's current plans for the site which involves less extensive
 redevelopment than originally planned. The work plan also provides
 information about interim actions performed since 2016.

The cleanup for this parcel will be conducted under another legal agreement (a consent decree) which was finalized in 2019.

Open house on Tuesday Dec. 5, 2023, 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 28 via Zoom.



KLICKITAT COUNTY

Town Pump Gas Station

521 E Jewett Boulevard White Salmon

Facility Site ID# **403** Cleanup Site ID# **4905**

Comment online²⁹

or mail comments to:

Frank Winslow Site Manager 1250 W. Alder Street Union Gap, WA 98903-0009

For more information

- Visit Ecology's <u>Town Pump Gas</u> Station webpage³⁰
- Contact Frank Winslow
 Site Manager
 Frank.Winslow@ecy.wa.gov
 509-424-0543

Document review locations

- White Salmon Valley Library 77 NE Wauna Avenue White Salmon
- Department of Ecology 1250 W. Alder Street Union Gap

Dec. 1–31: Comment on proposed removal from the Hazardous Sites List

We propose removing this site from the Hazardous Sites List because it has been cleaned up. We invite you to review the No Further Action Letter³¹ and comment on removing the site from the list.

Background

This site is made up of two property parcels. One was a gas station until 1992 and the other was a residence that was demolished sometime between 2011 and 2016. Petroleum (gasoline and diesel) contamination in the soil has been documented at the site since 1989.

Petroleum products contain benzene, which is a known carcinogen and can have harmful effects on human health and the environment. Ecology requires investigation and cleanup to reduce or eliminate exposure to contamination.

In the early 1990s, workers removed an underground storage tank and piping, and excavated and disposed of contaminated soil. Some contamination could not be removed due to existing structures, so a restrictive covenant was placed on the site. A restrictive covenant is a legal agreement that restricts activities that may impact or threaten the continued protection of human health and the environment at the site.

In 2020, Ecology staff reviewed the site. They concluded that the cleanup at the site was protective of human health and the environment. The restrictive covenant continues to be effective in protecting human health and the environment, as well as the integrity of the cleanup action.

What Happens Next?



SPOKANE COUNTY

Old Inland Pit

3808 N Sullivan Rd Spokane

Facility Site ID# **632** Cleanup Site ID# **1181**

Comment online 32

or mail comments to:

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

For more information

- Visit Ecology's <u>Old Inland Pit</u> webpage³³
- Contact Sandra Treccani Site Manager sandra.treccani@ecy.wa.gov 509-724-1205

Document review locations

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

Nov. 13—Dec. 15: Third Periodic Review Report available for review and comment

Ecology invites you to review and comment on the <u>draft periodic review</u>³⁴ for this site. We review sites about every five years after cleanup construction is complete if 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.

We visited the site October 31, 2022, and found the cleanup actions continue to protect people and the environment.

History and cleanup

Old Inland Pit was used as a source for sand and gravel from 1969 to 1978. Spokane Steel Foundry Company disposed of waste foundry sands and baghouse dust there from May 1978 to May 1983.

Sample results collected in 1984 had elevated concentrations of copper, zinc, nickel, and chromium. Based on these results, the U.S. Environmental Protection Agency placed the pit on the National Priorities List in 1986.

No cleanup was done because additional sampling showed that the wastes at the site did not classify as dangerous under Washington law. The contaminant levels present were allowable for industrial uses of the property. A restrictive covenant was placed on the property in 1999 that limits how it may be used and documents remaining contamination.

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.



STEVENS COUNTY

LeRoi Co Smelter

117 Park Rd Northport

Facility Site ID# **767**Cleanup Site ID# **47**

Comment online 35

or mail comments to:

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

For more information

- Visit Ecology's <u>LeRoi Co Smelter</u> <u>webpage</u> 36
- Contact Sandra Treccani
 Site Manager
 <u>sandra.treccani@ecy.wa.gov</u>
 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.

Nov. 13—Dec. 15: Second Periodic Review Report available for review and comment

Ecology invites you to review and comment on the draft <u>periodic review</u>³⁷ for this site. We review sites about every five years after cleanup construction is complete if 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.

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

History & cleanup

The LeRoi Smelter operated intermittently from 1896 to 1909, processing various metals, including lead. In 2004, the U.S. Environmental Protection Agency consolidated all scrap metal for recycling, consolidated and capped contaminated soil with a protective barrier, and properly disposed of hazardous materials off-site. Access controls and an environmental covenant limit public access and protect the integrity of the cleanup actions.

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.



YAKIMA COUNTY

Coleman Oil Yakima Bulk Plant

1 E. I Street Yakima

Facility Site ID# **4233** Cleanup Site ID# **13200**

Comment online 38

or mail comments to:

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

For more information

- Visit Ecology's <u>Coleman Oil</u>
 Yakima Bulk Plant webpage³⁹
- Contact John Mefford
 Site Manager
 <u>John.Mefford@ecy.wa.gov</u>

 509-731-9613

Document review locations

- Yakima Central Library 102 North 3rd Street Yakima 509-452-8541
- Department of Ecology 1250 W. Alder Street Union Gap 509-575-2490

Nov. 13–Dec. 13: Remedial Investigation and Interim Action Report and Feasibility Study available for review and comment

You are invited to review and comment on the Remedial Investigation and Interim Action Report 40 and Feasibility Study. 41 A Remedial Investigation gathers data to see how far contamination has spread and what kind of contamination is present. An Interim Action is a partial or short-term cleanup of contamination and is meant to reduce exposure to harmful contaminants while a long-term cleanup plan is worked on. A Feasibility Study outlines options to cleanup the contamination.

You can learn more in the <u>public comment fact sheet</u>⁴² mailed to the community and at our Coleman Oil Yakima Bulk Plant cleanup site webpage.

Background

Wondrack Distributing, Inc. operated the bulk fuel distibuting facility from 1976 until August 2015. Coleman Oil Company has been operating the facility since August 2015.

In March 2016, someone discovered a diesel spill from underground piping at the site. A gasoline spill from subsurface piping was discovered in December 2016. Petroleum (gasoline and diesel) from these spills accumulated in soil and floated on groundwater. Actions were taken to stop the spills after their discovery. Interim actions to periodically recover accumulated petroleum began in 2016 and continued into 2023.

Formal cleanup actions have not yet begun.

Next Steps

After the public comment period ends, Ecology will review and respond to comments received and will hold a public meeting if 10 or more people request one. Ecology may revise the documents based on comments received. If no revisions are necessary, the Remedial Investigation and Interim Action Report and the Feasibility Study will become final.



Rainier Plastics

1101 Ledwich Avenue Yakima

Facility Site ID# **455** Cleanup Site ID# **3754**

Comment online 43

or mail comments to:

Frank Winslow Site Manager 1250 W. Alder Street Union Gap, WA 98903

For more information

- Visit Ecology's <u>Rainier Plastics</u> webpage⁴⁴
- Contact Frank Winslow Site Manager
 Frank.Winslow@ecy.wa.gov
 509-424-0543

Document review locations

- Yakima Central Library 102 N. 3rd Street Yakima
- Department of Ecology 1250 W. Alder Street Union Gap

Dec. 1–30: Comment on proposed removal from the Hazardous Sites List

We propose removing this site from the Hazardous Sites List because it the contamination discovered here is from a different cleanup site. We invite you to review our <u>letter saying cleanup is complete</u>⁴⁵ and comment on removing the site from the list.

Background

Rainier Plastics has recycled scrap plastic materials since 1967. They used a cooling system at their plant during the late 1980s that included a water supply well and an injection well in a closed-loop system (also known as a non-contact cooling system). The solvent tetrachloroethene (PCE) was detected in both the supply water from the well and in the injection well water.

At the time, the PCE was thought to originate from Rainier Plastics. After further investigation, Ecology concluded that the contamination likely came from a different site called Frank Wear Cleaners⁴⁶. Rainier Plastics has not used PCE and has not contributed to the PCE found in groundwater at this site or at surrounding properties.

What Happens Next?

Ecology will respond to all the comments we receive by December 30, 2023, and publish our responses. We will hold an online public meeting if 10 or more people request it. After we consider public comments and no changes are necessary, Ecology will remove the site from the Hazardous Sites List.



Snipes Mountain Landfill

1150 Luther Road Outlook

Facility Site ID# **501** Cleanup Site ID# **3402**

Comment online 47

or mail comments to:

Luke LeMond Site Manager 1250 W. Alder Street Union Gap, WA 98903

For more information

- Visit Ecology's <u>Snipes Mountain</u> <u>Landfill webpage⁴⁸</u>
- Contact Luke LeMond Site Manager Luke.LeMond@ecy.wa.gov 509-379-3961

Document review locations

Granger Community Library 508 Sunnyside Avenue Granger

Department of Ecology 1250 W. Alder Street Union Gap

Dec. 1–31: Draft Agreed Order available for review and comment

We invite your comments on a draft Agreed Order for this cleanup site. The Agreed Order is a legal agreement between Ecology and the land owner, Yakima County. This agreement will require Yakima County to conduct a remedial investigation and feasibility study. A remedial investigation is an environmental study to determine what contamination is present and how far it has spread. A feasibility study compares cleanup options, costs, and how long it will take to clean up the contamination.

Background

The Snipes Mountain Landfill is an unlined landfill that started operating in 1968. In 1972, Yakima County began operating the facility as a municipal solid waste disposal site. They closed the landfill in 1994. The site also included sewage lagoons, which are large ponds where wastewater is placed for storage and treatment. The sewage lagoons were also unlined. The county closed them in 1991. A waste transfer facility that was onsite closed in 2022. A waste transfer facility is where trash is taken to be sorted and/or consolidated before transport and disposal in a landfill.

In 1989, the volatile organic compounds (VOCs) tetrachloroethene (PCE) and trichloroethene (TCE) were detected in groundwater at concentrations requiring cleanup. VOCs are chemicals that are found in many products such as cleaners, paint, and solvents, and are common components of petroleum (gasoline and diesel). Long-term exposure to these chemicals is potentially cancer-causing and poses a threat to human health and the environment.

Cleanup will improve conditions at the site and reduce the risk of exposure to contaminants.

What Happens Next?

After the public comment period ends, Ecology will review and respond to comments received during the comment period. Ecology will hold a public meeting if 10 or more people request one. If no significant changes are necessary, we will finalize the Agreed Order. Yakima County will submit a work plan to Ecology before the investigations occur. All investigations and reports will be made available for public comment.



Independent Cleanups

FRANKLIN COUNTY

Columbia East Commercial Park

2250 North Commercial Avenue Pasco

Facility Site ID# **39932727** Cleanup Site ID# **3142**

Comment online 49

or mail comments to:

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

For more information

- Visit Ecology's Columbia East Commercial Park webpage⁵⁰
- Contact Ted Uecker
 Site Manager
 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.

Nov. 13–Dec. 15: Third Periodic Review Report available for review and comment

Ecology invites you to review and comment on the <u>draft periodic review</u>⁵¹ for this site. We review sites about every five years after cleanup construction is complete if 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.

We visited the site June 16, 2023, and found the cleanup actions continue to protect people and the environment.

History & cleanup

During an environmental assessment, it was discovered that a portion of the property may have been part of an abandoned solid waste landfill. Soil sampling showed concentrations of arsenic, cadmium, chrysene, and lead exceeded state standards for residential areas.

The soil contamination levels were below state standards for industrial areas. The property is designated and zoned for industrial purposes. Since contaminants remain at the site, a restrictive covenant was filed on the property in 2001, and Ecology issued a no further action letter stating cleanup is complete. The restrictive covenant documents the type and location of contamination and limits the property to industrial use or those activities allowed under the current zoning.

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.



KING COUNTY

Elliot Bay Marina

2061 W Marina Place Seattle

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

<u>Comment online</u>⁵² or email <u>pliamail@plia.wa.gov</u>. Please cite PNW260.

For more information

- Visit PLIA's <u>Elliot Bay Marina</u> webpage⁵³
- Visit Ecology's <u>Elliot Bay Marina</u> webpage⁵⁴
- Contact Aleksander Srebro Site Manager 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.



Town Center Mini-Mart Texaco

15410 Main Street Duvall

Facility Site ID# **48143795** Cleanup Site ID# **9397**

<u>Comment online</u>⁵⁵ or email <u>pliamail@plia.wa.gov</u>. Please reference TAP #PNW017 in your comment.

For more information

- Visit PLIA's <u>Town Center Mini-</u> <u>Mart Texaco webpage</u>⁵⁶
- Visit Ecology's <u>Town Center</u> Mini-Mart Texaco webpage⁵⁷
- Contact Amanda Meugniot Site Manager pliamail@plia.wa.gov

Nov. 16–Dec. 17: Proposed removal from the Hazardous Sites List

The Washington State Pollution Liability Insurance Agency (PLIA) invites the public to comment on the cleanup at this site.

The Town Center Mini-Mart Property site is currently a service station and convenience store. The facilities were built in 1987. In 2009, workers decommissioned and removed two 10,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon gasoline UST and associated piping. At that time, they also removed 1,200 tons of petroleum-contaminated soil. Some contaminated soil remained in place at some sidewall and bottom locations after completing the excavation.

In 2019, workers excavated an additional 550 tons of contaminated soil. They also placed about 1,040 pounds of powdered Regenesis ORC Advanced amendment within the excavation at the water table to enhance residual petroleum biodegradation in soil and groundwater. Later, an impervious paved surface was installed over the containated soil that still exceeded state cleanup requirements.

PLIA oversaw the site under the agency's Technical Assistance Program. Based on review of soil, vapor, and groundwater sample results and engineering controls implemented at the site, PLIA has 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. The inaccessible residual contamination left in place will be managed through institutional controls under an environmental covenant filed with King County.



PIERCE COUNTY

Edman Co Side 1 Marine View Drive

2502 Marine View Drive Tacoma

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

Comment online 58 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 59
- Contact Matt Fuller
 Outreach Specialist
 <u>matt.fuller@ecy.wa.gov</u>
 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 <u>draft third periodic review</u>⁶⁰ 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.



Tacoma Boat Building / ACE Tank

1840 Marine View Drive Tacoma

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

Comment online 61

or mail comments to:

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

For more information

- Visit Ecology's <u>Tacoma Boat</u> Building / ACE Tank webpage⁶²
- Contact Matt Fuller
 Outreach Specialist
 <u>matt.fuller@ecy.wa.gov</u>
 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 <u>draft third periodic review</u>⁶³ 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 grains. 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.



Xytec Clorox Lakewood

9314 47th Avenue Southwest Lakewood

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

Comment online 64 or mail comments to:

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

For more information

- Visit Ecology's <u>Xytec Clorox</u> <u>Lakewood webpage⁶⁵</u>
- Contact Matt Fuller
 Outreach Specialist
 <u>matt.fuller@ecy.wa.gov</u>
 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 <u>draft third periodic review</u> ⁶⁶ 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.



SNOHOMISH COUNTY

Panda Dry Cleaners

17408 Hwy 9 Bldg B Ste 7 Snohomish

Facility Site ID# **6415888** Cleanup Site ID# **4139**

Comment online⁶⁷

For more information

- Visit Ecology's <u>Panda Dry</u> <u>Cleaners webpage</u>⁶⁸
- Contact Tamara Welty Periodic Reviewer & Site Manager

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 <u>2023 Periodic Review</u>⁶⁹ 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.



SPOKANE COUNTY

Progress Elementary

710 N Progress Rd Spokane

Facility Site ID# **1740049** Cleanup Site ID# **2044**

Comment online 70

or mail comments to:

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

For more information

- Visit Ecology's <u>Progress</u> <u>Elementary webpage</u>⁷¹
- Contact Sandra Treccani
 Site Manager
 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.

Nov. 13—Dec. 15: Second Periodic Review Report available for review and comment

Ecology invites you to review and comment on the <u>draft periodic review</u>⁷² for this site. We review sites about every five years after cleanup construction is complete 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.

We visited the site October 23, 2023, and found the cleanup actions continue to protect people and the environment.

History & cleanup

Progress Elementary cleanup was part of our effort to identify and clean up lead and arsenic in areas heavily used by children. Children are more susceptible to health risks from exposure to lead and arsenic, which were in pesticides historically used on orchards.

We removed Progress Elementary from the Hazardous Sites List after cleaning and restoring its playground in 2008.

Next steps

We 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.



WALLA WALLA COUNTY

Walla Walla City Shop

812 W Rees Ave Walla Walla

Facility Site ID# **88514759** Cleanup Site ID# **6812**

Comment online 73

or mail comments to:

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

For more information

- Visit Ecology's <u>Walla Walla City</u>
 Shop webpage⁷⁴
- Contact Ted Uecker
 Site Manager
 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.

Nov. 13—Dec. 15: Second Periodic Review Report available for review and comment

Ecology invites you to review and comment on the <u>draft periodic review</u>⁷⁵ for this site. We review sites about every five years after cleanup construction is complete if 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.

We visited the site August 9, 2023, and found the cleanup actions continue to protect people and the environment.

History & cleanup

In November 1994, workers removed three underground storage tanks and excavated about 130 cubic yards of soil contaminated by a leaking waste oil tank. In 1999, there were two more excavations removed 423 cubic yards of soil. Some contaminated soil remains at the site, so an environmental covenant was filed to make any future property owners aware of it and prohibit activities that would expose it.

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.



More information

ABOUT THE SITE REGISTER

- Receive the Site Register by email 76
- Find past issues of the Site Register 77

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 78
- Look up terms in the glossary 79
- See events and comment periods 80

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



¹ https://ecology.wa.gov/Regulations-Permits/Guidance-technicalassistance/Clean-up-petroleumcontamination

² https://plia.wa.gov/

³ https://plia.wa.gov/aboutplia/administrative-rulemaking/

⁴ https://ecology.wa.gov/regulationspermits/laws-rulesrulemaking/rulemaking/wac-173-360a

⁵ https://ecology.wa.gov/grants-ORAG

⁶ https://ecology.wa.gov/grants-AWGI

⁷ https://ecology.wa.gov/grants-SDWA

8 https://ecology.wa.gov/grants-IRAG

9 https://ecology.wa.gov/VCP

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²⁵ www.bit.ly/Ecology-BoeingIT

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²⁸ www.bit.ly/Ecology-SouthParkLandfill

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52 https://plia.wa.gov/contact-us/

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- 78 https://ecology.wa.gov/cleanup-sites
- 79 https://ecology.wa.gov/Regulations-Permits/Guidance-technicalassistance/Toxic-cleanup-acronyms

https://ecology.wa.gov/Events/Search/S earch-all