DEPARTMENT OF ECOLOGY
State of Washington

December 28, 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 took 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 took effect Nov. 24, 2023.

To learn more about the new financial assurance option, visit <u>PLIA's</u> <u>rulemaking page</u>³. To learn more about Ecology's rulemaking, visit our <u>WAC 173-360A rulemaking page.</u>⁴ For more information contact Kris Grinnell (Kris.Grinnell@ecy.wa.gov 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 Bear Mart Auto Sales webpage¹¹
- 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>Letter¹²</u> 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 Custom 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 Custom</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 No Further Action
Letter
18 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?



KING COUNTY

Boeing Isaacson Thompson

8701 E. Marginal Way S., Tukwilla

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

Comment online 19

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 webpage²⁰
- 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 zoom²¹



South Park Landfill Cleanup Site

8200 2nd Ave S. Seattle

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

Comment online²²

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> <u>Landfill Cleanup Site webpage²³</u>
- 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.



KITTITAS COUNTY

Pilot Travel Center 389

1512 Hwy 97 Ellensburg

Facility Site ID# **18911356** Cleanup Site ID# **5649**

For more information

- Visit Ecology's <u>Pilot Travel Center</u>
 389 webpage²⁴
- Contact Chelsea Wisotzkey
 Site Manager
 <u>chelsea.wisotzkey@ecy.wa.gov</u>
 509-571-4708

Negotions for an agreed order

This site has petroleum contamination in soil and groundwater. Ecology has invited the PLPs for the site to negoiate an agreed order to complete a Remedial Investigation, Feasibility Study, and draft cleanup action plan for this contaminated site. Ecology sent an invitation to participate in negotiations Dec. 12, 2023. Negotiations are expected to end by Feb. 29, 2024.



Ward Rugh Inc.

710 W. University Way Ellensburg

Facility Site ID# **47245321** Cleanup Site ID# **7088**

Comment online²⁵

or mail comments to:

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

For more information

- Visit Ecology's Ward Rugh Inc. webpage²⁶
- Contact Frank Winslow Site Manager <u>frank.winslow@ecy.wa.gov</u> 509-424-0543

Document review locations

- Ellensburg Public Library
 209 N. Ruby Street, Ellensburg
- Department of Ecology Central region office
 1250 W. Alder Street, Union Gap

Jan. 1–31, 2024: 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> Letter²⁷ and comment on removing the site from the list.

Background

Ward Rugh Inc. has owned the site since 1989. The site operates as an importer/exporter of hay and alfalfa. In 1991, workers removed three steel underground storage tanks (USTs) from the property. A diesel odor was noticed when the soil was disturbed. Soil sampling revealed petroleum (gasoline and diesel) contamination above state cleanup levels. Workers excavated about 1500 yards of petroleum-contaminated soil. They landfarmed the soil onsite. Landfarming is an above-ground treatment for deep-contaminated soil. Usually, this involves excavating contaminated soil, spreading it in a thin layer on the ground for aeration, and sometimes adding minerals, nutrients, and moisture to help degrade the contamination over time. The soil was then left in place as a parking lot base layer. In 1993, workers removed a fourth UST, and encountered more gasoline-contaminated soil and groundwater. They excavated the contaminated soil, but some couldn't be removed because of a structure on the site.

Soil and groundwater sampling in 2018, soil and groundwater showed no soil contamination above state cleanup level, except for one location next to the structure. Groundwater was also sampled 2019 and the results revealed no contamination above state cleanup levels.

Ecology has determined the cleanup performed at the site meets state cleanup standards.

What Happens Next?



KLICKITAT COUNTY

Klickitat County Road Dept Goldendale Shop Wash

Pad1181 W. Broadway Street Goldendale

Facility Site ID# **35691825** Cleanup Site ID# **3497**

Comment online²⁸

or mail comments to:

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

For more information

- Visit Ecology's Klickitat County Road Dept Goldendale Shop Wash Pad webpage²⁹
- Contact Rhonda Luke
 Public Involement Coordinator
 <u>Rhonda.Luke@ecy.wa.gov</u>
 509-406-6931

Document review locations

Goldendale Community Library 131 W. Burgen Street Goldendale

WA Department of Ecology 1250 W. Alder Street, Union Gap

Jan 1–31, 2024: Comment on proposed removal from the Hazardous Sites List

We are proposing to remove the 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>³⁰ and comment on removing the site from the list.

Background

The Klickitat County Public Works Department facility consists of buildings and gravel parking areas for county road maintenance vehicles, service equipment, and storage for traffic control equipment.

In 1994, a site assessment was conducted near a vehicle shop wash pad. A drain near the pad discharged wash water to the ground that contained gasoline, solvents, and herbicides. Soil and groundwater samples were sent to a laboratory for analysis. The results revealed gasoline, solvents, herbicides, and metals including arsenic, lead, mercury, selenium, and silver in the soil. The groundwater samples had no contamination above state cleanup levels.

In 2011 workers cleaned and removed an above-ground 10,000-gallon heated and insulated tank, used for storing asphalt since the late 60s. They removed nearly 300 tons of petroleum-contaminated. Soil sampling revealed contamination above state cleanup levels.

In 2018, Ecology funded site investigations at this site through the Model Remedies Grant Program. Site investigations gather data about the site and are used to help develop and implement cleanup plans. The Klickitat County Road Dept Goldendale Shop Wash Pad site was selected to receive a portion of the funds. In 2019, an engineering company, GeoEngineers, investigated the site and sent soil samples to an accredited lab for analysis. The results confirmed no contamination above state cleanup levels remains at the site.

What happens next?



Town Pump Gas Station

521 E Jewett Boulevard White Salmon

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

Comment online 31

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> <u>Station webpage³²</u>
- 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 <u>No Further Action Letter</u>³³ 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?



OKANOGAN COUNTY

Red Shirt Mill

Airport Road Twisp

Facility Site ID# **55648558** Cleanup Site ID# **4473**

Comment online 34

or mail comments to:

Mary Monahan Periodic Reviewer 1250 W Alder Street Union Gap, WA 98903

For more information

- Visit Ecology's <u>Red Shirt Mill</u> <u>webpage³⁵</u>
- Contact Mary Monahan Periodic Reviewer mary.monahan@ecy.wa.gov 509-571-6661

Dec. 28, 2023–Jan. 29, 2024: Periodic Review draft report completed

We invite you to review and comment on the draft <u>2023 periodic review</u>³⁶ for the Red Shirt Mill cleanup site. We review sites about every five years after cleanup construction 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 in October 2022 and July 2023, and found that additional cleanup actions will be needed to continue to protect people and the environment.

History and cleanup

The Red Shirt Mill was an ore processing site. Ecology conducted an Interim Remedial Action in 2003. Workers demolished the former mill building, removed dangerous waste, and amended tailings in the soils with biosolids from a wastewater treatment plant. Groundwater has been monitored intermittently for the past 20 years, and no contamination exceeding MTCA cleanup levels has been detected through any of the sampling. Although recommended, an environmental covenant for the site was never placed on the parcel.

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 revi ew 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.



Kenneth Sasse Property

277A Haygood Cutoff Road Tonasket

Facility Site ID# **1804**Cleanup Site ID# **11805**

Comment online 37

or mail comments to:

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

For more information

- Visit Ecology's <u>Kenneth Sasse</u>
 Property webpage³⁸
- Contact Frank Winslow
 Site Manager
 <u>frank.winslow@ecy.wa.gov</u>
 509-424-0543

Document review locations

- Tonasket Public Library 209 S. Whitcomb Avenue, Tonasket
- Department of Ecology Central regional office
 1250 W. Alder Street, Union Gap

Jan. 1–31, 2024: Comment on proposed removal from the Hazardous Sites List

We propose removing the 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>³⁹ and comment on removing the site from the list.

Background

The Kenneth Sasse property is a farm in rural Okanogan County. In July 2011, the Okanogan County Health Department investigated the site. They observed oil staining in several areas of the driveway, and collected soil samples from several locations. Soil sampling revealed oil and diesel contamination above state cleanup levels.

In 2017, Ecology followed up with a site visit and met with the property owner, Kenneth Sasse, who said that the stained soil was excavated and placed in a plastic container onsite. The areas where the staining was reported no longer had evidence of contamination. Soil samples confirmed that no contamination remained above state cleanup levels.

What Happens Next?

After the public comment period ends, we will review and respond to comments received during the comment period. We will hold a public meeting if requested by 10 or more people. If no changes are necessary, the site will be removed from the Hazardous Sites List.



PIERCE COUNTY

Occidental Chemical Corporation

605 Alexander Ave, Tacoma

Facility Site ID# **1212** Cleanup Site ID# **4326**

Comment online 40

or mail comments to:

Kerry Graber 300 Desmond Dr. SE Lacey, WA 98503

For more information

- Visit Ecology's <u>Occidental</u> <u>Chemical Corporation</u> webpage⁴¹
- Contact Kerry Graber
 Site Manager
 kerry.graber@ecy.wa.gov
 360-522-0535

Document review locations

- Southwest Regional Office Department of Ecology 300 Desmond Dr SE, Lacey
- Tacoma Public Library Kobetich Branch
 212 Browns Point Blvd. NE Tacoma
 253-280-2920
- University of Washington Tacoma
 1900 Commerce St, Tacoma
- Communities for a Healthy Bay
 535 Dock St., Ste 213, Tacoma

Dec. 18, 2023-Mar. 29, 2024: Documents available for review and comment

The following documents are available for comment:

- Draft cleanup action plan: outlines how contamination will be cleaned up.
- **Draft agreed order**: requires potentially liable persons to clean up the site.
- **Draft permit modification**: incorporates the new Agreed Order and ensures environmental cleanup activities will continue under Ecology's oversight.
- Draft State Environmental Policy Act checklist and determination of nonsignificance: documents our determination that cleanup work is not likely to harm the environment.
- **Draft public participation plan**: outlines how the community can be involved in cleanup decisions.

From 1929 to 2002, the site was used for industrial chemical production, shipbuilding, and military activities. Occidental manufactured about 457 million pounds of solvents at this location. An estimated one million pounds of solvents contaminate the groundwater. Because the groundwater contamination is very deep, it does not affect homes, public places, public drinking water, or activities such as swimming, paddleboarding, or boating.

The cleanup plan is based on extensive site characterization, risk assessment, and a feasibility study. It will protect living things in three ways:

- Preventing contaminated groundwater from leaving the site.
- Keeping people and animals away from contaminated soil, indoor air, and groundwater.
- Removing and treating contamination.

Public hearing March 6, 4:30 p.m.

Tacoma Convention Center, 1500 Commerce St., Tacoma

Join us in person for a presentation about the Occidental cleanup. Our technical staff will be on hand to answer your questions. You may voice comments for the official record.



SNOHOMISH COUNTY

McCollum Park

128th St SE & 4th Dr SE Everett

Facility Site ID# **2732** Cleanup Site ID# **3992**

Comment online 42

For more information

- Visit Ecology's <u>McCollum Park</u> webpage⁴³
- Contact Tamara Welty
 Periodic review coordinator
 <u>tamara.welty@ecy.wa.gov</u>
 425-256-1449

Dec. 14, 2023–Jan. 28, 2024: Periodic review available for comment

Ecology invites you to review and comment on the <u>Periodic Review</u>⁴⁴ for this cleanup site. We review sites about every five years after a cleanup action when institutional controls are part of the remedy. The purpose of the review is to make sure the controls remain effective, and the cleanup still protects human health and the environment.

The old Emander Landfill, which Snohomish County operated from about 1947 to 1967, makes up most of the northern half of the 78-acre park. It extends beneath 128th Street SE to the north and Dumas Road to the east.

Our review concluded that the cleanup may not be protecting human health and the environment. The findings include:

- Groundwater monitoring indicates that arsenic, iron, manganese, and vinyl
 chloride remain above cleanup levels. The current groundwater
 monitoring network is not sufficient to determine if contamination
 extends off of the property, and the site does not appear to have been
 fully characterized. We don't know if there are impacts to nearby
 residences or other properties (including potential vapor intrusion).
- The covenant for the property only restricts groundwater extraction. There
 are no restrictions on other contaminated media or on land use, and no
 requirements to maintain the landfill cap or gas management system.
 Snohomish County currently maintains the site, but the covenant does not
 ensure the long-term integrity of the cleanup action.
- The covenant restriction on groundwater extraction applies only to the subject property. There are no restrictions on any nearby properties that may be impacted by the landfill.

We will review comments received during the comment period. We will finalize the review if there are no significant changes.



ExxonMobil ADC

2717 and 2731 Federal Avenue Everett

Facility Site ID# **2728** Cleanup Site ID# **5182**

Comment online 45

or mail comments to:

Jason Cook Site Manager 300 Desmond Dr. SE Lacey, WA 98503

For more information

- Visit Ecology's <u>ExxonMobil ADC</u> webpage⁴⁶
- Contact Jason Cook
 Site Manager
 jason.cook@ecy.wa.gov
 360-407-6834

Jan.2–Feb. 1, 2024: ExxonMobil ADC

We invite you to review and submit your comments to Ecology on the following draft documents:

- **Draft Cleanup Action Plan**: This is the proposed cleanup plan for contamination at the site.
- **Draft Feasibility Study Report**: This document describes the different site cleanup options based on the findings of the remedial investigation.
- Draft Feasibility Study Addendum: This document describes how the earlier cleanup action on the Port of Everett's property will be incorporated into the Feasibility Study Report and updates the cleanup options for the ExxonMobil ADC properties.
- Draft Consent Decree: This is a legal agreement between Ecology and Exxon Mobil/ADC that outlines the cleanup work to be conducted and the terms under which it is conducted.
- Draft State Environmental Policy Act-Determination of Non-Significance and checklist: Ecology determination that the cleanup action is not likely to have a significant adverse environmental impact.



SPOKANE COUNTY

City Parcel

708 North Cook Street Spokane

Facility Site ID# **650** Cleanup Site ID# **1023**

Comment online 47 or mail comments to:

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

For more information

- Visit Ecology's <u>City Parcel</u> <u>webpage</u>⁴⁸
- Contact Kristin Beck
 Site Manager
 <u>kristin.beck@ecy.wa.gov</u>
 509-514-6806

Document review locations

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

Dec. 11, 2023–Jan. 12, 2024: Periodic Review Report available for review and comment

Ecology invites you to comment on the <u>draft periodic review</u>⁴⁹ 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 City Parcel site covers just over half an acre and included a 19,000-square-foot building. Spokane Transformer, Inc. repaired and recycled transformers at the site from 1961 through 1979. In 1979, City Parcel, Inc, a package delivery service, bought the site.

The site was investigated multiple times from 1976 to 1997. Each time, soil samples contained PCB (polychlorinated biphenyl) contamination at levels above residential and industrial standards. Cleanup included removing the building, contaminated soil, all drain lines and dry wells, and an underground storage tank.

We visited the site September 29, 2023, and found the cleanup remains effective. The site is a storage lot for equipment and vehicles. The fence surrounding the property is in very good condition, and the gate is locked when the lot is not in use by the property owner or other authorized persons to restrict public access. The gravel cap was in good condition.

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

Mobile Fleet Service

2003 E Viola Ave Yakima

Facility Site ID# **2126113** Cleanup Site ID# **5274**

For more information

- Visit Ecology's <u>Mobile Fleet</u> Service webpage⁵⁰
- Contact Chelsea Wisotzkey
 Site Manager
 <u>chelsea.wisotzkey@ecy.wa.gov</u>
 509-571-4708

Determination of no further action

We have determined that <u>no further action</u>⁵¹ is required for this site. The cleanup included removal and disposal of contaminated soil.

In September 2023, Ecology collected environmental samples to confirm whether cleanup was sufficient. Based on the results of the assessment, we determined that no further action is required at the site.



Apple Valley Elementary School

7 N. 88th Avenue Yakima

Facility Site ID# **3464749** Cleanup Site ID# **882**

Comment online 52

or mail comments to:

Mary Monahan Site Manager 1250 W. Alder Street Union Gap, WA 98903

For more information

- Visit Ecology's <u>Apple Valley</u> Elementary School webpage⁵³
- Contact Mary Monahan
 Site Manager
 Mary.Monahab@ecy.wa.gov
 509-571-6661

Document review locations

- West Valley Community Library 223 S 72nd Avenue, Yakima
- Department of Ecology
 1250 W. Alder Street, Union Gap

Jan. 1–Jan. 31, 2024: 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> Letter⁵⁴ and comment on removing the site from the list.

Background

In 2001, the Washington State Legislature asked Ecology to prepare a strategy to address lead and arsenic soil contamination. The project focused on areas that were developed into residential neighborhoods, parks, daycares, and schools. Apple Valley Elementary School was included in our sampling program because of the likliehood that lead-arsenate had been used on the property. This pesticide was used until the late 1940s on fruit trees, and breaks down into lead and arsenic.

In 2005, we sampled soil at several locations around the school property. The results showed concentrations of lead and arsenic above state cleanup levels.

In 2012, workers removed some of the contaminated soil. They placed clean soil on top of existing soil and planted new grass to prevent exposure. In playground areas they used geotextile fabric and engineered wood fiber as the clean layer. In landscape areas the clean layer was bark mulch and rock gravel. In the bus lane area, they capped contaminated soil with asphalt over a gravel base. They modified the irrigation system to maintain the grass cover, and installed a stormwater drainage system to prevent runoff from the parking lot.

The school was demolished in 2019. A new school opened in 2021. During construction of the new school, workers excavated more contaminated soil, regraded the site, and installed new covers over remaining contaminated soil, including geotextile fabric, landscaping materials, clean soil, and sod. In 2022, an environmental covenant was recorded for the site because some contamination remained. The covenant is a legal agreement that restricts activities that might expose contamination.

Based upon cleanup activities conducted at the site and the environmental covenant, we have determined the site is no longer a threat to human health and the environment.

What Happens Next?



Terrace Heights Landfill Pesticide Dump

7601 Roza Hill Drive Yakima

Facility Site ID# **457** Cleanup Site ID# **4358**

Comment online55

For more information

- Visit Ecology's <u>Terrace Heights</u> <u>Landfill Pesticide Dump</u> webpage⁵⁶
- Contact Frank Winslow
 Site Manager
 <u>frank.winslow@ecy.wa.gov</u>
 509-424-0543

Document review locations

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

Jan. 1–Jan. 31, 2024: 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 57</u> and comment on removing the site from the list.

Background

The site is located at the eastern end of the Terrace Heights Landfill. In 1994 during a landfill expansion, several one-gallon cans labeled Krenite were discovered about 4 feet below ground. Krenite was used as a dormant spray to control pests. Some of the containers had leaked the pesticide into the surrounding soil.

Workers excavated about 600 tons of contaminated soil and disposed of it offsite. Several soil samples were sent to a laboratory for analysis. The results revealed no contamination remained above state cleanup levels.

We have determined the cleanup actions performed at the site were successful and no further action is warranted.

What Happens Next?



Snipes Mountain Landfill

1150 Luther Road Outlook

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

Comment online 58

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 webpage⁵⁹</u>
- Contact Luke LeMond
 Site Manager
 <u>Luke.LeMond@ecy.wa.gov</u>
 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 the 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. We will make all investigations and reports available for public comment.



Independent Cleanups

KING COUNTY

Lenny's Fuel East

9010 Delridge Way SW Seattle

Facility Site ID# **16399536** Cleanup Site ID# **8133**

<u>Comment online</u> or by email to pliamail@plia.wa.gov. Please cite P-NW2636

For more information

- Visit PLIA's <u>Lenny's Fuel East</u> webpage⁶¹
- Visit Ecology's <u>Lenny's Fuel East</u> webpage⁶²
- Contact Nicholas Murray Site manager pliamail@plia.wa.gov

Dec. 14, 2023–Jan. 15, 2024: Proposed removal from the Hazardous Sites List

The Pollution Liability Insurance Agency invites the public to comment on a proposal to remove Lenny's Fuel East from the Department of Ecology's Hazardous Sites List.

The site is developed with a single commercial building which is currently vacant. A heating oil fuel supply business operated on the site from the 1940s to about 1997. In 1991 workers removed three underground storage tanks (USTs) used by the fuel supply company. At the same time, they completed a remedial excavation was completed and collected confirmation soil samples. The samples showed that diesel range hydrocarbons were at concentrations below state cleanup requirements. A fourth heating oil commercial UST was closed in place.

In 2015 and 2023, soil sampling was performed in the vicinity of the closed-in-place heating oil UST. None of the samples showed petroleum contamination above state cleanup requirements. Additionally, there was no contamination in groundwater samples collected in 2023. It was also determined that petroleum contaminated soil was successfully remediated to a level below state cleanup requirements.

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 clean up regulations and no longer poses a threat to human health or the environment.



THURSTON COUNTY

Boulevard Nursery

2021 Boulevard Rd SE Olympia

Facility Site ID# 3749 Cleanup Site ID# 223

Comment online 63 or mail comments to:

Tim Mullin cleanup project manager Department of Ecology PO Box 47775 Olympia, WA 98504-7775

For more information

- Visit Ecology's <u>Boulevard Nursery</u> webpage⁶⁴
- Contact Tim Mullin, LHG cleanup project manager tim.mullin@ecy.wa.gov 350-999-9589

Document review locations

- Olympia Timberland Library 313 8th Avenue SE, Olympia
- Ecology Lacey Office 300 Desmond Drive SE, Lacey Contact 360-407-6365 or PublicDisclosureSWRO@ecy.wa.gov for appointment

Dec 11, 2023—Jan. 12, 2024: Proposal to remove the site from the Hazardous Sites List

The site was a landscape nursery business until the business closed down. Now the site is a vacant lot.

Soil at the site was contaminated with a pesticide called dieldrin. The contamination may have been caused by applying pestides at the nursery. Investigators found dieldrin at concentrations that required cleanup of soil located in a berm on the western edge of the property.

We ranked the site's relative risk to human health and the environment based on contamination and location of the site. When a cleanup site is ranked, we put the site on the state's Hazardous Sites List.

The property owner excavated about 488 tons of contaminated soil, removing the soil berm from the site. Afterwards, tests confimed that contaminant concentrations were below cleanup levels, protecting human health and the environment. Ground water contamination is not a concern at the site.

The cleanup is effective in protecting the health of people and the environment. We determined no futher cleanup action is required.

A comment period is required before we can consider removing the site from the Hazardous Sites List.



WALLA WALLA COUNTY

Mountain Oil Inc Issacs

2285 E Isaacs Ave Walla Walla

Facility Site ID# **8187465** Cleanup Site ID# **5454**

Comment online 65

or mail comments to:

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

For more information

- Visit Ecology's <u>Mountain Oil Inc</u> Issacs webpage⁶⁶
- 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.

Dec. 11, 2023–Jan. 12, 2024: Periodic Review Report available for review and comment

Ecology invites you to review and comment on the draft <u>periodic review</u>⁶⁷ 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 on August 9, 2023, and found the cleanup actions continue to protect people and the environment.

History & cleanup

The site is a gas station that has been operating since 1959. In 1993, about 1,400 gallons of unleaded gas spilled when a delivery driver overfilled an underground storage tank. The spill contaminated soil and groundwater.

From 1993 to 1998, treatment systems removed petroleum from soil and groundwater. Workers also excavated some contaminated soil. Contaminated soil remained under the concrete slab over the underground storage tanks, so an environmental covenant was filed to document it and prohibit activities that might expose it. By 2014, groundwater monitoring results met state standards, and we issued a no further action letter stating cleanup was complete.

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

WA DOT Union Gap Sign Shop

2809 Rudkin Rd Yakima

Facility Site ID# **541** Cleanup Site ID# **16641**

For more information

- Visit Ecology's WA DOT Union Gap Sign Shop webpage⁶⁸
- Contact John Mefford Site Manager john.mefford@ecy.wa.gov 509-731-9613

Determination of no further action

Ecology has determined that no further action is required for the WA DOT Union Gap Sign Shop site. The cleanup included removing contaminated soil and transporting the contaminated soil for destruction in a hazardous waste incineration facility, and groundwater monitoring to confirm no contaminants of concern.



More information

ABOUT THE SITE REGISTER

- Receive the Site Register by email 69
- Find past issues of the Site Register 70

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 71
- Look up terms in the glossary 72
- See events and comment periods ⁷³

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



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://osales.com/ACD

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

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https://tcp.ecology.commentinput.com/?id=cgU5k8HW3

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https://apps.ecology.wa.gov/cleanupse arch/site/7700

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²¹ www.bit.ly/Ecology-BoeingIT

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https://apps.ecology.wa.gov/cleanupsearch/site/3497

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https://tcp.ecology.commentinput.com/?id=isJbphFuY

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https://apps.ecology.wa.gov/cleanupse arch/site/4905

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https://apps.ecology.wa.gov/cleanupse arch/document/85266

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https://tcp.ecology.commentinput.com/?id=9BHQWUu5r

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https://apps.ecology.wa.gov/cleanupse arch/site/4473

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https://apps.ecology.wa.gov/cleanupse arch/document/134305

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https://tcp.ecology.commentinput.com/ ?id=DQCkgJbMZ 38

https://apps.ecology.wa.gov/cleanupse arch/site/11805

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https://apps.ecology.wa.gov/cleanupse arch/site/4326

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59

https://apps.ecology.wa.gov/cleanupse arch/site/3402

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

⁶¹ https://plia.wa.gov/proposed-delisting-lennys-fuel-east/

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https://apps.ecology.wa.gov/cleanupse arch/site/8133

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http://tcp.ecology.commentinput.com/?id=QGJ3mVM7u

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https://tcp.ecology.commentinput.com ?id=3PSAbudBE

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https://apps.ecology.wa.gov/cleanupse arch/site/5454

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https://apps.ecology.wa.gov/cleanupse arch/document/133734

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https://apps.ecology.wa.gov/cleanupse arch/site/16641

69 https://ecology.wa.gov/Site-Register

70 http://tinyurl.com/EcologySiteReg

71 https://ecology.wa.gov/cleanup-sites

⁷² https://ecology.wa.gov/Regulations-Permits/Guidance-technicalassistance/Toxic-cleanup-acronyms

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