

Site Register

WASHINGTON STATE DEPARTMENT OF ECOLOGY TOXICS CLEANUP PROGRAM



DEPARTMENT OF
ECOLOGY
State of Washington

DECEMBER 3, 2009

The Site Register is published to inform you about activities, related to the study and cleanup of hazardous waste sites under the Model Toxics Control Act, Chapter 70.105D RCW.

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If you have questions, contact Linda Thompson at 360-407-6069 or e-mail Ltho461@ecy.wa.gov. Specific contacts are listed after each entry.

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FORMAL CLEANUPS

Ecology oversees complex cleanup sites to ensure that your health and that of the environment are protected.

JEFFERSON COUNTY

Former Irondale Iron and Steel Plant, 526 Moore Street, Irondale Facility Site ID# 95275518

**Public comment period:
12/14/09 – 1/22/09**

Public Comment Period for Cleanup Action Plan, State Environmental Policy Act Determination

and Investigation Reports

Ecology has been working on investigating and cleaning up contamination at the Former Irondale Iron and Steel site since around 2001. Site cleanup work is being funded through the Governor's Puget Sound Initiative, an effort to restore the Sound by 2020. A Remedial Investigation was completed to determine the extent of contamination at the site. A Feasibility Study was then conducted to examine possible cleanup options. Ecology is proposing to clean up the site by:

- Removing contaminated sediments.
- Excavating and removing contaminated soil from an area of the site.
- Installing a geotextile and soil cap to prevent exposure to contaminated soil remaining on site.
- Removing slag material and restoring the areas where soil was excavated.

In addition, Ecology did a State Environmental Policy Act (SEPA) review of the cleanup actions to make sure they

would not have a negative impact on the environment. A Determination of Non-Significance and the checklist will also be available for comment.

The Former Irondale Iron and Steel site is located at 526 Moore Street in Irondale. From 1881 to 1919, iron and steel were produced at the site by various owners. Steel plant operation during this time resulted in contamination of soil, sediment and groundwater.

In 1919, the plant closed and the equipment was removed from the site. The site was not cleaned up after closing, and slag and other debris are still present. Some building foundations and the concrete walls of an above-ground fuel tank remain on site.

From 1919 until 2001, the site changed ownership several times but no additional waste was produced. Most recently, the site was used as a log storage yard by a nearby chipping facility (1977-1999).

Jefferson County purchased the site in 2001 to use as a recreation area. An initial investigation revealed evidence of hazardous materials such as petroleum and metals. Ecology then conducted a site investigation. Analysis of samples taken during this study showed that contamination was below Model Toxics Control Act (MTCA) cleanup levels for total petroleum hydrocarbons and metals. Ecology concluded that the site did not pose a significant threat to human health or the environment.

In November 2005, a park visitor notified Ecology about an oily residue on the beach at this site. Ecology determined that there was evidence of contamination along the beach and Jefferson County closed the beach to begin an investigation.

In 2007, Jefferson County sampled along the beach area and near the above-ground

fuel tank and found levels of petroleum contamination and metals in soil that exceeded MTCA cleanup levels.

The Cleanup Action Plan, SEPA Determination and Checklist and Remedial Investigation and Feasibility Study reports will be available for review at the following locations:

- Jefferson County Library, 620 Cedar Ave., Port Hadlock, WA 98339 **360/385-6544**
- Ecology Southwest Regional Office, 300 Desmond Drive, Lacey, WA 98504-7775. (By appointment only: Contact **Debbie Nelson** at **360/407-6365** or e-mail **Dene461@ecy.wa.gov**.)
- Ecology's website: http://www.ecy.wa.gov/programs/tcp/sites/irondale/irondale_hp.htm

For more information or to submit written comments, please contact **Steve Teel**, Site Manager, at the Ecology address listed above or at **360/407-6247** or e-mail **Stee461@ecy.wa.gov**. For public involvement information, please contact **Meg Bommarito**, Public Involvement Coordinator at **360/407-6255** or e-mail **Mbom461@ecy.wa.gov**.

KING COUNTY

Blackstock Lumber (former), 601 Elliott Avenue West, Seattle Facility Site ID# 2540

Public comment period:
11/19/09 – 12/21/09

Periodic Review Draft Report Completed

Ecology invites you to review and comment on a document called a periodic review for the former Blackstock Lumber Site. A periodic review is conducted at least every five years after the initiation of a cleanup action at a site, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate site conditions, after cleanup is considered complete, and to ensure protection of human health and the environment.

The property encompasses approximately 3 acres, and is bounded by Elliott Avenue to the east, Burlington Northern Railroad tracks to the west, and commercial/light industrial businesses to the north and south. A vacated extension of West Mercer Street cuts across the northern half of the property.

The former Blackstock Lumber Company building previously occupied the central portion of the property, with a railroad spur located along the west side of the building footprint. A Hart-Crowser Phase I Environmental Assessment (1989) identified previous occupants of the property including the Seattle Lumber Company (1910's to 1930's), Blackstock Lumber (1930's to 1980's), and the Humane Society (1930's to 1970's).

Blackstock Lumber occupied a portion of the south side of the property, (south of West Mercer Street). The Humane Society occupied the area north of West Mercer Street. Blackstock Lumber occupied the area north of West Mercer Street in the 1980's. The property is currently temporary construction storage with no buildings noticeable, but the property is covered with large concrete structures presumably being stored but obscuring visibility.

Hart Crowser, Inc., conducted a Phase I Environmental Site Assessment in March 1989 on the subject property, and identified four underground storage tanks (USTs). The tanks on the Humane Society property had never been used by Blackstock Lumber. Blackstock Lumber purchased the property in 1982. Hart Crowser advanced three soil borings in July 1989 to assess the extent of potential contamination from the USTs. Analytical test results for soil samples collected from the borings contained petroleum hydrocarbons ranging from 240 parts per million (ppm) to 545 ppm. Details of the assessment and soil boring activities are contained in the Hart Crowser report titled Phase II Subsurface Soil Sampling and Analysis, July 10, 1989.

Northwest EnviroService, Inc. was retained in July of 1991 to remove the USTs from the subject site. Two of the USTs identified by Hart Crowser, listed as suspected heating oil or gasoline tank on figures, were not found during excavation activities. Three additional USTs, identified as Tanks 3, 4, and 5 were identified on the northern portion of the property, near the former Humane Society building.

The soil remaining on site which contains petroleum hydrocarbons at levels above MTCA Method A cleanup guidelines is present in a triangularly-shaped area roughly 40 square feet in size. The thickness of the impacted soil layer is approximately 3 feet to 7 feet. Based on this information it has been estimated that approximately 10 cubic yards of impacted soil remains in the subsurface environment. This soil is located below the groundwater table and could not be excavated due to its proximity to an active Burlington Northern railroad spur.

The local groundwater exhibits evidence of petroleum hydrocarbons, and contaminated groundwater may exceed the property boundary. The groundwater was monitored quarterly over a period of one year and MW-2 showed just over 3 ppm TPH (exceeds Method A), and contaminated soil was known to be in contact with groundwater, so it is unlikely that contaminated groundwater has remained contained within the property, which is necessary for a conditional point of compliance for groundwater.

Ecology issued a 'No Further Action' (NFA) letter in September 1995 after a restrictive covenant was recorded in September 1995.

Results of the Periodic Review:

- Some petroleum contaminated soils remain on-site.
- The remedy continues to prevent human exposure to contamination by

methods of ingestion and direct contact with soils.

- Groundwater may be contaminated outside the property boundary.
- The Restrictive Covenant on the property protects the cap.
- Based upon the periodic review and a site visit conducted on November 4, 2009, further groundwater monitoring is necessary to determine if a full Site NFA is warranted. The 1995 NFA letter may need to be rescinded, and perhaps replaced with a 'partial sufficiency' letter for the soil cleanup.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made. You may review the periodic review report at the following locations:

- Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482. (Please call **Sally Perkins** at **425/649-7190** for an appointment. Hours: Tuesday – Thursday, 8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM)
- Ecology's website: http://www.ecy.wa.gov/programs/tcp/sites/blackstockLumber/blackstLum_hp.html

For more information or to submit written comments, please contact **Joe Hickey**, Periodic Reviews Coordinator, at the Ecology address listed above or at **425/649-7202** or e-mail jhic461@ecy.wa.gov.

Business Pro Computers (former), 3433 4th Avenue South, Seattle Facility Site ID# 2512

**Public comment period:
11/19/09 – 12/21/09**

Periodic Review Draft Report Completed

Ecology invites you to review and comment on a document called a periodic review for the former Business Pro Computers Site. A periodic review is conducted at least every five years after the initiation of a cleanup action at a site, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate site conditions, after cleanup is considered complete, and to ensure protection of human health and the environment.

The former Business Pro Computers property is located in the City of Seattle. The current structure was built in 1949 as a warehouse. The original owner was William C. Kintner. The building was used as a business/warehouse facility for the distribution of telephone products from 1970 to 1989. The building was purchased by Mr. Gary Halak in 1989, and then was used as a computer sales and service building known as Business Pro Computers. William Knapp purchased the property and owns it today, but has since sold the business, which is now wholesale printer sales.

The current land use in the area is wholly commercial and industrial. There appears to be no evidence of any prior structures or operations on the Site prior to the construction of the current building. The Area is the meandering channel of the Duwamish River. Anecdotal lore holds that the area was filled before the turn of the century utilizing sand from the various hill leveling projects that were going on at that time. This filling operation was probably designed to create a buildable area out of marsh boundaries of the Duwamish River.

The contamination was not related to any waste stream from manufacturing. The contamination was from a leaking 500 gallon underground heating fuel oil tank that was installed at the time the building was constructed. The tank was used as a storage vessel for the original fuel oil furnace. The heating source for the building was changed in 1986 to natural gas, and the leak was detected at that time. The tank was buried next to

the building on the north side. It is not known how long the tank leaked or how much fuel was lost to the environment. When the leak was discovered the owner hired Olympus Environmental Services of Kent to remove the tank and deal with the contamination. Olympus used various subcontractors including Hart Crowser to conduct a study.

Three monitoring wells were installed prior to September 1989, and additional 'well points' were installed in September 1989, all of which confirmed soil and groundwater contamination as well as free product. The tank was removed and the contaminated soils were excavated as much as possible.

Unfortunately, some of the oil was under the building itself, and as the hole got deeper there was fear that due to sandy soil conditions, the structure might have been damaged by any further excavations. Olympus decided to install a recovery well and fill in the hole. The excavation was thus closed with considerable contamination still present. Pumping of the recovery well continued for several years to remove as much free oil as was possible.

Ecology issued a 'No Further Action' (NFA) letter in November 1994, after a restrictive covenant was recorded in October 1994, but it is assumed that this NFA applies to active remediation of the soil only since the letter also specified the requirement of 5 years of twice yearly groundwater monitoring.

Results of the Periodic Review:

- Some petroleum contaminated soils remain on-site.
- The asphalt cap appears to be in the early stages of deterioration, but likely continues to prevent human exposure to contamination by methods of ingestion and direct contact with soils.
- The Restrictive Covenant on the property protects the cap.
- Groundwater monitoring as specified in the NFA letter was not completed,

and also showed unsatisfactory results; therefore, Ecology's 1994 NFA letter should be rescinded, perhaps replaced with a 'partial sufficiency' letter for the soil cleanup.

- Based upon the periodic review and site visit conducted on November 4, 2009, the groundwater monitoring should be completed satisfactorily, and the asphalt cap should be repaired before a full NFA letter is issued.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made. You may review the periodic review report at the following locations:

- Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482. (Please call **Sally Perkins** at **425/649-7190** for an appointment. Hours: Tuesday – Thursday, 8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM)
- Ecology's website: http://www.ecy.wa.gov/programs/tcp/sites/businessPro/busPro_hp.html

For more information or to submit written comments, please contact **Joe Hickey**, Periodic Reviews Coordinator, at the Ecology address listed above or at **425/649-7202** or e-mail jhic461@ecy.wa.gov.

Fostoria Park Industrial Center, 4400 South 134th Place, Tukwila Facility Site ID# 2411

**Public comment period:
11/19/09 – 12/21/09**

Periodic Review Draft Report Completed

Ecology invites you to review and comment on a document called a periodic review for the Fostoria Park Industrial Center Site. A periodic review is conducted at least every five years after the initiation of a cleanup action at a site, as required by the Model Toxics

Control Act (MTCA). The purposes of the review are to evaluate site conditions, after cleanup is considered complete, and to ensure protection of human health and the environment.

The Fostoria Park Industrial Center, located in Tukwila, Washington is developed for commercial and light industrial use within a three-parcel business park. The property is bounded by the Duwamish River valley to the east and a slope which rises to an upland area to the southwest.

The property is approximately 10 to 20 feet above the Duwamish valley floor. The property contains three warehouse/commercial buildings surrounded by asphalt pavement and landscape borders. Two other independently owned properties are also located within the developed industrial park; former World Tire Building and Fostoria Business Park former Buildings D & E. Separate investigations and compliance monitoring programs have been performed for these sites.

This review concerns only the Fostoria Park Industrial Center, former Buildings A, B, & C, of which A and C have contamination under the eastern end. Periodic Reviews of the other two properties have already been completed. These buildings no longer have the alphabetical designations A through E visible. The multiple businesses in the buildings are each assigned separate addresses. The two buildings that are the subject of this review, formerly A and C, now have the following addresses: (Building C) 4455, 4457, 4459, and 4471; (Building A) 4487, 4489, 4491, 4495, and 4497. These addresses are all apparently for South 134th Place.

Cement Kiln Dust (CKD) was used as fill to create the current site grade in about 1974. CKD was not regulated at the time and was considered to be excellent "clean fill". The source of the fill is not known for certain. Over the years an industrial park consisting of six buildings on three parcels was developed.

- Parcel 1 (Tax Parcel # 2613200084) has three buildings (A, B & C). The Site is listed as Fostoria Park Industrial Center. There is CKD under a portion of two of buildings (A & C). This property is owned by North Stream Properties Inc. (a.k.a. North Stream Development).

- Parcel 2 (Tax Parcel # 2613200086) has two buildings (D & E). The file is listed as Fostoria Park Buildings D & E. Both buildings sit entirely on CKD.

The Property is owned by Fostoria Park Associates, LLC as of 2004.

- Parcel 3 (Tax Parcel # 2613200085) has one building (former American Tire Wholesalers, World Tire, Johnson Estate property, Total Door Supply, Inc.). The Ecology file is listed as American Tire Wholesalers. There is CKD under a small portion of the northeast part of the building. It was owned by DMS Investments LLC as of 2004.

Groundwater beneath the site property originates as runoff and underflow from the adjacent upland area and discharges to the perimeter ditches and the Duwamish River valley. Rainfall on the business park contributes little recharge to the local system. Chemical test data indicate that concentrations of total arsenic and lead within the CKD exceed cleanup levels developed for soil based on direct contact exposures at industrial properties. However, the CKD is capped on this property and additional data demonstrate that groundwater quality is not impaired relative to applicable regulatory standards. Surface water criteria are used to make this comparison because shallow groundwater beneath the property is intercepted by a network of open drainage ditches surrounding the business park.

A portion of buildings A and C are underlain by fill material containing cement kiln dust (CKD). To address the potential environmental issues associated with the CKD, an Independent Remedial Action was implemented in 1996 (Hart Crowser, 1996). Remedial actions have been implemented to eliminate potential exposures and minimize

the environmental risk posed by this site. The remedy includes a protective surficial cap which eliminates incidental direct contact, a confirmation monitoring program, and a restrictive covenant to inform interested parties of the environmental issues and to limit further site uses which would expose the capped fill material. Ecology agreed to 'No Further Action' (NFA) status at the Site following implementation of this plan, and issued an NFA letter June 18, 1999 after the restrictive covenant was recorded in May, 1999.

Results of the Periodic Review:

- Some CKD contaminated soils remain on-site.
- The asphalt cap continues to prevent human exposure to contamination by methods of ingestion and direct contact with soils.
- The Restrictive Covenant on the property protects the cap.
- Based upon the site visit conducted on November 4, 2009, no repair, maintenance, or contingency actions have been required.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made. You may review the periodic review report at the following locations:

- Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482. (Please call **Sally Perkins** at **425/649-7190** for an appointment. Hours: Tuesday – Thursday, 8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM)
- Ecology's website: http://www.ecy.wa.gov/programs/tcp/sites/fostoriaPark/fosPk_hp.html

For more information or to submit written comments, please contact **Joe Hickey**, Periodic Reviews Coordinator,

at the Ecology address listed above or at **425/649-7202** or e-mail jhic461@ecy.wa.gov.

Journal American, 132nd Avenue, Bellevue Facility Site ID# 2558

**Public comment period:
11/19/09 – 12/21/09**

Periodic Review Draft Report Completed

Ecology invites you to review and comment on a document called a periodic review for the former Journal American Site. A periodic review is conducted at least every five years after the initiation of a cleanup action at a site, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate site conditions, after cleanup is considered complete, and to ensure protection of human health and the environment.

The former Journal American was an operating newspaper printing and publishing facility located at 1705 132nd Avenue NE, Bellevue, King County, Washington. Prior to the construction of the newspaper publishing facility, the property was occupied by Whitescarver Brothers Trucking and the Ace Bulldozing Company. The press building (southern building) was constructed in 1983 on the portion of the site historically used by the trucking and bulldozing companies. The southern portion became a separate parcel with a separate address of 1625 132nd Avenue NE, Bellevue. The usage is now Arnold's Appliance store and warehouse. A store front building appears to have been added to the press building. The contamination is on the southern parcel only.

The northern parcel, the former Journal American Main Office, retains the 1705 132nd Avenue address. An additional covenant removed the northern parcel from the restrictive covenant and the cleanup. Goff Creek is north of Arnold's Appliance/the former press building.

Petroleum hydrocarbon contaminated soils (gasoline and diesel) were encountered at the Journal American press building facility in the vicinity of two decommissioned underground fuel storage tank areas and an associated fuel dispensing island. One underground storage tank area is north of the press building (north underground storage tank). This area consisted of two 5,000-gallon gasoline storage tanks. The other tank area is located south of the press building (south underground storage tank); this area consisted of a single tank. The fuel dispensing island for this tank was located beneath the press building in the area of the maintenance bay.

Initially, 12 borings and one test pit were completed to investigate soil in the area of the two former underground storage tank farms (north and south of the press building). In addition, four shallow soil borings were completed around the printing press. Sample results from the initial borings and test pit detected petroleum-related contamination in soils in the vicinity of both the decommissioned tank locations.

Approximately 75 tons of petroleum hydrocarbon contaminated soil was removed from the north underground storage tank area and taken to Regional Disposal Company for disposal at a Resource Conservation and Recovery Act (RCRA) Subtitle D landfill. Soil samples collected from the sidewalls and bottom of the soil excavation confirmed the removal of the contamination. No additional investigation or remedial action in the vicinity of the north underground storage tank area is known.

Four groundwater monitoring wells were installed in the vicinity of the former south underground storage tank to determine the possible presence of petroleum products in the site groundwater. A groundwater monitoring program was implemented because analysis of a water sample taken from an open borehole in the press building detected petroleum-related parameters

for gasoline, diesel, and xylene in excess of the MTCA Method A cleanup level for groundwater. However, monthly groundwater sampling events conducted from September 1994 (date of well installation) through February 1995 detected no petroleum related contaminant constituents in Site groundwater in concentrations that approach or exceed MTCA Method A cleanup levels.

Sixty subsequent soil borings were completed within the press building and the area south of the press building to further delineate the horizontal and vertical depth of the petroleum hydrocarbon contamination detected in the south underground storage tank area. Approximately 40 tons of petroleum-contaminated soil was removed from the area immediately south of the press building in the vicinity of the former underground storage tank. Additional soil removal (approximately 430 cubic yards) in this area was not possible because of concerns regarding the structural stability of the press building foundation wall by the excavation.

Prior to issuance of a 'No Further Action' (NFA) determination by Ecology, a 4-inch asphalt cap was placed over the parking lot south of the press building to effectively "cap" the contamination left in place. Given that the source of the contamination (the underground storage tank) was removed some time prior to construction of the press building in 1983, most of the contaminated soil was removed, and that groundwater contamination is not present above cleanup levels, the cap is an effective containment measure.

Ecology issued a NFA letter on October 7, 1996, after the restrictive covenant was recorded in September, 1996.

Results of the Periodic Review:

- Some petroleum contaminated soils remain on-site.
- The asphalt cap continues to prevent human exposure to contamination by

methods of ingestion and direct contact with soils.

- The Restrictive Covenant on the property protects the cap.
- Based upon the site visit conducted on November 4, 2009, no repair, maintenance, or contingency actions have been required.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made. You may review the periodic review report at the following locations:

- Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482. (Please call **Sally Perkins** at **425/649-7190** for an appointment. Hours: Tuesday – Thursday, 8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM)
- Ecology's website: http://www.ecy.wa.gov/programs/tcp/sites/journalAmer/jourAmer_hp.html

For more information or to submit written comments, please contact **Joe Hickey**, Periodic Reviews Coordinator, at the Ecology address listed above or at **425/649-7202** or e-mail jhic461@ecy.wa.gov.

Lora Lake Apartments, 15001 Des Moines Memorial Drive, Burien Facility Site ID# 1880040

**Public comment period:
11/23/09 – 12/23/09**

Interim Action Work Plan

This site was an orchard and private residence prior to 1940. During the 1940s and 1950s, the site was used by Novak Barrel Cleaning Company. Novak received barrels from various industrial facilities. These barrels had been used to contain chemicals. Novak cleaned the barrels for reuse. Burien

Auto Wrecking operated at the site from approximately 1960 to 1981. A developer purchased the site during the 1980s, and built the Lora Lake Apartment complex in 1987. In 1998, the Port bought the site, part of which was required for a Runway Protection Zone where residences are prohibited. The Runway Protection Zone was required for Sea-Tac Airport's Third Runway. The portion of the site that was not required for the Runway Protection Zone is slated to be redeveloped. The above-ground portions of the Lora Lake Apartments have been demolished. Building foundations, asphalt roadways, and parking areas remain.

Former activities at the site released hazardous chemicals into the environment. These include polycyclic aromatic hydrocarbons, petroleum products, pentachlorophenol, dioxin, tetrachloroethene, trichloroethene, 1, 2- dichloroethane, and arsenic. The RI/FS will assess the concentration and distribution of contamination in soil, sediment, groundwater, surface water and air.

The Port of Seattle (Port) is conducting a Remedial Investigation/Feasibility Study (RI/FS) for the Lora Lake Apartments site. The Remedial Investigation will identify the nature and extent of contamination associated with former operations at the site. The Feasibility Study will assess alternative means of cleaning up the contamination. A Work Plan is being prepared that will describe the investigations and engineering assessments that will be performed for the RI/FS. When the work is complete, the Port will prepare a report presenting the results of the RI/FS.

Part of the work that needs to be done is assessment of the quality of the storm water leaving the site. In order to perform the work as soon as possible, and in response to citizen concerns, the Port has prepared an Interim Action Work Plan. This Work Plan provides for assessing the quality of storm water during the 2009-2010 rainy season.

This work is being expedited in order to have the full rainy season available for sampling. Runoff from up to 10 storms may be sampled. The storms must meet certain criteria to qualify for sampling. The sampling will be started as soon as possible in order to maximize the chances of sampling 10 qualifying storms.

For more information or to submit written comments, please contact **David South**, Site Manager, at Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482 or call him at **425/649-7200** or e-mail **dsou461@ecy.wa.gov**.

**LTS Trucking, 423 South 7th Street,
Renton Facility Site ID# 71914167**

**Public comment period:
11/19/09 – 12/21/09**

Periodic Review Draft Report Completed

Ecology invites you to review and comment on a document called a periodic review for the LTS Trucking Site. A periodic review is conducted at least every five years after the initiation of a cleanup action at a site, as required by the Model Toxics Control Act (MTCA). The purposes of the review are to evaluate site conditions, after cleanup is considered complete, and to ensure protection of human health and the environment.

The LTS Trucking property is located in the northeast corner of Section 19, Township 23 North, Range 5 East. Commercial properties are located to the west, south and east of the subject site. Residential properties are located north of the subject site. The site is bordered to the north by South 7th Street, to the east by Talbot Road South, to the south by South Grady Way and to the west by property occupied by an auto mobile repair facility. The subject site is irregularly shaped and consists of about 2.8 acres. Two concrete tilt-up buildings and gravel parking areas presently occupy the site. The northern building

was used to store vehicles, but now is a workshop. The southern building was used as a trucking facility loading dock and warehouse. Renton Coil Springs Co. presently occupies the southern building, with the address now changed to 425 South 7th Street.

The facility was served by a 10,000 gallon-capacity diesel underground storage tank (UST) and a 5,000 gallon-capacity gasoline UST. The gasoline UST was located near the southeast corner of the workshop/garage building. A gasoline fuel dispenser and vent piping were observed in this area. The diesel UST was located near the southeast corner of the warehouse building. A diesel fuel dispenser and vent piping were located in this area. These tanks were removed in the late 1980s. Confirmatory soil samples were not required at the time and therefore not collected when the tanks were removed. AGRA Earth and Environmental (AGRA) performed a subsurface assessment near the former USTs for a potential purchaser of the property in May 1996.

AGRA reported in their report dated June 10, 1996, that gasoline-range hydrocarbons were detected in soil and ground water adjacent to the former gasoline UST at concentrations exceeding MTCA Method A cleanup levels. Diesel-range hydrocarbons were also detected in soil and ground water adjacent to the former diesel UST at concentrations exceeding the MTCA Method A cleanup level. Additionally, AGRA detected heavy-oil range hydrocarbons at concentrations exceeding the MTCA Method A cleanup level in a soil sample collected near a drum located in the southwest corner of the property.

Glacier Environmental Services removed approximately 185 cubic yards of petroleum contaminated soil from the subject site between August 23 and August 29, 1996. The contaminated soil was transported to the Rabanco solid waste transfer station in Seattle for disposal.

Limited areas of petroleum contaminated soil remain on the subject property. Gasoline contaminated soil remains along the southern edge of the garage building in the western portion of the site. Petroleum contaminated soil extends off-site, west of the west property line excavation. There is reference in one report that this contamination appears to be migrating onto the subject property from off-site, but there is no source given or any supporting information. Diesel contaminated soil remains along the eastern edge of the warehouse building in the eastern portion of the site. Removal of soil from these areas was not possible without compromising the structural integrity of the buildings.

Groundwater was sampled in 1996 to 1998 from four push-probe type sample points. The results of the last four consecutive quarters were satisfactory, although it should be noted that these groundwater samples were not obtained from a drilled well which is the type of monitoring well that is usually preferred to confirm a groundwater cleanup.

Ecology issued a 'No Further Action' (NFA) letter on January 29, 1999, after the groundwater monitoring and a restrictive covenant was recorded in January, 1999.

Results of the Periodic Review:

- Some petroleum contaminated soils remain on-site.
- The asphalt cap continues to prevent human exposure to contamination by methods of ingestion and direct contact with soils.
- The Restrictive Covenant on the property protects the cap.
- Based upon the site visit conducted on November 4, 2009, no repair, maintenance, or contingency actions have been required.
- Ecology's 1999 NFA letter should be replaced with a property specific NFA letter because there is contaminated soil over the property line to the west

which is not addressed by the restrictive covenant.

Ecology will review comments received during the comment period and make recommendations for suggested changes. The periodic review will become final if no significant changes are made. An additional public comment period will be held if significant changes are made. You may review the periodic review report at the following locations:

- Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482. (Please call **Sally Perkins** at **425/649-7190** for an appointment. Hours: Tuesday – Thursday, 8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM)
- Ecology’s website: http://www.ecy.wa.gov/programs/tcp/sites/ltsTrucking/ltsTruck_hp.html

For more information or to submit written comments, please contact **Joe Hickey**, Periodic Reviews Coordinator, at the Ecology address listed above or at **425/649-7202** or e-mail jhic461@ecy.wa.gov.

SNOHOMISH COUNTY

Cordz Auto Electric, 2411 Hewitt Ave, Everett Facility Site ID# 2799

Public comment period:
11/13/09 – 12/14/09

Proposed Removal from Hazardous Sites List

Ecology proposes to remove Cordz Auto Electric site from the state’s Hazardous Sites List. The site and surrounding property was used for commercial and residential use since around 1941. It was also used as a lumber yard and for equipment rental until 1983 when it became Cordz Auto Electric. The electroplating facility operated from the late 1970’s through the late 1990’s.

Based on available information, Ecology added the property to the Hazard Site List in 1996 for soil contamination by metals and suspected groundwater

contamination by metals and petroleum products. This site was selected for a Site Hazard Assessment (SHA) and subsequent ranking by the Washington Ranking Method (WARM). Snohomish Health District conducted a Site Hazard Assessment on July 11, 1996. The site was given a WARM ranking (Washington Ranking Method) of “5”. This ranking is based on a scale of 1 to 5 where “1” represents the highest relative risk, and “5” represents the lowest relative risk.

Subsurface investigations in 1992, 1996, and 2003 revealed no concentrations of contaminants that exceeded state cleanup levels. Also, the investigations determined that the potential for contamination of groundwater was low due to the deep ground water table.

Ecology cleanup levels for these contaminants were lower in 1992 & 1996. In August 2001, the cleanup levels were amended and the contaminant concentrations detected at this site to date now meets the current cleanup standards for soil. Consequently, a No Further Action letter was issued on July 29, 2003 for the site under the Voluntary Cleanup Program (VCP).

Cordz Auto Electric site documents are available at

- Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482. (Please call **Sally Perkins** at **425/649-7190** for an appointment. Hours: Tuesday – Thursday, 8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM)
- Ecology’s website: http://www.ecy.wa.gov/programs/tcp/sites/CordzAuto/CordzAuto_hp.html

For more information or to submit written comments, please contact **Russ Olsen**, Voluntary Cleanup Unit Supervisor, at the Ecology address listed above or at **425/649-7038** or e-mail rols461@ecy.wa.gov.

Paine Field Sheriff Pistol Range, 3220 100th Ave SW, Everett Facility Site ID#

15848557

Public comment period:
11/13/09 – 12/14/09

Proposed Removal From Hazardous Sites List

Ecology proposes to remove Paine Field Sheriff Pistol Range site from the state’s Hazardous Sites List. This site was cleaned up under the Voluntary Cleanup Program (VCP). Under the VCP, property owners can clean up their own property to meet the requirements of the Model Toxics Control Act with technical and regulatory review assistance from Ecology.

Snohomish County Department of Public Works conducted remedial investigation and feasibility study in 2002. Elevated concentrations of lead above background levels were identified in soils within the firing line and impact slope as well as wetland soils located downstream from the primary impact area and partway down the wetland’s outflow drainage channel. Elevated concentrations of arsenic and antimony were also present. Chemicals of Primary Concern (COPC) detected in soil and groundwater above state cleanup levels were lead, antimony, and arsenic. Ecology added the property to the Hazardous Site Listing in 1997 for lead and arsenic contamination in soil.

The site was given a WARM ranking (Washington Ranking Method) of “3”. This ranking is based on a scale of 1 to 5 where “1” represents the highest relative risk, and “5” represents the lowest relative risk.

Camp Dresser & McKee Inc. (CDM) completed a site-specific terrestrial ecological evaluation (TEE) of the site. A site-specific lead cleanup level of 120 ppm was selected based on current literature values published by the US EPA. This is lower than the human health cleanup level of 250 ppm. Supporting studies included wetland and mitigation reports prepared by Snohomish County Public Works.

Wetland remediation included the removal of contaminated soils from approximately 15,000 square feet (sf) of wetland. Excavated soils were replaced with clean topsoil and the wetland and impacted buffers were planted with trees and shrubs. A total of 16,500 sf of wetland and 20,000 sf of buffer were planted to compensate for project related wetland impacts.

The contaminated soil that was above the established cleanup level was removed, and disposed in a permitted landfill during June 2007. Final confirmation samples determined that lead, antimony and arsenic concentrations met their respective state cleanup levels. Under the VCP, Ecology issued a No Further Action for this site based on the technical information provided. Ecology proposes to remove the site from the Hazardous Sites list and wants your input.

Paine Field Sheriff Pistol Range site documents are available at:

- Ecology Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA 98008-5482. (Please call **Sally Perkins** at **425/649-7190** for an appointment. Hours: Tuesday – Thursday, 8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM)

- Ecology’s website: http://www.ecy.wa.gov/programs/tcp/sites/paineField/paineField_hp.html

For more information or to submit written comments, please contact **Russ Olsen**, Voluntary Cleanup Unit Supervisor, at the Ecology address listed above or at **425/649-7038** or e-mail rols461@ecy.wa.gov.

WHATCOM COUNTY

Little Squalicum Park site, Marine Drive, Bellingham Facility Site ID# 7551533

Termination agreement, Oct. 30, 2009

The city of Bellingham and Ecology ended a legal agreement, called an agreed order, for the Little Squalicum

Park cleanup site Oct. 30, 2009. The agreed order had required the city to do an in-depth environmental study (remedial investigation) and analyze cleanup options (feasibility study) with Ecology oversight.

After the city completed the environmental study, the city and Ecology ended their legal agreement. The U.S. Environmental Protection Agency assumed oversight responsibility, under federal cleanup law, for portions of the former Little Squalicum Park cleanup site. Areas of the park contaminated by historic wood treating chemicals are now considered part of the Oeser Superfund site.

Ecology maintains oversight responsibility for an old municipal landfill cleanup within the park. For more information about the site:

- Go to Ecology’s website: www.ecy.wa.gov/programs/tcp/sites/blhm_bay/sites/Little_Squalicum/Little_Squalicum_hp.htm.
- Contact **Mary O’Herron**, Site Manager, at **360/715-5224** or e-mail mohe461@ecy.wa.gov.

INDEPENDENT CLEANUPS

A property owner may conduct an independent cleanup of contamination and submit reports to Ecology. When a property owner applies to Ecology for review of their independent cleanup, the site enters the Voluntary Cleanup Program. After review, Ecology sends a letter to the property owner stating either that additional work is required to be removed from the list of hazardous waste sites or that no further action is needed.

COWLITZ COUNTY

Southwest Regional Office Contact: 360/407-6300

Handy Andy 2 108, 1310 Ocean Beach Highway, Longview Facility Site ID

86727329 - Report received: 3rd Qtr Groundwater Monitoring Report.

KING COUNTY

Northwest Regional Office Contact: e-mail Dmus461@ecy.wa or call 425/649-7136

Burien 76, 12660 1st Ave S, Burien Facility Site ID # 35395376 - Report received: Groundwater Status August 2009.

Circle K/76_#2708566, 5011 S 288th St, Federal Way Facility Site ID # 37743655 - Report received: Groundwater Status May 2009; Groundwater Status August 2009.

Exxon Station Berkwith, 3100 Benson Rd S, Renton Facility Site ID # 57675921 - Report received: Groundwater Status September 2009.

Mobil Station 99, 3227 NE 145th St, Seattle Facility Site ID # 2267 - Report received: Groundwater Status September 2009.

MASON COUNTY

Southwest Regional Office Contact: e-mail Kcro461@ecy.wa or call 360/407-6240

Jackpot 367, 401 S First St, Shelton Facility Site ID # 25614376 - Report received: 4th Q 2009 Groundwater Monitoring.

PIERCE COUNTY

Southwest Regional Office Contact: e-mail Kcro461@ecy.wa or call 360/407-6240

Jackpot 315, 6112 River Rd, Puyallup Facility Site ID # 31148765 - Report

received: 4th Q 2009 Groundwater Monitoring.

SKAMANIA COUNTY

Southwest Regional Office Contact:
e-mail Kcro461@ecy.wa or call
360/407-6240

**Home Valley Grocery 110, 50151
SR 14, Stevenson Facility Site ID #
35352326** - Report received: 3rd Qtr 2009
Focused Groundwater Monitoring Report.

SNOHOMISH COUNTY

Northwest Regional Office Contact:
e-mail Dmus461@ecy.wa or call
425/649-7136

**Arlington Shell, 2216 State Rd 530 NE,
Arlington Facility Site ID # 85995713**
- Report received: Remedial Investigation
September 2009.

THURSTON COUNTY

Southwest Regional Office Contact:
e-mail Kcro461@ecy.wa or call
360/407-6240

**East 4th Food Mart 372, 927 4th Ave E,
Olympia Facility Site ID # 74983837** -
Report received: Sampled Wells 10.12.09.

**Lacey Food Mart, 4603 Lacey Blvd,
Lacey Facility Site ID # 54596735**
- Report received: 3rd Q 2009 Groundwater
Monitoring.

WHATCOM COUNTY

Northwest Regional Office Contact:
e-mail Dmus461@ecy.wa or call
425/649-7136

**Burlington Northern RR Bellingham
North, 2658 Roeder Ave, Bellingham**

Facility Site ID # 43966326 - Report
received: Groundwater Status April 2009.

VOLUNTARY CLEANUP PROGRAM

Under Ecology's Voluntary Cleanup Program (VCP), a property owner cleaning up a contaminated site pays a fee for Ecology review. When a cleanup is determined to be sufficient, Ecology issues a no further action decision.

CLARK COUNTY

Southwest Regional Office VCP
Contact: **Scott Rose, 360/407-6347** or
e-mail Sros461@ecy.wa

**Hazel Dell Auto Care Center, 6900
NE Hwy 99, Vancouver Facility
Site ID # 66578798** - Reports received:
Remedial Investigation Work Plan; Remedial
Investigation Report. Media contaminated:
Soil and groundwater. Contaminants:
Petroleum products, EPA Priority Pollutants –
metals and cyanide, non-halogenated solvents
and MTBE. Site status: VCP opinion letter
issued. Remedial action in process.

COWLITZ COUNTY

Southwest Regional Office VCP
Contact: **Scott Rose, 360/407-6347** or
e-mail Sros461@ecy.wa

**Zahl Property, 4218 Pleasant Hill
Rd, Kelso Facility Site ID # 4501326**
- Report received: Interim Action Report;
Interim Action Work Plan. Media
contaminated: Soil and groundwater.
Contaminants: Petroleum products. Site
status: VCP opinion letter issued. Remedial
action in process.

**Stowe Woodward Co, 2209 Talley Way,
Kelso Facility Site ID # 87349729** -
Media contaminated: Soil. Contaminants:
Petroleum products. Site status: Remedial
action in process.

KING COUNTY

Northwest Regional Office VCP
Contact: **Donna Musa, 425/649-7136** or
e-mail Dmus461@ecy.wa

**GACO Western LLC, 18700
SouthCenter Pkwy, Tukwila Facility
Site ID # 2402** - Report received: Interim
Action Report. Media contaminated:
Soil, groundwater and air and sediment.
Contaminants: Petroleum products and Non-
halogenated solvents. Site status: Remedial
action in process.

**Block 32, North Bldg, City Place III
LLC, 1001 & 1021 Mercer St, 500 Terry
Ave N, Seattle Facility Site ID # 14637**
- Media contaminated: Soil. Contaminants:
Petroleum products, halogenated organic
compounds, EPA Priority Pollutants – metals
and cyanide, metals – other, polynuclear
aromatic hydrocarbons (PAH) and arsenic.
Site status: Remedial action in process.

**Lakeshore Landing Residential
Site, 1201 North 10th Place, Renton
Facility Site ID # 8980557** - Report
received: Interim Action Report; Remedial
Investigation Report; Final Cleanup
Report. Media contaminated: Soil and
groundwater. Contaminants: Halogenated
organic compounds, EPA Priority Pollutants
– metals and cyanide, polynuclear aromatic
hydrocarbons (PAH), arsenic. Site status:
Completed Consultation. Project Completed.

**Shell Oil Co NW Market St, 803 NW
Market St, Seattle Facility Site ID
26173437** - Report received: Interim
Action Report. Media contaminated: Soil
and groundwater. Contaminants: Petroleum
products, Metals – other, non-halogenated
solvents and MTBE. Site status: Remedial
action in process.

LEWIS COUNTY

Southwest Regional Office VCP
Contact: **Scott Rose, 360/407-6347** or
e-mail Sros461@ecy.wa

**Chevron 96942, 1233 Alder St,
Centralia Facility Site ID # 17551864**

- Report received: Remedial Investigation Report. Media contaminated: Soil and groundwater. Contaminants: Petroleum products. Site status: VCP opinion letter issued. Remedial action in process.

PACIFIC COUNTY

**Southwest Regional Office VCP
Contact: Scott Rose, 360/407-6347 or
e-mail Sros461@ecy.wa.gov**

**Tetz Oil Co Inc Ilwaco, 103 1st St,
Ilwaco Facility Site ID # 16866366**
- Report received: Remedial Investigation Report. Media contaminated: Soil and groundwater. Contaminants: Petroleum products and Non-halogenated solvents. Site status: Remedial action in process.

PIERCE COUNTY

**Southwest Regional Office VCP
Contact: Scott Rose, 360/407-6347 or
e-mail Sros461@ecy.wa.gov**

**Woodworth & Co Inc Lakeview Plant,
2800 104th St S, Tacoma Facility Site
ID # 1372** - Report received: Feasibility Study Report. Media contaminated: Soil, groundwater and drinking water. Contaminants: Petroleum products, halogenated organic compounds, and EPA Priority Pollutants – metals and cyanide. Site status: VCP opinion letter issued. Remedial action in process.

SNOHOMISH COUNTY

**Northwest Regional Office VCP
Contact: Donna Musa, 425/649-7136 or
e-mail Dmus461@ecy.wa.gov**

**Sunnycrest Elementary School, 3411
99th Ave NE, Lake Stevens Facility
Site ID # 17627** - Media contaminated: Soil. Contaminants: Petroleum products. Site status: Remedial action in process.

**Texaco 120848, 201 128TH St SW,
Everett Facility Site ID # 13589449**

- Report received: Remedial Investigation Report; Interim Action Report. Media contaminated: Soil and groundwater. Contaminants: Petroleum products. Site status: Remedial action in process.

**GTS Drywall UST 11222, 2731 36th St,
Everett Facility Site ID # 65596692**

- Report received: Interim Action Report. Media contaminated: Soil. Contaminants: Petroleum products, halogenated organic compounds, EPA priority pollutants – metals and cyanide, polynuclear aromatic hydrocarbons (PAH). Site status: Remedial action in process.

THURSTON COUNTY

**Southwest Regional Office VCP
Contact: Scott Rose, 360/407-6347 or
e-mail Sros461@ecy.wa.gov**

**Grand Mound Cardlock, 19531 Old
Hwy 99 SW, Rochester Facility Site
ID # 7387835** - Report received: Remedial Investigation Report. Media contaminated: Soil and groundwater. Contaminants: Petroleum products, Non-halogenated solvents. Site status: Remedial action in process.

WHITMAN COUNTY

**Eastern Regional Office VCP Contact:
Patti Carter, 509/329-3522 or e-mail
Paca461@ecy.wa.gov**

**Sterling Savings Bank, 803 N Main
St, Colfax Facility Site ID # 12615** - Media contaminated: Soil and groundwater. Contaminants: Petroleum products. Site status: Remedial action in process.

YAKIMA COUNTY

**Central Regional Office VCP Contact:
Frosti Smith, 509/454-7841 or e-mail
Fsmi461@ecy.wa.gov**

**Ryder Truck Rental Leasing Inc, 19 W
Washington Ave, Yakima Facility Site
ID # 17218256** - Report received: Final

Cleanup Report. Media contaminated: Soil and groundwater. Contaminants: Petroleum products, EPA Priority Pollutants – metals and cyanide. Site status: VCP opinion letter issued. Remedial action in process.

**SITE HAZARD
ASSESSMENTS**

An initial investigation is conducted when a suspected release of hazardous materials has occurred. If additional work is required, a site hazard assessment may be conducted. These sites are ranked on a scale from 1 to 5, with 1 being the highest risk to human health and the environment. The following sites are scheduled for an assessment.

PIERCE COUNTY

**Contact: Sharon Bell, Tacoma-Pierce
County Health Dept., e-mail sharonb@
tpchd.org or call 253/798-2891.**

**Gig Harbor Sportsman Club Site,
9721 Burnham Drive NW, Gig Harbor;
Facility Site ID # 2566095**
