

**From:** [notification@civiclive.com](mailto:notification@civiclive.com)  
**To:** [Party of Record](#)  
**Subject:** Party of Record/Public Comments 2024-08-21 07:39 AM(PST) Submission Notification  
**Date:** Wednesday, August 21, 2024 7:39:31 AM

**CAUTION:** This email originated from outside the City of Renton. Do not click links, reply or open attachments unless you know the content is safe.

**Party of Record/Public Comments 2024-08-21 07:39 AM(PST)** was submitted by Guest on 8/21/2024 10:39:25 AM (GMT-08:00) Canada/Pacific

Name	Value
<b>NameFile:</b>	LUA24-000202
<b>Gender</b>	Company
<b>Name</b>	Department of Ecology
<b>Address:</b>	15700 Dayton Ave N
<b>CityState:</b>	Shoreline, WA
<b>Email</b>	nwsepa@ecy.wa.gov
<b>Phone</b>	206-594-0014
<b>Party of Record Only</b>	
<b>Comments</b>	<p>Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) notice of application utilizing the optional determination of nonsignificance (ODNS/NOA) process for the Ion Renton LLC Demolition Environmental Review project. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments: Section B, Environmental Elements; Subsection 7, Environmental Health. Please update Section 7(a)(1) of the SEPA Checklist with the following information: The proposed project is located on a site listed on the Model Toxics Control Act (MTCA) Confirmed and Suspected Contaminated Sites List – Garden Plaza site (cleanup site ID 3049, facility site ID 2475). Recent data collected in 2017 through 2021 currently indicated that the soil at the site is contaminated with gasoline-range petroleum hydrocarbons (TPH-G), naphthalene, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and polychlorinated biphenyls (PCBs). Shallow groundwater is contaminated with diesel- and heavy oil-range petroleum hydrocarbons (TPH-D and TPH-O), dissolved arsenic, and vinyl chloride. Groundwater was encountered at the site at depths from approximately 5 to 14 feet below ground surface. Ecology issued a No Further Action (NFA) determination for the Garden Plaza site in April 2001, with a condition of a restrictive covenant. Ecology rescinded the NFA determination after a periodic review in 2023, based on the site soil and groundwater data collected in 2017 through 2021. Any activities that are prohibited by the 2001 restrictive covenant need prior approval from Ecology. The SEPA Checklist and the description of the proposed action indicated that soil will not be excavated from or imported onto the property during the proposed demolition of buildings and structures on the site. The February 2023</p>

Period Review completed by Ecology noted the following: “No Active monitoring wells were noted on the property. Monitoring wells appear to have been decommissioned; however, no decommissioning well reports were on file at Ecology.” Per the terms of the 2001 restrictive covenant, information regarding these wells (which are elements of the Remedial Action completed to date at the site) must be provided to Ecology prior to initiation of the proposed action as follows: • Evidence that all monitoring wells have been properly decommissioned per Chapter 173-160 WAC; or • Identification and labeling of all existing monitoring wells, and specification of procedures to protect these wells during the proposed action. Please note, Ecology's approval is required before initiation of the proposed activities per terms of the 2001 restrictive covenant. If any soil on the site will be exposed or disturbed as part of the proposed action, the following information must be provided to Ecology for review and approval, prior to implementation of the site work: • Hazardous waste operations worker training, health/safety plan, and site control requirements, per WAC 296-843. • Management of potential contaminated soil and groundwater encountered during proposed activities. Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Jing Song from the Toxics Cleanup Program at (425) 229-2565 or by email at [jing.song@ecy.wa.gov](mailto:jing.song@ecy.wa.gov).

**Prefer US Mail**

To view this form submission online, please follow the link below:

[https://rentonwa.gov/form/one.aspx?  
objectId=20438252&contextId=17174246&returnto=submissions](https://rentonwa.gov/form/one.aspx?objectId=20438252&contextId=17174246&returnto=submissions)