Environmental Monitoring Options and Activities to Date

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October 27, 2025

Overview

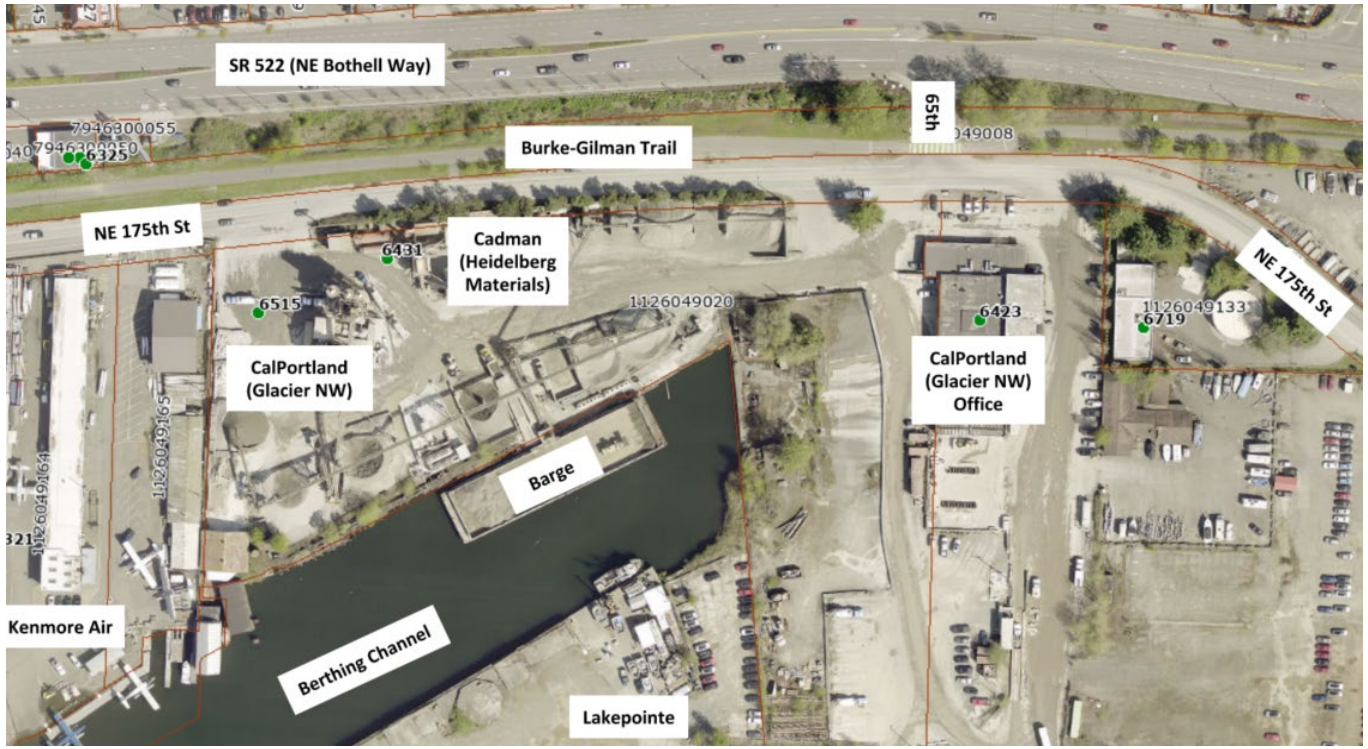
In response to Council's September 8, 2025 request, staff have prepared a joint memo summarizing environmental monitoring activities and options to date. The memo is organized into four sections:

1. **Asphalt Plant Update** – Samantha Loyuk, Development Services Director
2. **Lakepointe** – Debbie Bent, Assistant City Manager / Community Development Director
3. **Brownfield Community Wide Assessment Grant –** Richard Sawyer, Environmental Services Director
4. **Air Monitoring Options** – Richard Sawyer, Environmental Services Director, Public Works

This presentation follows the same structure and is intended to supplement the memo.

Asphalt Plant Update

- **Location:** 6431 NE 175th St, Kenmore
- **Ownership:** Glacier Northwest, Inc.
- **Operator:** Heidelberg Materials (formerly Cadman Materials, Inc.)
- **In Operation Since:** Early 1970s (pre-city incorporation in 1998)
- **Ongoing Odor Complaints:** Since 2006
- **PSCAA Enforcement:** Civil penalties issued in 2011, 2016, 2020, and 2022
- **Regulatory Oversight:** Puget Sound Clean Air Agency (PSCAA)
- **City-PSCAA Coordination:** Through an Interlocal Agreement (ILA)



Asphalt Plant Update

Compliance & Next Steps

- Oct 2022: PSCAA issued Order of Approval No. 11861 (strict limits & monitoring conditions)
- Early 2023: Initial emissions test failed; plant temporarily idled for maintenance
- Aug 2023: Retest passed; operations resumed under PSCAA oversight
- 2024 & 2025: Passed required annual opacity tests
- 2026: Both annual opacity test & triennial stack test are due

Current Compliance:

- Cadman is meeting all NOC permit testing and reporting requirements

Next Steps:

- Continue annual and triennial testing as required
- City maintains ILA partnership with PSCAA for monitoring and enforcement
- City website will be updated as new information becomes available

What is a "stack test"?

- Evaluates air pollutants released from the facility's exhaust stack.
- During a stack test, equipment is used to **measure the types and amounts of pollutants** coming out of the stack while the plant operates under normal conditions.
- The purpose is to verify that the facility is **meeting the emission limits** required by its air quality permit.

Lakepointe

Location: 6525 NE 175th Street
Size: Approx 44 acres
Current Owner: Lakepointe, Inc.

Presentation Outline

- Provide context/history on how current site conditions developed, both naturally and through land use
- Summarize historical environmental assessments and monitoring of site
- Where we are today
- Potential next steps

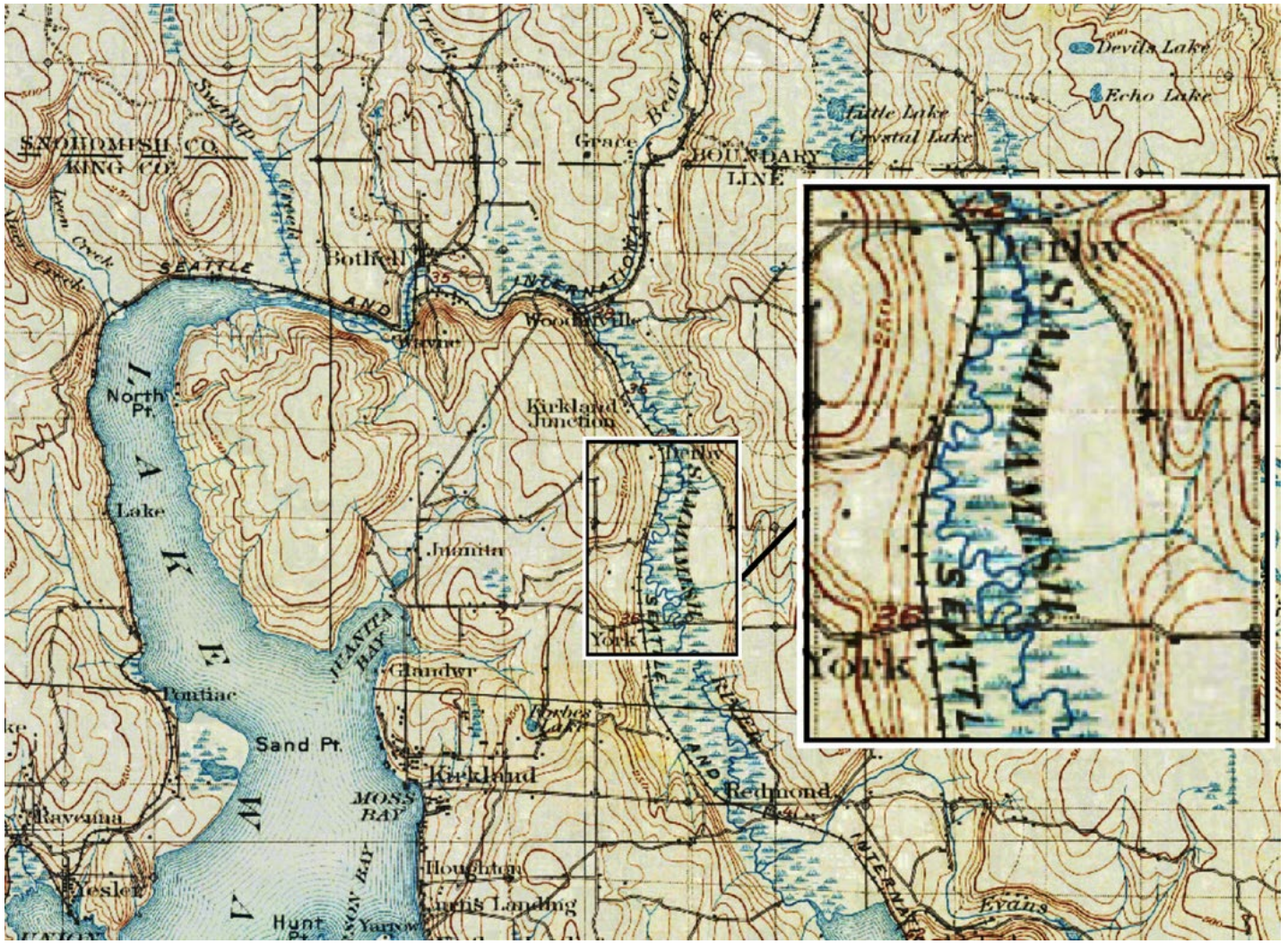
Lakepointe: Background (Pre-1936)

Homestead Act of 1862 allowed citizens to settle 160 acre plots of land, provided they improve and cultivate the land.

The Sammamish River was surveyed for homesteading in 1870.

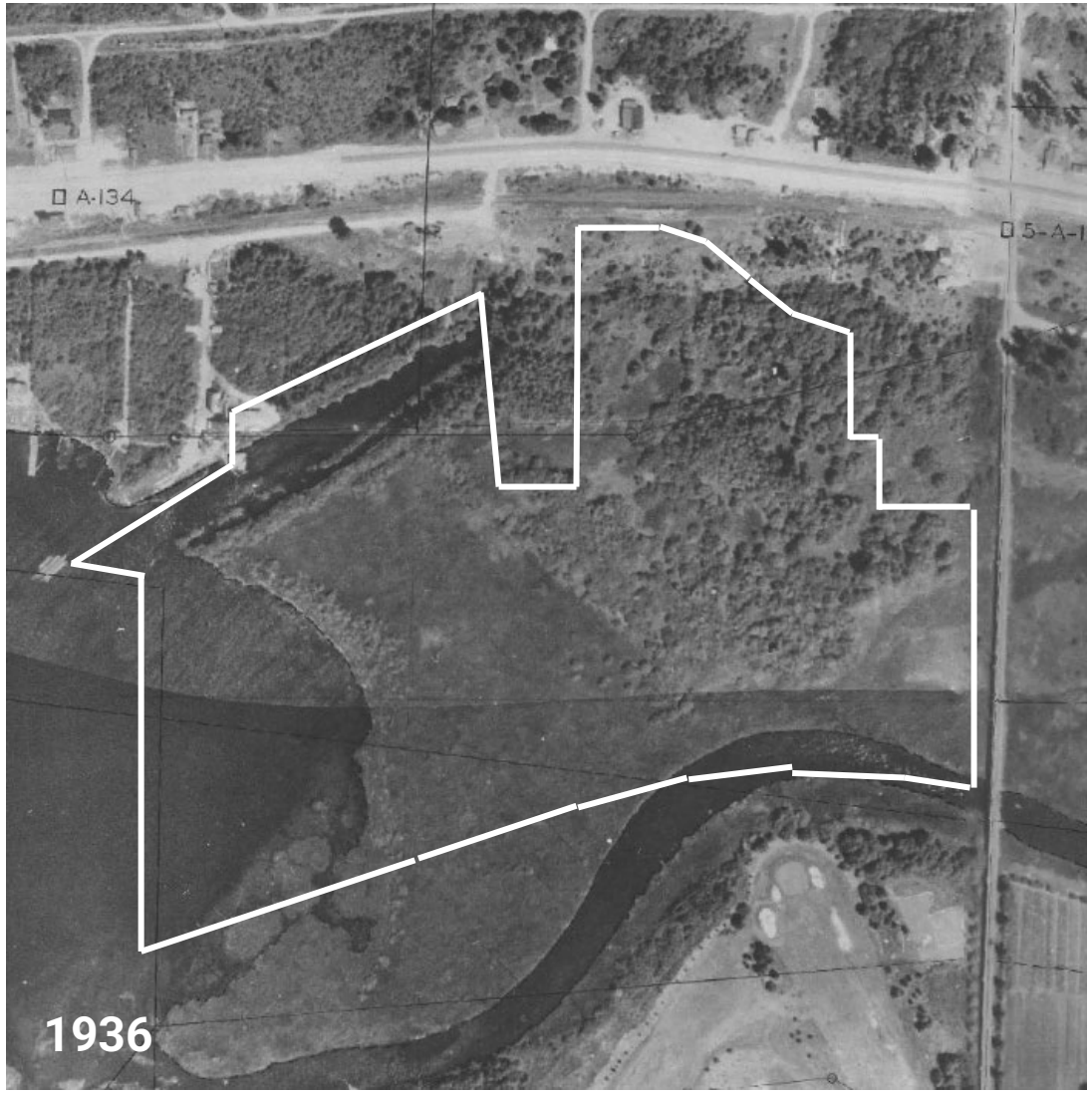
Sammamish River originally meandered 30 miles from Lake Sammamish to Lake Washington.

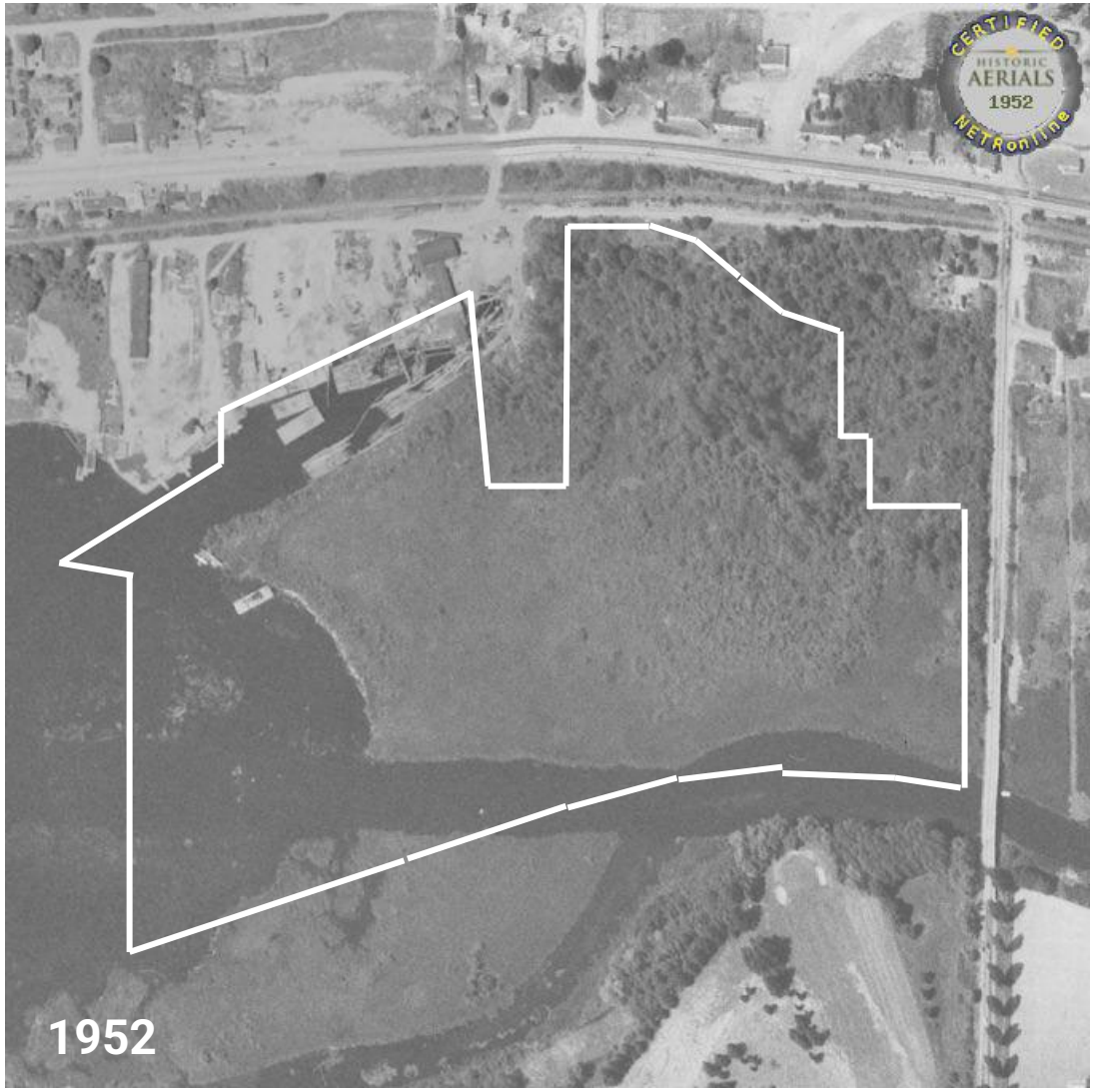
Once developed, it now travels 14 miles to its mouth, located at the “Lakepointe” site.



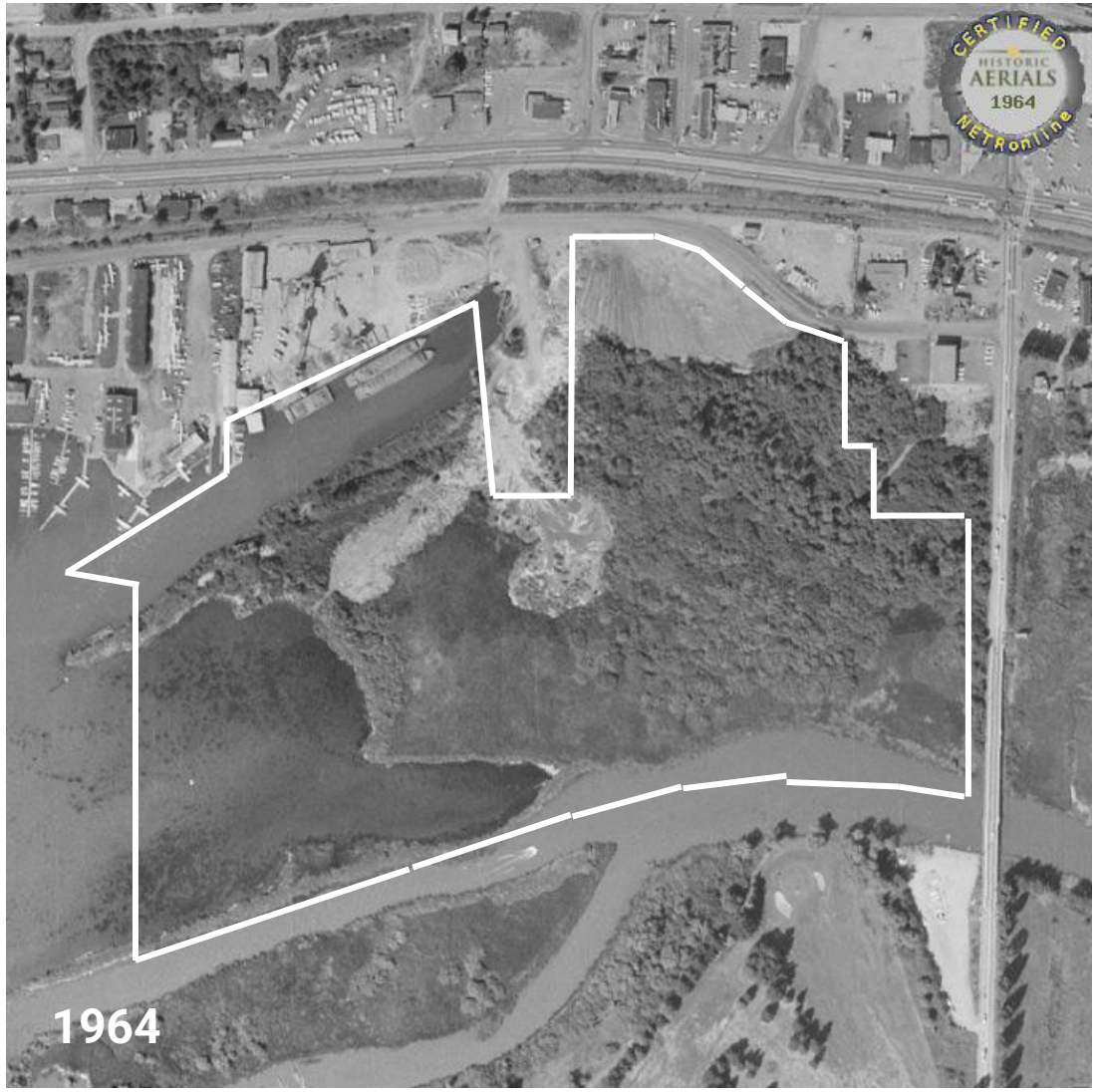
Topographic map of King County. Courtesy USGS. 1897.

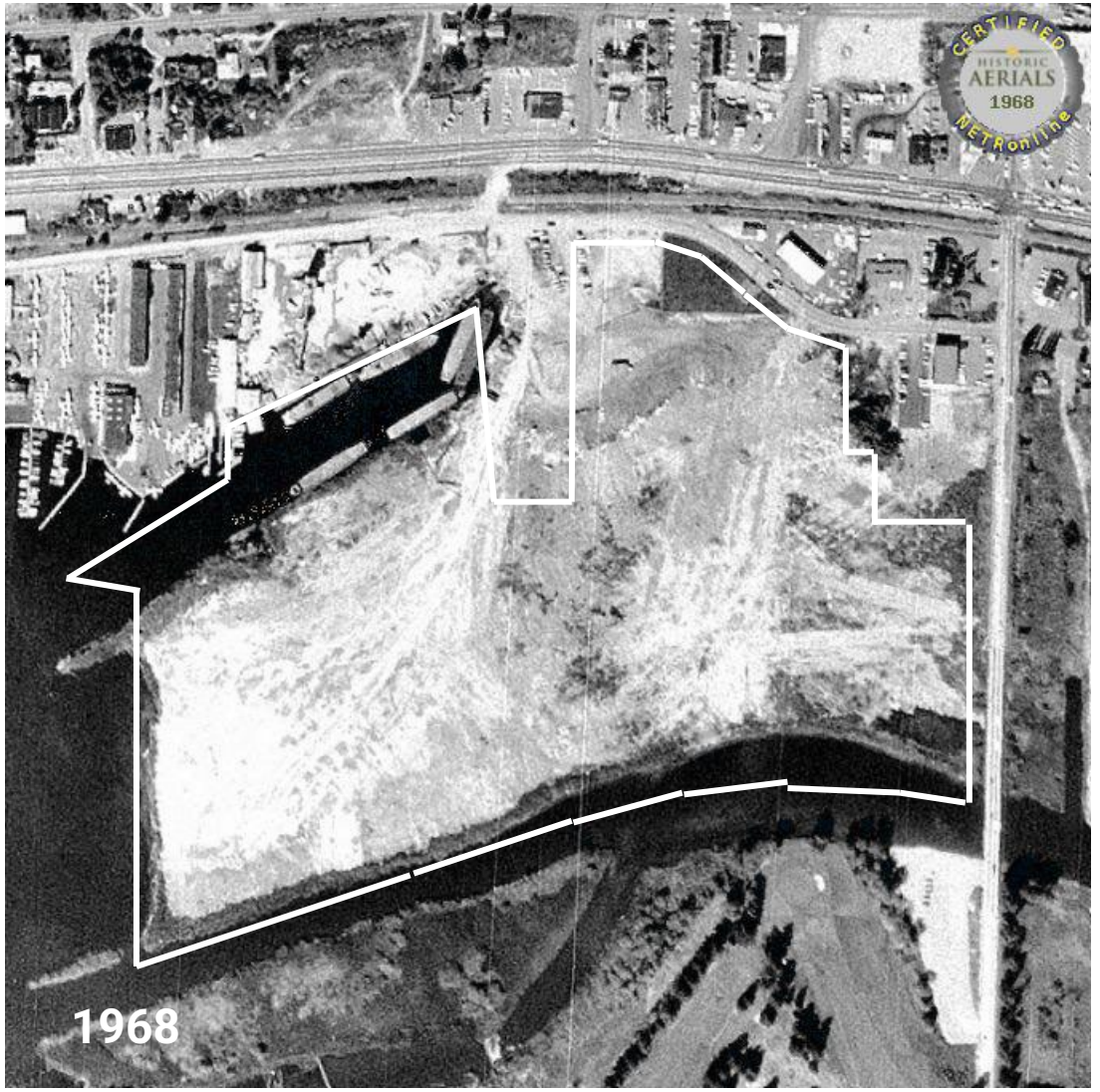
Lakepoint: Background (1936-1960)



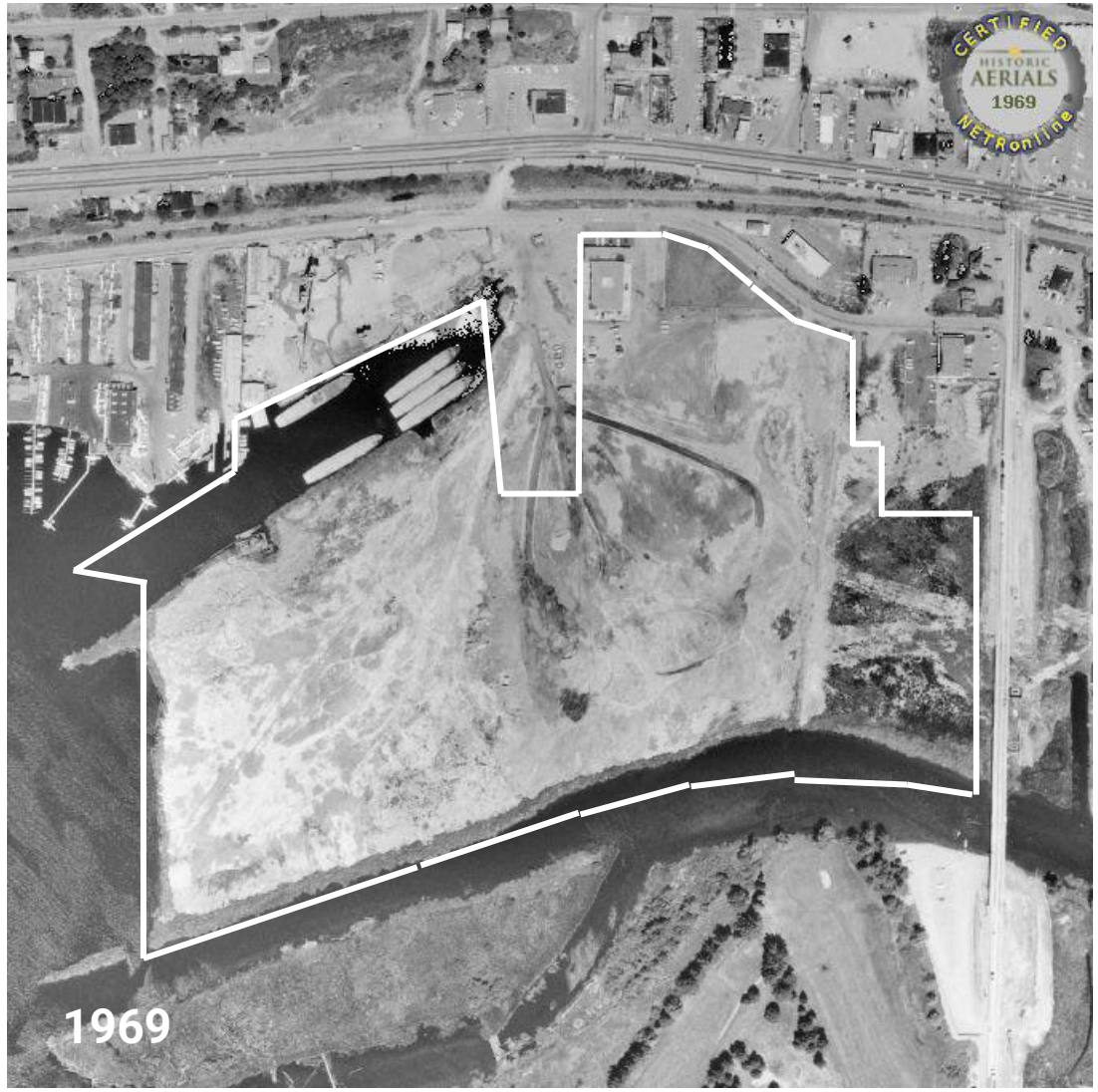


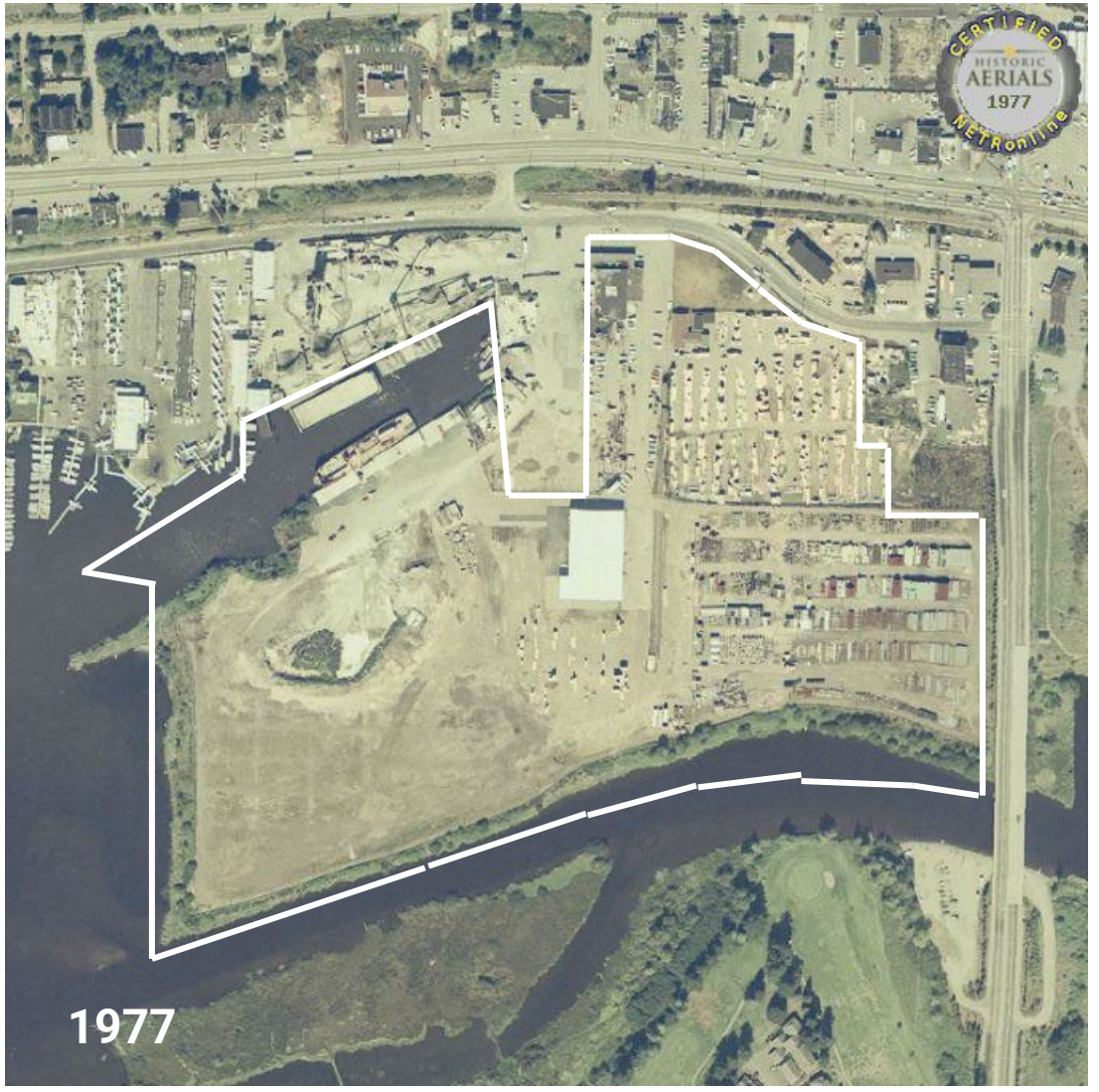
Lakepointe: Background (1960-1969)



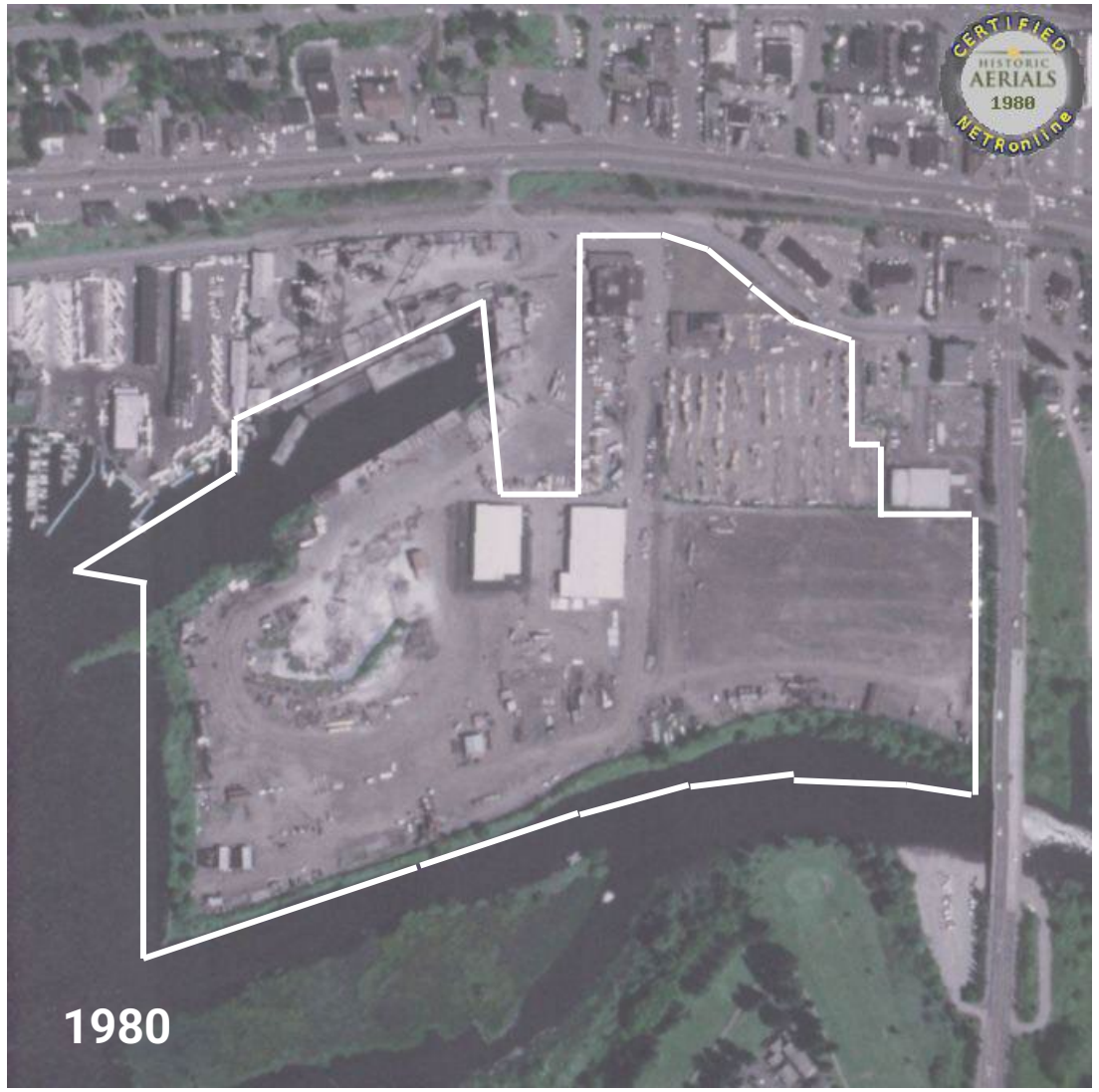


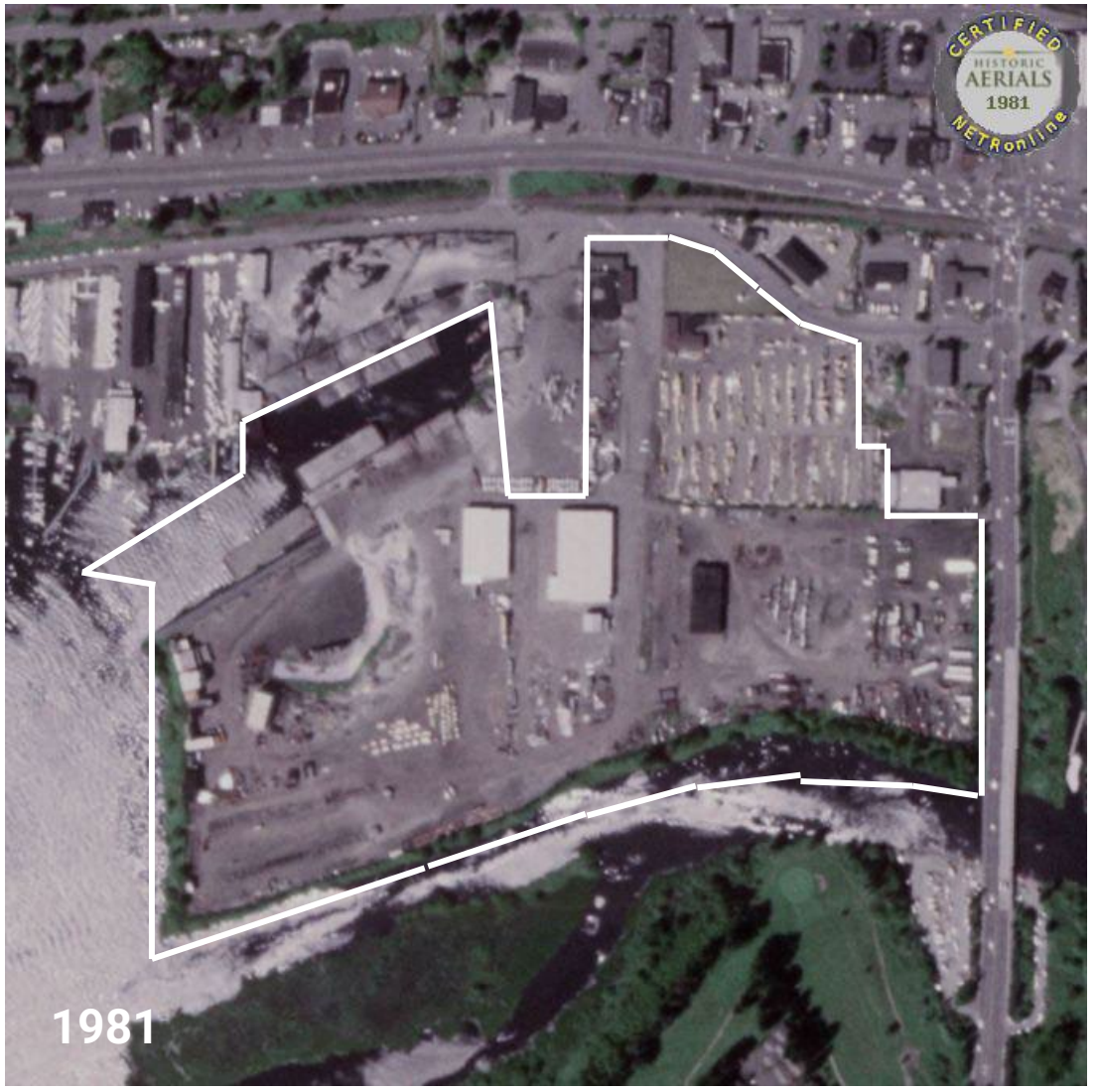
Lakepointe: Background (1969-1977)



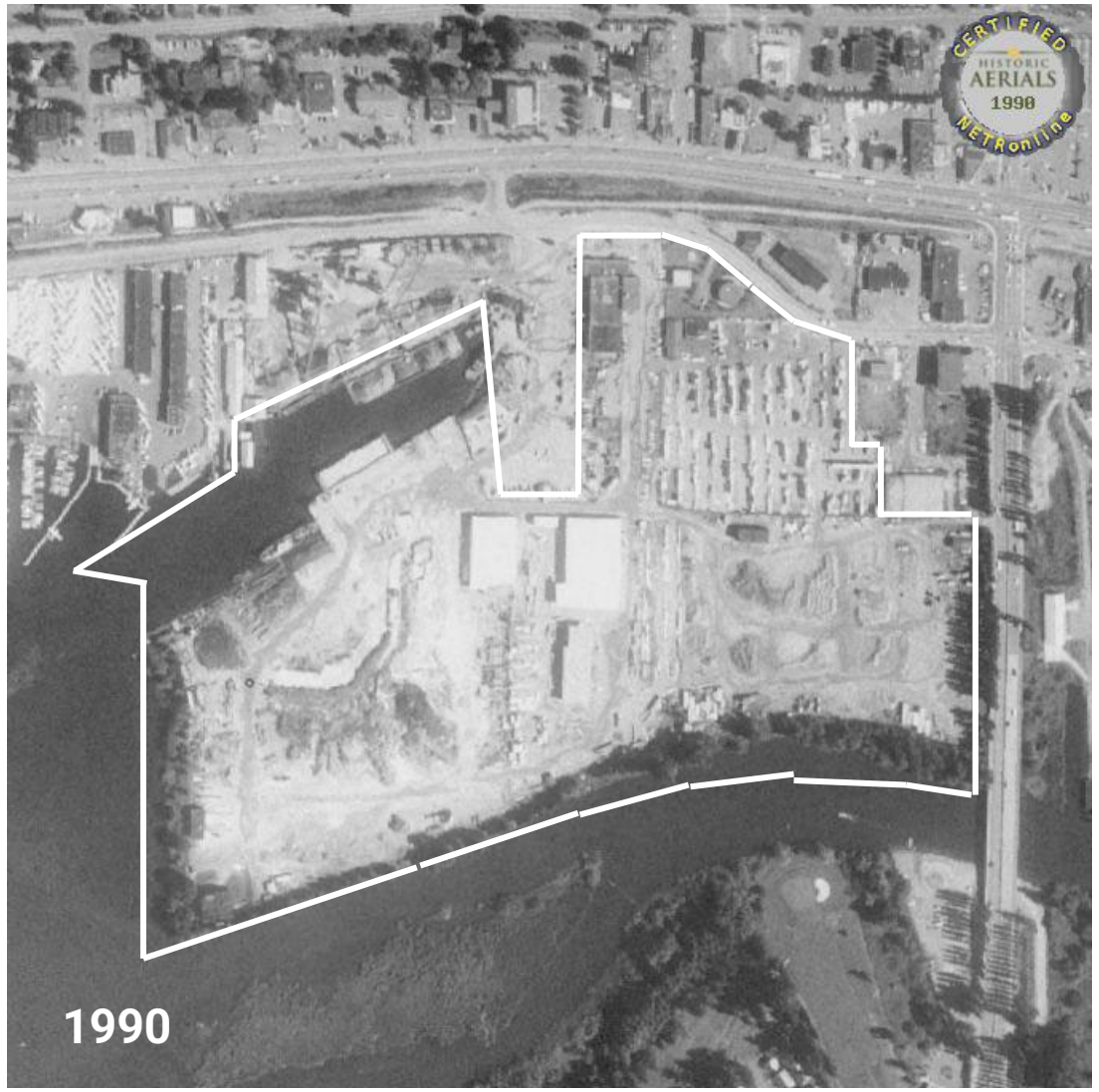


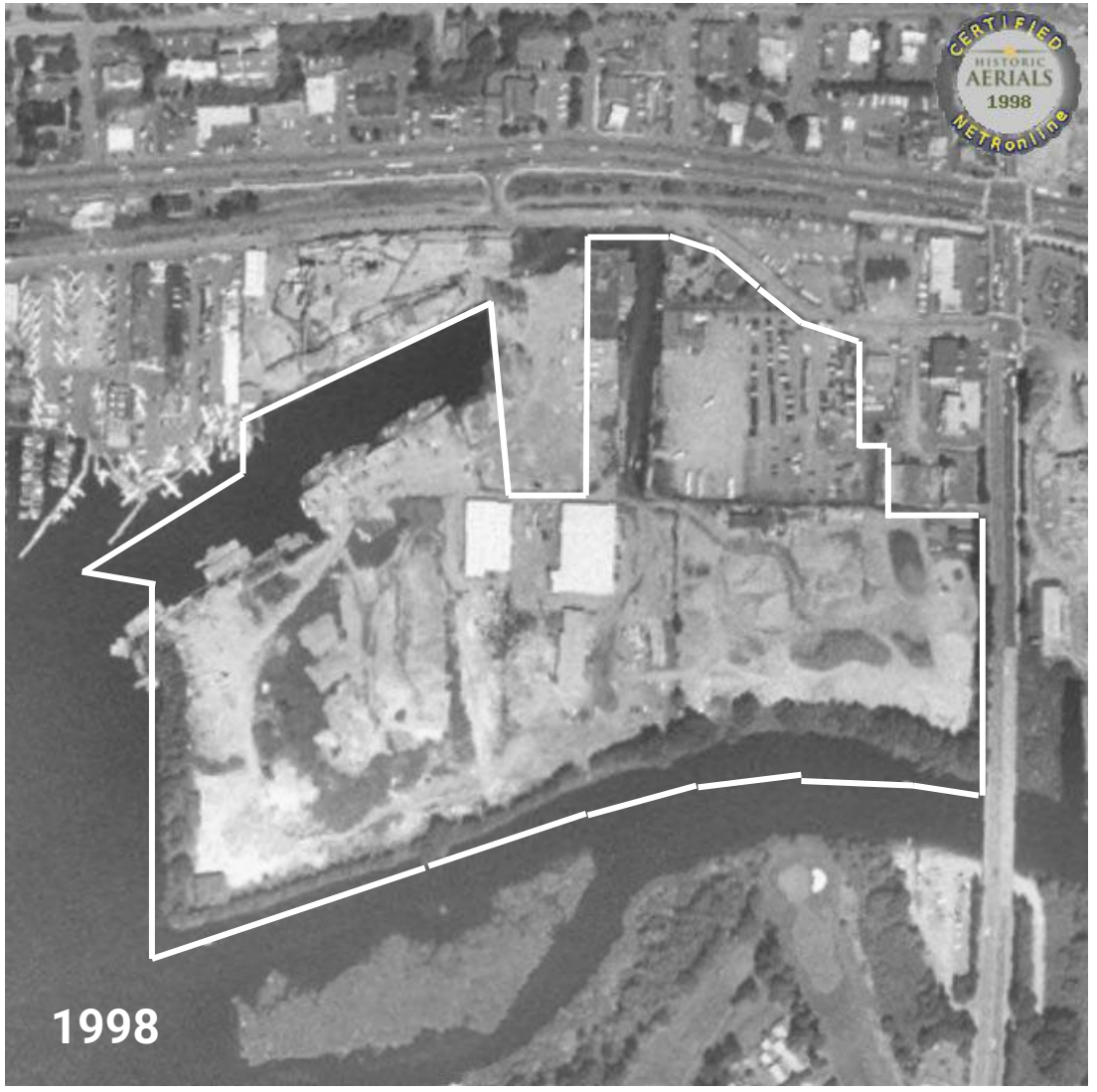
Lakepointe: Background (1980s)



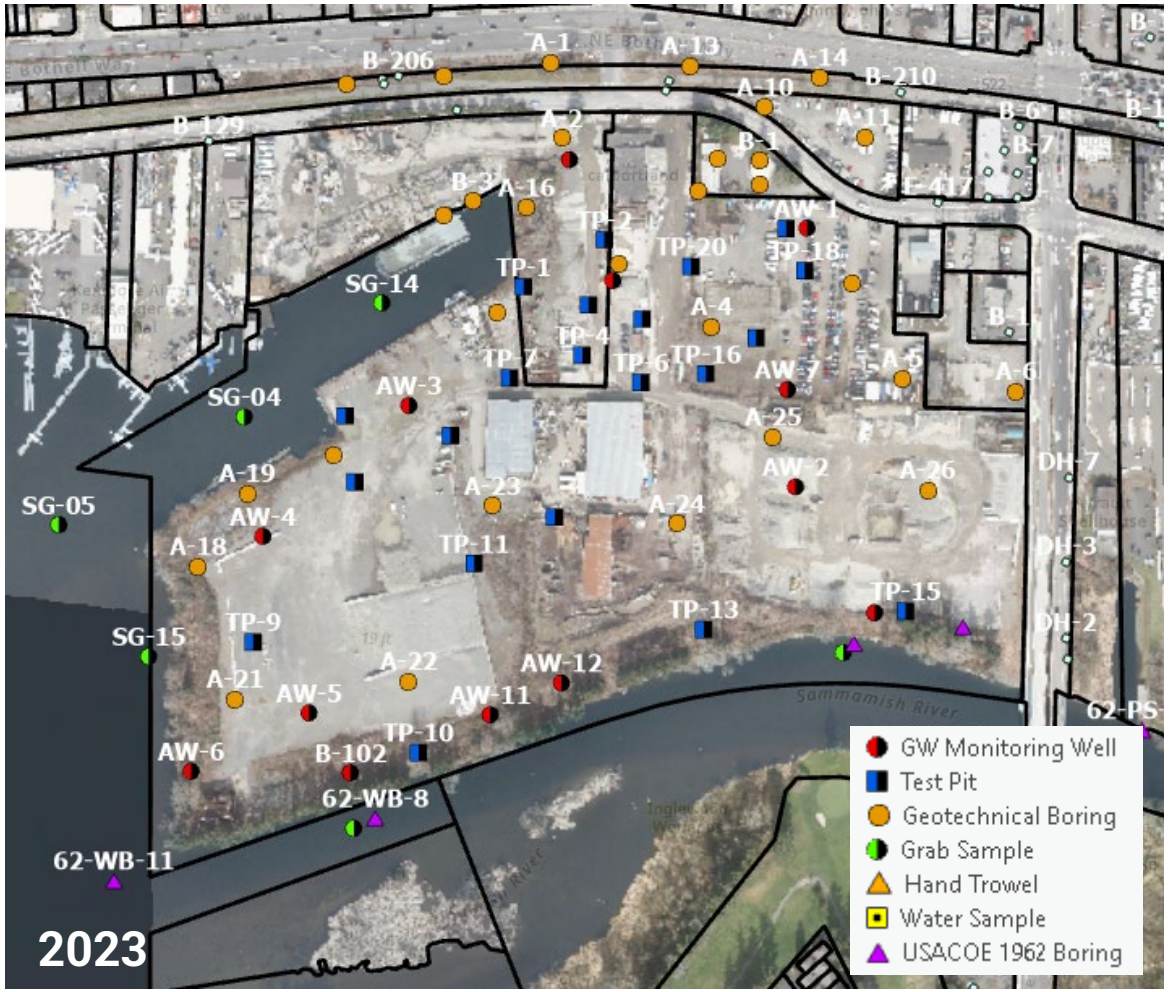


Lakepointe: Background (1990-2001)





Lakepointe: Background (2001+)



Prior Testing: DOE's last formal written review of the site was in 2014.

- **Groundwater**: "there is no known risk directly related from this Site to the community, fish and aquatic life at the adjacent waterways . . ." and that "All priority pollutant metal results are below state cleanup standards." Hydrocarbons, arsenic, barium and lead as chemicals of concern in the groundwater even though the latest testing found these chemicals to either be below detection or below cleanup levels.

- **Soil:** In the late 90's five chemicals of concern noted. In 2011, 14 sample locations "were significantly below Site cleanup levels and below state cleanup standards."

- **Adjacent Lakebed and Riverbed Sediments:** 2013, the City and DOE conducted a study of underwater lake and river sediment. The testing report stated that lake and river sediment adjacent to Lakepointe "show the sediments are below the Sediment Management Standards screening values for all samples to the north, west, and south of the Site at the near shore waterfront," and that "These results indicate there are no known environmental issues associated with near shore sediments at the Site."

Lakepointe: Today & Next Steps

Lakepointe Status Today

- **Privately Owned**
  - Continued use as industrial site
- **2001 Ecology Consent Decree**
  - The CD is still active and requires periodic review to ensure that activities do not result in the release of contaminants from the site
  - As of last review reported April 2014, the site continues to comply with the CD
- **City Interest**
  - City is communicating with the site owner to discuss potential acquisition of the shoreline
  - Due Diligence
  - Scope of Testing
  - Grants
  - **No agreement has been reached with the site owner regarding purchase or environmental assessment**

More info available at:
www.kenmorewa.gov/lakepointe

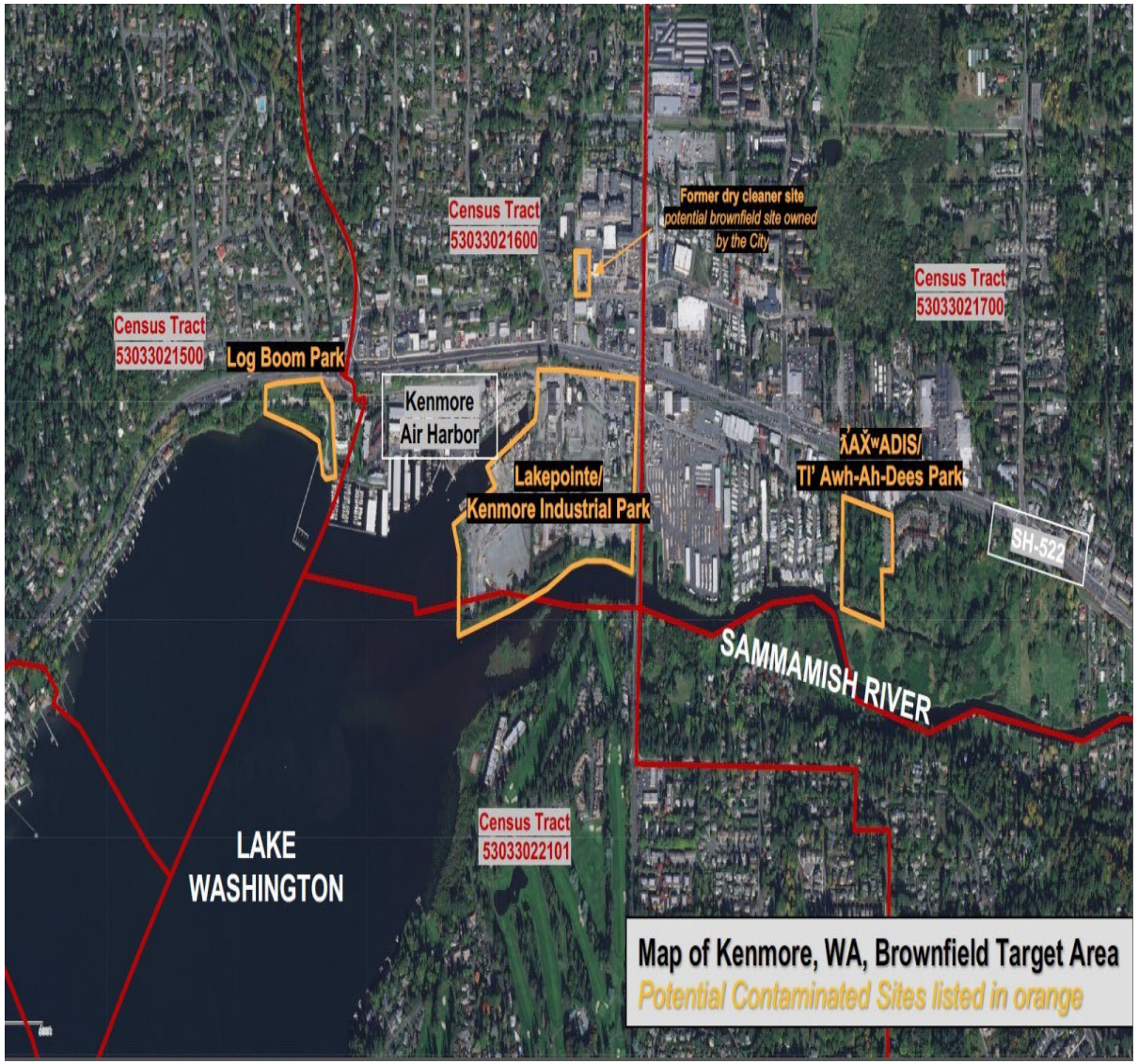
Lakepointe: Today & Next Steps

EPA Brownfield Community Wide Assessment Grant

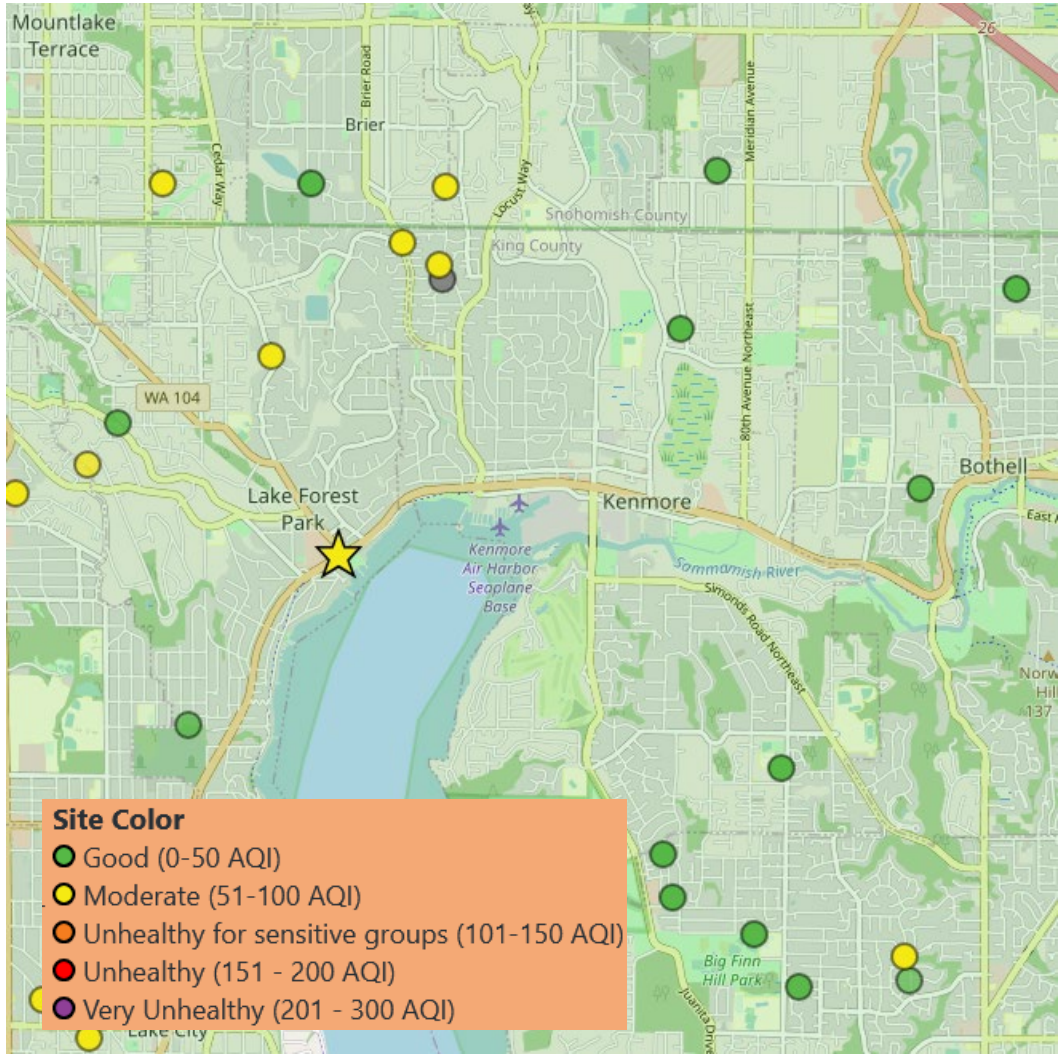
In 2025 the City received a $500k grant from the Federal Environmental Protection Agency (EPA) Brownfield Community Wide Assessment grant fund.

For the four sites identified the grant funding is allocated as follows:

- $370k for site assessments (Phase I & II Environmental Assessments, sampling, if applicable, and Analysis Plans)
- $100k for site planning (Site Feasibility and Re-Use, Re-Vitalization Plans)
- $15k for community engagement.
- $15k for project management.



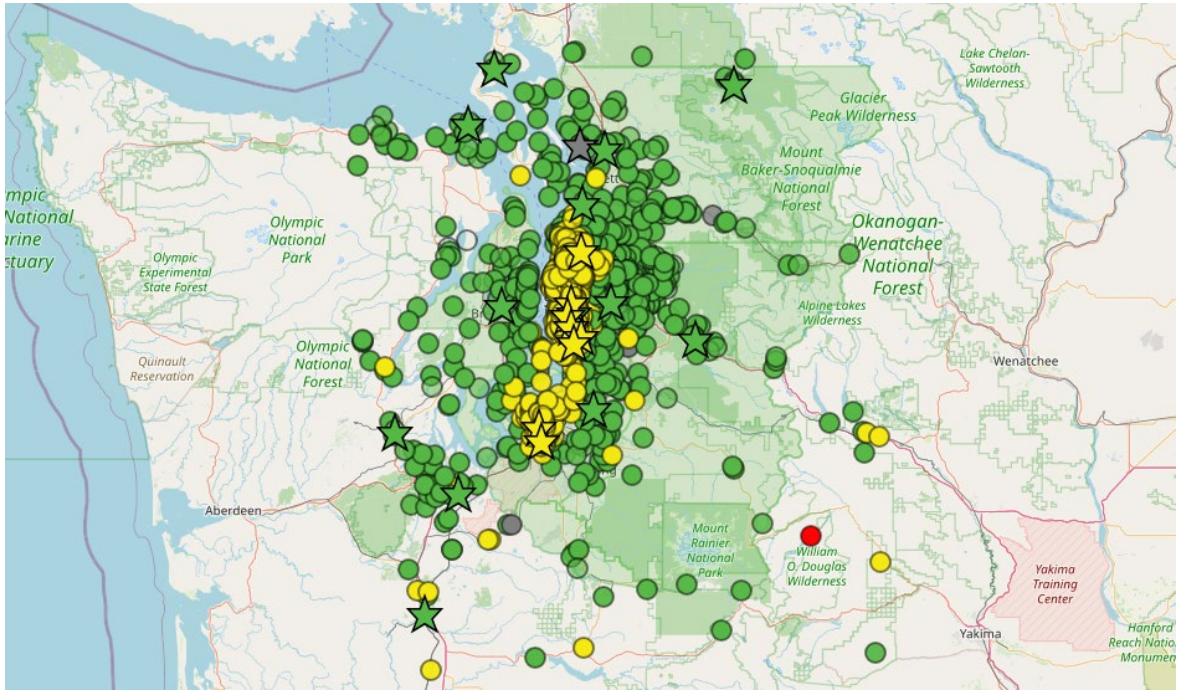
Air Monitoring Options



Puget Sound Clean Air Agency (PSCAA)

- Monitors air quality in King, Kitsap, Pierce, and Snohomish Counties
- Regulatory Agency to enforce Clean Air Act
- Air Quality Map (shown) focuses on the criteria pollutant $PM_{2.5}$

★ Nearest PSCAA air quality monitoring station is in Lake Forest Park



Air Monitoring Options

At-Home Air Quality Monitoring

PurpleAir Sensors

- $100-$300
- Coordinate with PSCAA
- Measures $PM_{2.5}$ *(Other Criteria Pollutants TBD)*

Photo courtesy of https://www.wunderground.com

Staff Photo

Microsoft Sensors (Project Eclipse)

- Availability unknown
- Product research concluded 2023
- Measures $PM_{2.5}$ *(Other Criteria Pollutants TBD)*

Air Monitoring Options

OPTIONS

Staff will continue to work closely with PSCAA and Ecology, regional experts and regulatory authorities on all required monitoring. Should there be interest in expanding air monitoring, there are a few options Council could consider:

(1) After further consultation with PSCAA, staff could publicize the opportunity for individuals to participate in the PSCAA data program mentioned above.

(2) Staff can explore if grant funds are available to assist with procuring individual air monitoring devices to assist in defraying the costs. Currently, units are for sale starting around a few hundred dollars.

(3) Create an in-house air monitoring program. This would require procurement of a consultant with the appropriate experience to develop a program that could design an approach that monitors air quality with the ability to filter impacts of Highway 522 and other neighboring uses.

Thank you.
Questions?