

Draft Cleanup Action Plan and State Environmental Policy Act (SEPA) Documents Available for Comment

The Washington State Department of Ecology invites you to review and comment on documents that will guide cleanup at the North Colfax Petroleum Contamination site.

The site lies along the east side of North Main Street at the intersection of East Tyler and East Harrison Streets. The site is approximately 1000 feet south of the Palouse River and east of the South Fork of the Palouse River (Figure 1).



North Colfax Petroleum Site

The site includes several parcels, currently or previously occupied by gasoline stations. Petroleum leaks from operations at the site contaminated soil and groundwater requiring further investigations and development of cleanup options.

The Draft Cleanup Action Plan (DCAP) provides details about Ecology's selected cleanup action and how the cleanup will be conducted. The State Environmental Policy Act Checklist (SEPA) considers potential environmental impacts prior to beginning the cleanup. The Determination of Non-Significance (DNS) indicates the proposed actions will not have a probable significant adverse impact on the environment. These documents are considered draft until Ecology considers public comment and makes changes, if appropriate.

You are invited to:

- **Review** the Draft Cleanup Action Plan, State Environmental Policy Act Checklist, and Determination of Non-Significance at the locations listed in the box on the right.
- **Send** your comments to Ecology's site manager Doug Ladwig from **February 6 through March 7, 2013**. The box at the right has Doug's contact information and details about where to review documents.

Comments Accepted

February 6 through March 7, 2013

For **ADA accommodations** or documents in an alternate format, call Carol Bergin 509/329-3546 (voice), 711 (relay service), or 877-833-6341 (TTY).

Para asistencia en Español

Greg Bohn 509/454-4174

Если вам нужна помощь на русском, звоните Larissa Braaten 509/710-7552

Document Review Locations

WA Department of Ecology

Kari Johnson, Public Disclosure

4601 N. Monroe St.

Spokane, WA 99205-1295

Call for an appointment 509/329-3415

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=11557>

Whitman County Library

102 S. Main

Colfax, WA 99111

509/397-4366

Submit Comments and Technical Questions

WA Department of Ecology

Doug Ladwig, Site Manager

4601 N. Monroe St.

Spokane WA 99205-1295

509/329-3440

Doug.Ladwig@ecy.wa.gov

Public Involvement Questions

WA Department of Ecology

Carol Bergin, Public Involvement

See Ecology address above

509/329-3546 or Carol.bergin@ecy.wa.gov

Facility Site ID No. 4272

Cleanup Site ID No. 11557

Parties Involved

The Colfax Grange Supply Company, Inc., CHS, Inc., and Time Oil Co. are known as potentially liable persons (PLPs) responsible for cleanup at the site. The PLPs entered into a legal agreement with Ecology in 2007 to begin cleanup.

Since 2007 additional PLPs have been named because of property transactions, dissolving businesses, and new ownerships. They have been combined into a group called the North Colfax group. PetroSun Fuel, Inc. (now Pacific Convenience & Fuel, LLC), TOC Holdings Co. (formerly Time Oil Co.), CHS, Inc., and Colfax Grange Supply Company, Inc. make up the North Colfax group.

Site Properties

The site is made up of the following properties: **The Colfax Grange property** is located at 105 East Harrison Street. It includes a hardware store and warehouse facility. Historically, a gas station was located at the intersection of Harrison and Main streets. Petroleum contamination was discovered in soil under the site during an investigation.

The Cenex Cardtrol property is bordered on the north by East Tyler Street, to the west by North Main Street, to the south by the railroad tracks and to the east by an unopened City of Colfax right-of-way. The Cenex property includes the Cardtrol facility owned by the Colfax Grange. Colfax Grange Supply Company is the legal owner of the Cardtrol facility located at 102 East Tyler Street.

In 2004 CHS, Inc. delivered unleaded fuel to the Colfax Grange's cardtrol facility. During the fuel delivery, CHS, Inc. overfilled the tank, and petroleum was released to the ground. A section of the concrete cover and underlying soil where the release occurred were removed. New groundwater monitoring wells were installed to monitor any impacts to groundwater. Samples from these wells showed petroleum in groundwater.

The PetroSun/Time Oil property is located at 804 North Main Street and includes a gasoline station convenience store with a pump island canopy (Cougar Mart).

Site Background

Petroleum releases occurred at the site as a result of past gas station businesses. The first release was discovered in 1999 when the Time Oil Co. upgraded the gasoline convenience store known as Food Mart 041. Petroleum was found in soil and groundwater during the upgrade of the facility. Since 1999, several cleanup actions were conducted by Time Oil and Colfax Grange.

In 2007, a Remedial Investigation and Feasibility Study was conducted to determine what contaminants remained at the site and where they were located. The reports from the investigation and study were made available for public comment in January 2012.

Results of the Remedial Investigation confirmed elevated levels of petroleum product in soil on all three properties. Petroleum product included gasoline, diesel, and heavy oils.

Results from groundwater sampling conducted from September 2009 to May 2011 showed four groundwater monitoring wells exceeded state standards for petroleum. Plumes of petroleum were found under the site. A plume is a mass of contamination underground mixed with groundwater.

Cleanups called interim actions were conducted on the PetroSun/Time Oil and Cenex Cardtrol properties. As a result, the observed petroleum plumes under the site shrank significantly. Only one groundwater monitoring well continues to show signs of petroleum contamination within the site boundaries. This groundwater monitoring well is expected to meet groundwater standards by the end of 2012.

Currently, there are no impacts to drinking water. There are also no significant risks from contaminant-related vapors at the site.

The Feasibility Study Report evaluated three cleanup alternatives for each property. The Draft Cleanup Action Plan further evaluated the alternatives and selected one for implementation.

Draft Cleanup Action Plan

Ecology wrote a Draft Cleanup Action Plan (DCAP) based on information obtained from the Remedial Investigation and Feasibility Study reports finalized early in 2012. Ecology evaluated each cleanup alternative outlined in the Feasibility Study and selected the best cleanup plan for the site. This selection is based on criteria outlined in the state regulations known as the Model Toxics Control Act (MTCA) and on other applicable regulations and laws.

The public now has an opportunity to review and comment on the cleanup alternative Ecology has selected. The DCAP is considered draft until Ecology considers public comment and makes any appropriate changes.

Selected Cleanup Actions

The following alternatives were evaluated for the three properties.

Alternative 1: Maintenance of an asphalt and concrete cap that confines contamination at the PetroSun/Time Oil and Cenex Cardtrol properties. Installation and maintenance of an asphalt and concrete cap at the Colfax Grange Supply property. Each property will include monitored natural attenuation. Monitored natural attenuation allows contaminants to naturally decrease over time. Additionally, institutional controls such as a management plan or contaminant contingency plan for remaining petroleum in subsurface soil will be used. Groundwater monitoring will document that the natural attenuation is occurring.

Alternative 2: Treat soil with a soil vapor extraction system and maintain the asphalt and concrete containment cap.

Alternative 3: Remove contaminated soil and dispose of it at an off-site facility.

Ecology selected Alternative 1, monitored natural attenuation, as the cleanup for all three properties at the site. The cap made of asphalt and concrete will prevent surface water from leaching and potential contamination of groundwater.

Alternative 1 also includes additional protection after the cleanup through use of groundwater monitoring and periodic reviews to evaluate progress of the natural attenuation. A restrictive covenant, also called an environmental covenant, will be used on each property to limit how the properties may be used.

Cleanup also includes financial assurance from the PLPs that addresses potential future cleanup improvements, if necessary. Detailed evaluation of cleanup alternatives is found in the DCAP.

State Environmental Policy Act (SEPA)

The State Environmental Policy Act, known as SEPA, requires government agencies to consider potential environmental impacts of a project before beginning the cleanup. A Determination of Non-Significance indicates the proposed actions will not have a probable significant adverse impact on the environment.

- After review of the environmental checklist and other site-specific information, Ecology determined the actions to address contaminants in soil and groundwater will not have a probable significant adverse impact on the environment.
- The cleanup action will benefit the environment by reducing contaminants in soil and groundwater and reducing possible exposure pathways.
- Therefore, Ecology has issued a Determination of Non-Significance (DNS) for the cleanup action.

What Happens Next?

Ecology will respond to comments submitted by March 7, 2013. A Responsiveness Summary will be sent to commenters and the review locations listed on page 1. Ecology may modify the DCAP, SEPA or DNS based on public comment, if appropriate. If no changes are made, the documents become final and cleanup moves forward.

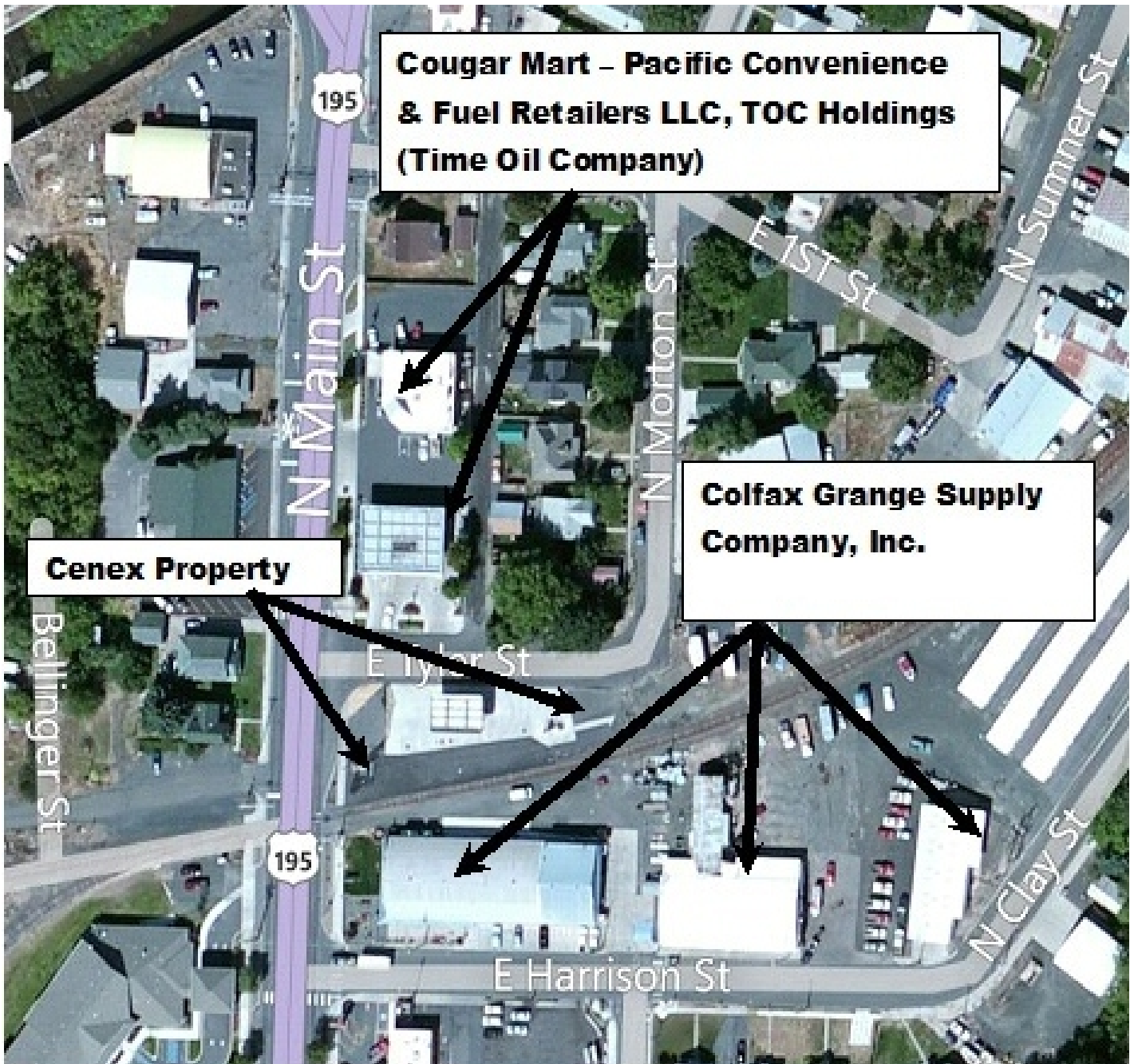


Figure 1



DEPARTMENT OF
ECOLOGY
State of Washington
4601 N. Monroe
Spokane, WA 99205-1295

North Colfax Petroleum Contamination Site
Comments Sought on Draft Cleanup Action Plan,
State Environmental Policy Act (SEPA) and
Determination of Non-Significance (DNS)