

Industrial Petroleum Distributors



Investigation agreement available for public review & comment

The Washington State Department of Ecology (Ecology) has prepared this fact sheet pursuant to the Model Toxics Control Act (MTCA) Chapter 70.105D to provide you with information about a proposed site investigation at the Industrial Petroleum Distributors site, located at 1117 West Bay Drive NW, Olympia, Thurston County.

You are welcome and encouraged to comment on the Agreed Order (that would require the Potentially Liable Persons to conduct a Remedial Investigation/Feasibility Study) through October 16, 2000.

Definitions

An **“Agreed Order”** is a legal document issued by Ecology under which the Potentially Liable Person (in this case, the John J. O’Connell Trust and the Atlantic Richfield Company) receiving the order agrees to comply. It may be used to require or approve a Remedial Investigation/Feasibility Study, a cleanup, or other action.

A **“Potentially Liable Person”** is any person whom Ecology finds, based on credible evidence, to be liable.

A **“Remedial Investigation”** is a study to define the nature, extent, magnitude, and source of the problems at a site.

A **“Feasibility Study”** uses information obtained in the Remedial

Investigation to determine alternative methods to clean up the site.

Site background

The site was first developed in the early 1950s as a bulk fuel storage facility for the Richfield Oil Corporation. The facility consisted of eight above ground storage tanks that ranged in capacity from 20,000 to 150,000 gallons.

In 1977, ARCO (who purchased Richfield Oil Corporation) sold the property to Industrial Petroleum Distributors. The site was then used to store waste oil. This practice continued through the 1980s and early 1990s. At about this time, an Ecology hazardous waste inspector observed and documented improper storage of hazardous materials and petroleum contaminated soil at the facility. As a result, Ecology conducted an initial investigation of the site and confirmed the soil was contaminated. Ground water, surface water, and sediments had suspected contamination. Although not documented, it was reported that a spill occurring in “about” 1974 may have contributed to the site’s contamination.

In 1998, the Thurston County Health Department conducted a Site Hazard Assessment of the property, ranked the site a “1,” and Ecology placed the site on its Hazardous Sites List (A score of “1” represents the highest level of concern relative to other sites.)

September 2000

Public Comment Period:

September 15 – October 16, 2000

Comments and requests for updates should be directed to:

Martha Maggi, Site Manager
Department of Ecology
Toxics Cleanup Program
Southwest Regional Office
PO Box 47775
Olympia WA 98504-7775
(360) 407-6248
mmag461@ecy.wa.gov

Information Repositories

The Agreed Order is available for review at the following locations:

Olympia Timberland Library
313 8th Ave. SE
Olympia WA
(360) 352-0595

South Puget Environmental
Education Clearinghouse (SPEECH),
209 4th Ave. E., Suite 206
Olympia WA
(360) 786-6349

Department of Ecology
Southwest Regional Office
300 Desmond Drive
Lacey WA
(360) 407-6243

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The Site Hazard Assessment revealed the poor condition of the above ground tanks, including active leakage. As a result, the Estate of John J. O’Connell (who by this time was sole owner of Industrial Petroleum Distributors) was asked to remove the waste stored on the site.

Last winter, the property owner had the above ground tanks, associated piping, and pumping rack demolished. But because of the disturbance of soil and heavy rainfall, the City of Olympia ordered the work to stop at the site.

What’s next for the site

Once finalized, the Agreed Order will require the Potentially Liable Persons to conduct a Remedial Investigation/Feasibility Study. In the short-term, the order requires the Potentially Liable Persons to do the following:

- In order to protect public safety, provide for reasonable site security (such as a fence around the site or other appropriate means) so that unauthorized persons can’t easily gain entry.
- Maintain and regularly inspect the storm water diversion system to prevent erosion of site soils and to prevent sediment or contaminant runoff.
- Provide monthly written reports to Ecology that summarize site cleanup progress, problems, or delays.

The Remedial Investigation

The extent of the soil, surface water, ground water, and sediment contamination are still unknown. The goal of the Remedial Investigation is to define the nature, extent, and magnitude.

The Feasibility Study

Based on the data collected during the Remedial Investigation, a Feasibility Study will be conducted to evaluate a range of cleanup methods for the site. A report will be produced that will discuss each method in detail – including the pros and cons.

After completion of the Remedial Investigation/ Feasibility Study report, the Potentially Liable Persons will be required to draft a Cleanup Action Plan that will propose a specific cleanup remedy for the site. However, the Remedial Investigation/Feasibility Study report and the Cleanup Action Plan are not final until they have completed a 30-day public comment period.

Once the Remedial Investigation/ Feasibility Study report and the Cleanup Action Plan are final, the next step of the cleanup process will come into play – that is – determining the design, construction, operation, and monitoring methods for the selected cleanup.

Public comment period

The Agreed Order is now available for your review and comment. Should you have comments after reading the document, please submit them in writing to Martha Maggi, Site Manager, at the Ecology address listed in the box on page one.

After the public comment period, Ecology will review the comments received and will make recommendations for any suggested changes to the Agreed Order. If no significant changes are made, the document is considered final.

Please note: A public meeting may be held if 10 or more people request one during the public comment period.

Site Location

(the cross (+) indicates the site location)

