

Periodic Review Available to the Public
Whitty's Mini Mart 2 Site
Facility Site Id. No. 766

Comment Period May 8, 2008 through June 6, 2008

Ecology invites the public to review and comment on a periodic review of the Whitty's Mini Mart 2 Site. The site is located at 485 South Main Street (Highway 395) at the northeast corner of Main Street and Dominion Avenue in Colville, Stevens County, Washington. This is the first periodic review for the site. The review covers from March 1997 through September 2007.

Why This Matters

- A periodic review is *required* by the Model Toxics Control Act (MTCA) at least every five years after the initiation of a cleanup action.
- The review *evaluates post-cleanup site conditions*.
- The review *ensures the cleanup action is protective of human health and the environment*.

Background

The site operated as a retail gasoline service station from 1977 until closure in 1992. The business then re-opened as an auto service shop. In 2007 the property was sold and is now being developed into commercial office space. A fuel distribution pipe at the site leaked, causing gasoline contamination on site and in a creek and storm water drain adjacent to the property. A private residence southwest of the site also was impacted by the contamination. The affected creek ran through their property.

Past Cleanup Activities

Several cleanup actions were implemented by the City of Colville and Ecology at the site between 1984 and 1999. Ecology completed a Cleanup Action Plan in 1999 that included the following:

- Removal of approximately 350 cubic yards of petroleum-contaminated soils. These soils were encountered during trench construction, underground storage tank (UST) removal, and associated activities.
- Pumping and treating approximately 10,000 gallons of contaminated ground water during the decommissioning of the USTs.
- Installing a soil vapor extraction system to treat the shallow impacted soils at the site. Installing lateral vapor extraction (vacuum) lines across the site with emphasis in the area where the UST piping had been.
- Installing ground water interception trenches along the downgradient boundaries of the site.
- Installing a ground water air-sparging system to treat ground water within the trenches and at strategic points across the site. The system operated from August 1994 to July 1995 and removed an estimated 370 pounds of petroleum hydrocarbons.
- Implementing long-term, quarterly ground water monitoring in 1992. Implementing a Sampling and Analysis Plan in 1997 with ground water monitoring occurring semi-annually.
- Implementing institutional controls including maintenance of the asphalt/concrete cap on the property to reduce the risk of exposure to contaminated soils and recording a restrictive covenant on the deed of the property that conditions any site activity that may cause exposure to contaminated soils.

Current Status

- The cleanup actions implemented at the site continue to be protective of human health and the environment.
- Concentrations of petroleum product in ground water decreased since initiation of the cleanup. Cleanup levels have been met at each of the monitoring wells except monitoring well 8. Monitoring well 8 is likely impacted by leaks in the adjacent storm water drain. This issue will continue to be monitored and evaluated.
- Ground water monitoring has been completed according to the schedule and protocol described in the Sampling Analysis Plan.
- Residual petroleum contamination likely remains in soils at the site. However, soils exceeding the cleanup level comply with cleanup standards since the long-term integrity of the containment system is ensured, and the requirements for containment technologies have been met.
- Institutional controls have been maintained and regularly evaluated at the time of each ground water sampling event. These controls continue to be effective in protecting public health and the environment by preventing exposure to hazardous substances and maintaining the integrity of the cleanup actions.
- The recent redevelopment of the site into commercial office space is appropriate and protective of the institutional controls at the site. Construction plans do not include activities that would compromise the asphalt/concrete cap or otherwise create a risk of exposure to potentially impacted soils.

The Future

The cleanup actions at the site are performing as expected. Further periodic reviews are required as long as institutional controls are in place at the site.

The periodic review may be reviewed at the following locations:

- Department of Ecology, Eastern Regional Office, 4601 N. Monroe
Spokane WA 99205-1295
- Ecology's Toxics Cleanup Program Web site at:
http://www.ecy.wa.gov/programs/tcp/sites/whittysMiniMart2/whittys_hp.htm

For more information or to submit written comments, please contact Michael Boatsman, site Manager, at the Ecology address listed above, at 509/329-3492, or e-mail mboa461@ecy.wa.gov