STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Eastern Region Office
4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

March 7, 2023

John Glassco
Eco-Nomic
420 Basin Street SW
Ephrata, WA 98823

Re: No Further Action at the following Site:

Site Name: Othello Quick Stop 5
Site Address: 1220 S 1st Street, Othello
Cleanup Site ID: 8106
Facility/Site ID: 15722357
VCP Project ID: EA0247

Dear John Glassco:

The Washington State Department of Ecology (Ecology) received your request on February 6, 2023, for an opinion on your independent cleanup of the Othello Quick Stop 5 facility (Site) under the Voluntary Cleanup Program (VCP).[1] This letter provides our opinion and analysis. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70A.305 Revised Code of Washington (RCW).[2]

Opinion

Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are

[1] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program
[2] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305

specified in Chapter 70A.305 RCW and Chapter 173-340[3] Washington Administrative Code (WAC) (collectively called "MTCA"). The analysis is provided below.

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release:

- Petroleum hydrocarbons and benzene into the soil.
- Petroleum hydrocarbons, benzene, and methyl tert-butyl ether (MTBE) into the groundwater.

Enclosure A includes a Site description, history, and diagrams.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

Ecology bases this opinion on information in the documents listed in **Enclosure B.** You can request these documents by filing a records request.[4] For help making a request, contact the Public Records Officer at recordsofficer@ecy.wa.gov or 360-407-6040. Before making a request, check if the documents are available on the Site webpage.[5]

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that no further remedial action is necessary to clean up contamination at the Site. Ecology bases its conclusion on the following analysis:

Characterizing the Site

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A.**

During an initial site assessment in 1997, nine soil borings were advanced with 23 soil samples and one groundwater sample collected and analyzed for gasoline-range

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[3] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340
[4] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests
[5] https://apps.ecology.wa.gov/gsp/CleanupSiteDocuments.aspx?csid=8106

petroleum hydrocarbons (GRPH), diesel- and oil-range petroleum hydrocarbons (DRPH and ORPH), and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes. Results indicated the presence of petroleum hydrocarbons exceeding MTCA Method A soil cleanup levels at 8.0-8.5 feet below ground surface (bgs) in boring B-1 (460 mg/kg GRPH) and at 6.5-8.5 feet bgs in boring B-4 (280 mg/kg GRPH and 290 mg/kg DRPH+ORPH). All other soil samples were non-detect or below cleanup levels. The groundwater sample identified GRPH and DRPH exceeding MTCA Method A groundwater cleanup levels. Depth to groundwater is approximately 8-13 feet bgs and groundwater flow is to the north-northwest.

Setting cleanup standards

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

For soil, the cleanup level for total petroleum hydrocarbons (TPH, the sum of all gasoline-, diesel-, and oil-range petroleum hydrocarbons) was established using MTCA Method B and is protective of both the groundwater and direct contact pathways. This cleanup level follows the provisions of Model Remedy 5 in Ecology Publication No. 16-09-057[6], Model Remedies for Sites with Petroleum Impacts to Groundwater, which includes an empirical demonstration that measured soil concentrations will not cause an exceedance of the applicable groundwater cleanup level according to WAC 173-340-747(3)(f). Groundwater data demonstrate that these values are also protective of groundwater. The cleanup level for benzene was also established using MTCA Method B for protective of the direct contact pathway. The land use is classified as unrestricted. The cleanup levels are as follows:

Contaminant	Cleanup Level (mg/kg)
Benzene	18
Total petroleum hydrocarbons (TPH)	1500

mg/kg = milligrams per kilogram

The point of compliance for soil is throughout the Site. This is the standard point of compliance.

For groundwater, the cleanup levels were established using MTCA Method A and are based on the protection of drinking water. The cleanup levels are as follows:

[6] https://apps.ecology.wa.gov/publications/documents/1609057.pdf

Contaminant	Cleanup Level (µg/L)
Benzene	5
Gasoline-range petroleum hydrocarbons (GRPH)	800
Diesel- and oil-range petroleum hydrocarbons (DRPH + ORPH)	500
Methyl Tert-Butyl Ether (MTBE)	20

µg/L=micrograms per liter

For groundwater, the point of compliance is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site. This is the standard point of compliance.

Selecting the cleanup action

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

- Remove all petroleum-contaminated soil (PCS) to the maximum extent practicable.
- Monitor groundwater on a quarterly basis until all samples are below the established cleanup levels for a minimum of four consecutive quarters.

Implementing the cleanup action

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site.

In 1998, two 10,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon diesel UST were decommissioned and removed along with dispensers and associated product piping. Soil samples collected from the sidewalls of the UST excavation were below cleanup levels while a sample from the excavation bottom exceeded MTCA Method A cleanup levels for GRPH and benzene at 390 mg/kg and 1.2 mg/kg, respectively. Soil samples from beneath the dispensers were all below cleanup levels. Approximately 500 cubic yards of petroleum-contaminated soil (PCS) were disposed offsite. The UST system was replaced, and the excavation area was backfilled and capped with asphalt.

In 2002, four soil borings were advanced around the UST excavation, sampled, and converted into groundwater monitoring wells. Soil samples from the borings were non-detect for all constituents of concern. Groundwater samples from the wells indicated an MTBE concentration of 120 µg/L from MW-3, while all other results were non-detect or below cleanup levels. Groundwater monitoring occurred on a quarterly basis from 2014-2018, with four consecutive quarters of samples meeting groundwater cleanup

standards in all wells as of October 2018. Under Ecology's Model Remedy 5, these results constitute an empirical demonstration that groundwater meets MTCA Method A cleanup levels throughout the Site, therefore the Method B direct contact soil cleanup level of 1,500 mg/kg has also been established as protective of the groundwater pathway.

Listing of the Site

Based on this opinion, Ecology will remove the Site from its lists of contaminated sites including the:

- Confirmed and Suspected Contaminated Sites List
- Leaking Underground Storage Tanks List

Limitations of the Opinion

Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).

Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70A.305.080 and WAC 173-340-545.

State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70A.305.030(1)(i).

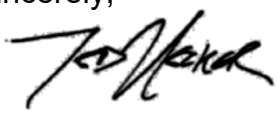
Termination of Agreement

Thank you for cleaning up the Site under the VCP. This opinion terminates the VCP Agreement governing VCP Project No. EA0247.

Questions

If you have any questions about this opinion or the termination of the agreement, please contact me by phone at (509) 342-5564 or e-mail at ted.uecker@ecy.wa.gov.

Sincerely,



Ted M. Uecker
ERO Toxics Cleanup Program

tmu:hg

Enclosures (2): A – Site Description, History, and Diagram
B – Basis for the Opinion: List of Documents

cc: Robert Ogan, Wenatchee Petroleum (by email)
Nicholas Acklam, Ecology
Fiscal, VCP Fiscal (w/o encl)
TCP, Operating Budget Analyst (w/o encl)

Enclosure A

Site Description, History, and Diagram

Site Description

The Site is located at 1220 1st Avenue in Othello on Adams County Tax Parcel No. 1529030520705. The Site is currently operated as a fueling station with four pump islands and convenience store. The property is located in a light industrial/commercial area. It is bordered by a fueling station to the southeast, a bulk fuel facility to the west, a former service station to the south and a propane bulk fuel operation to the southwest.

Site soils consist of clayey silt to silty clay, and sandy gravel to approximately 21.5 feet below ground surface (bgs). Groundwater was encountered between 8-13 feet bgs. Groundwater flow is to the north-northwest.

Site History

A site assessment was conducted in September 1997. Nine soil borings (B1-B9) were installed and sampled. Results indicated gasoline, diesel, and xylenes at concentrations exceeding MTCA Method A cleanup levels in soil at 280-460 mg/kg, 290 mg/kg, and 70 mg/kg respectively. A water sample was collected from B1 and results indicated the presence of gasoline- and diesel-range petroleum hydrocarbons at 75,000 µg/L and 540 µg/L, respectively.

In September 1998, two 10,000-gallon unleaded gasoline USTs and one 12,000-gallon diesel fuel UST, dispensers, and product piping were removed. Groundwater was encountered in the excavation and a sheen was observed on the surface of the water. Approximately 500 cubic yards of soil was stockpiled onsite.

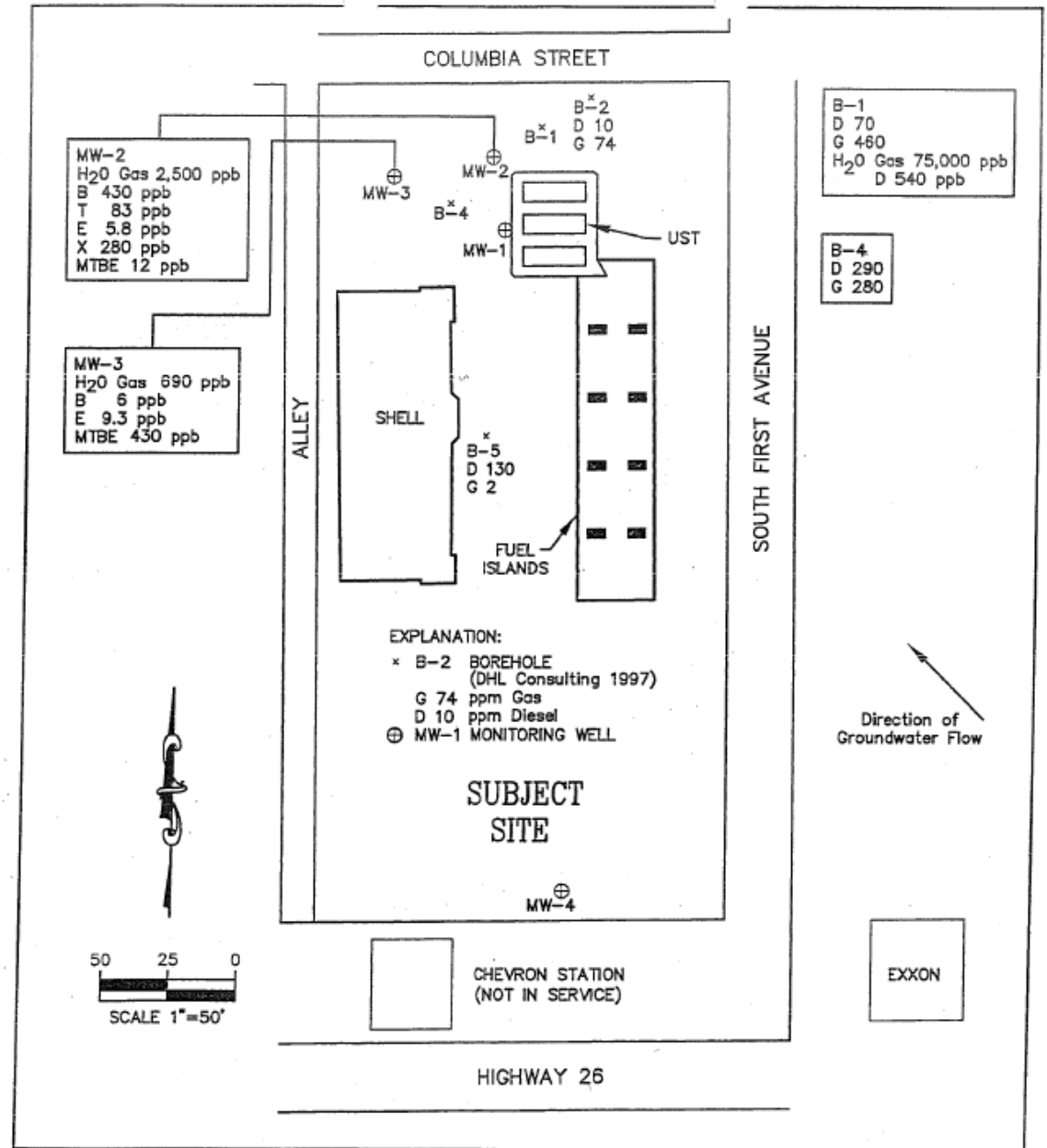
Results from soil samples collected from the sidewalls of the UST excavation were all below cleanup levels. The confirmation sample from the bottom of the excavation exceeded the cleanup levels for gasoline and benzene at 390 mg/kg and 1.2 mg/kg, respectively. Soil sample results from beneath the fuel dispenser and from test pits around the dispenser were below cleanup levels. A water sample collected from the excavation indicated the presence of petroleum hydrocarbons. The 500 cubic yards of stockpiled soil was transported offsite for disposal and a new UST system was installed. The excavation was subsequently backfilled with clean material and repaved.

Additional remedial actions were conducted in June 2002. Four boreholes (BH-1 through BH-4) were installed and converted to monitoring wells (MW-1 through MW-4). Wells MW-1 and MW-2 were placed along the north and northwest sides of the former USTs in order to evaluate the extent of contaminated soil in this location. All results from soil samples collected from the borings were non-detect. Groundwater sample results indicated gasoline, benzene, and MTBE at concentrations exceeding cleanup levels.

Groundwater samples were collected from all four monitoring wells in June 2012. Results indicated a concentration of 120 ug/l for MTBE from MW- 3; all other results were non-detect or below cleanup levels.

Quarterly groundwater from 2012-2018 demonstrated that the MTBE concentration decreased to below the MTCA Method A cleanup level in April 2014 and fluctuated near the cleanup level before remaining in compliance for four consecutive quarters beginning in December 2017. The monitoring wells were decommissioned in November 2020.

Site Diagram



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INLAND OIL
BORING AND
MONITORING WELL
LOCATIONS
OTHELLO, WA

JOB No.
402-002-01

Figure 6.

DATE
9/04/02

Enclosure B

Basis for the Opinion: List of Documents

Eco-Nomic, Final Report for Othello Quick Stop 5, March 16, 2021.

Eco-Nomic, Action Plan to address Residual Soil Contamination (email from John Glassco), December 17, 2018.

Eco-Nomic, Interim Report D for Othello Quick Stop 5, October 22, 2015.

Ecology, Othello Quick Stop 5- VCP Opinion on Site Cleanup- Further Action, December 11, 2012.

Eco-Nomic, Action Plan for Othello Quick Stop 5, October 16, 2012.

White Shield Environmental, Subsurface Investigation Report, Inland Oil- Former Othello Quick Stop, September 10, 2002.

White Shield Environmental, LUST Closure Report, November 24, 1998.

DLH Environmental Consulting, Site Assessment Activities Othello Quick Stop, September 25, 1997.