



Unocal Edmonds Cleanup Site

Online Update Meeting

February 13, 2024

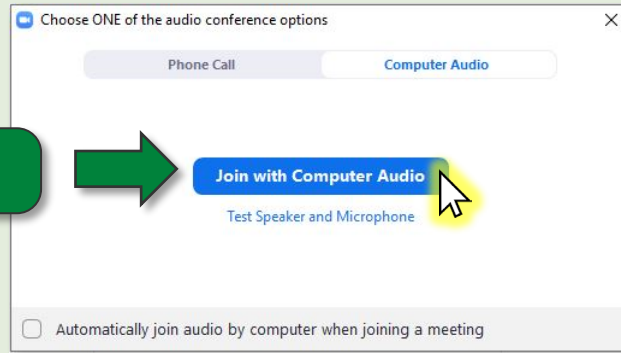
Welcome to our online meeting

We will start our presentation shortly.

No sound? We will unmute soon for sound checks.

Join

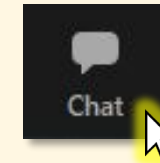
Connect Audio & Join



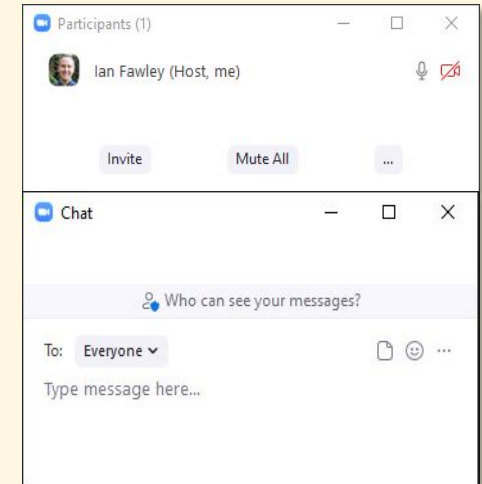
Tip Try your computer
audio *first*.

If you'd like, you can test your
speaker and microphone
before joining.

Participate



Question?
Need help?
Chat with us!



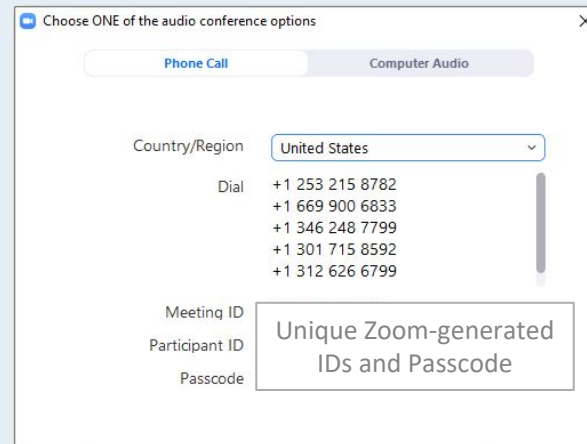
Turn on the Chat box
and Participant list
from your toolbar.

Audio

A Best Option: Use computer for audio

B If selecting "Phone Call"...

- Dial: **253-215-8782 (Tacoma)**
- Enter Zoom Meeting ID **852 7776 9648** followed by "#"
- Enter your unique Zoom Participant ID, followed by "#"
- (If you do not enter the Participant ID, you will be prompted to enter the Passcode.)



Online Meeting Participation

During the Presentation

Please save questions for Q/A
at the end of the presentation.

During Q&A

Facilitators will address questions:

- **1st:** Submitted questions
- **2nd:** Online chat questions
- **3rd:** Verbal follow-up questions

Verbal questions are NOT *formal* comments and will NOT receive *formal* responses.
You can submit *formal* comments during the future public comment period.



Q&A Ground Rules

- For inclusivity, we will address questions in the chat as a queue
- If you need to verbalize a question, raise your Zoom hand
- Once unmuted, speak slowly and clearly
- Be respectful of all thoughts and opinions
- Focus on the objective (to answer questions related to the cleanup of the site)
- Find a quiet area to participate
- Turn your camera off when moving around



Presentation Outline



- Welcome and Introductions
- Washington's Cleanup Process and Public Participation
- Site Location and Background
- Cleanup Progress
- Remaining Contamination
- Future Comment Period
- Planned Next Steps
- Questions and Answers



Meet Your Presenters



Tanner Bushnell
Site Manager

Ian Fawley
Senior Outreach Planner

Kristen Forkeutis
Outreach Specialist



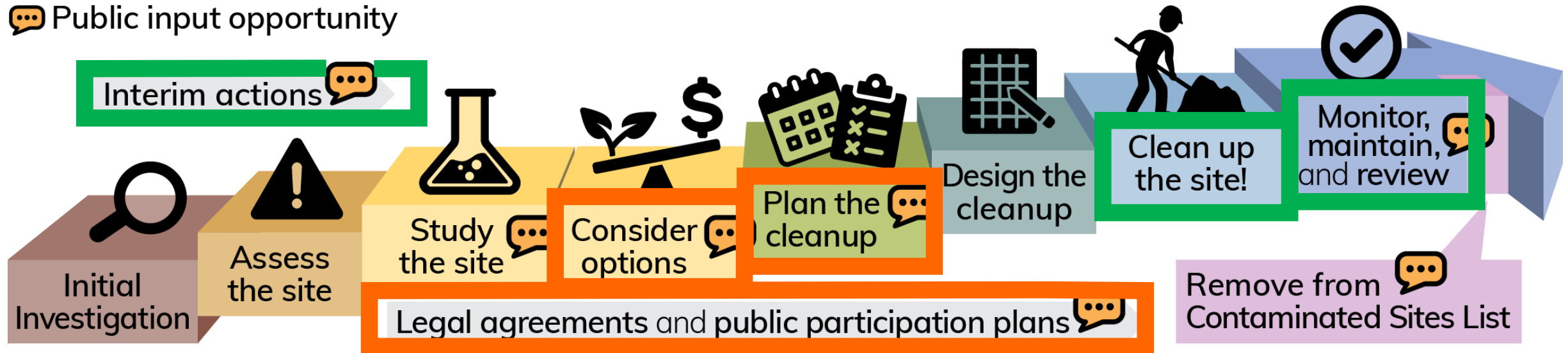
Sam Miles
Arcadis Project Manager

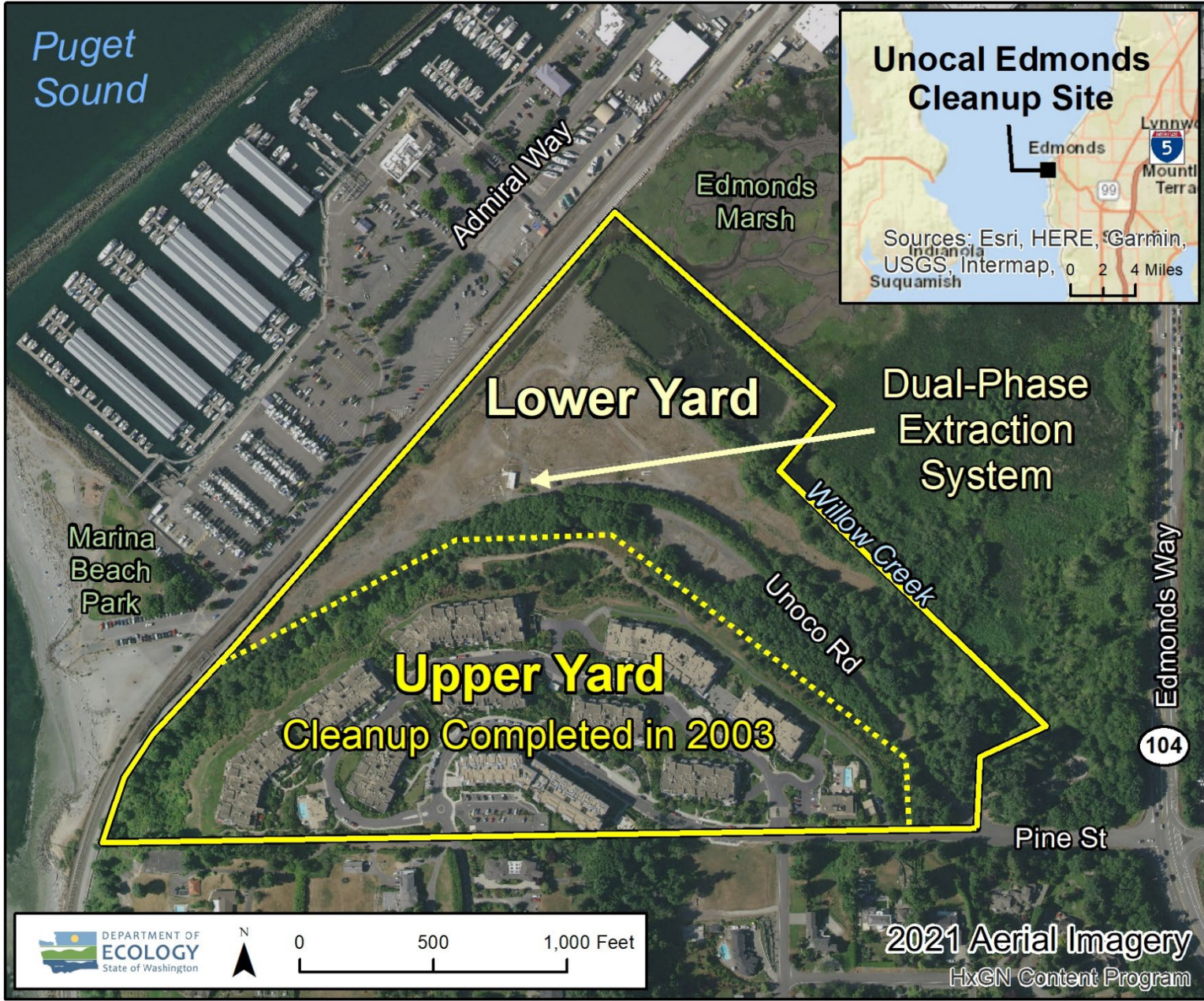
Washington's Cleanup Process

The Model Toxics Control Act (MTCA)

1. Where are we now? 2. Where will we be next?

 Public input opportunity





Site Location

Site Name:
Unocal Edmonds Bulk Fuel Terminal 0178

Site Address:
11720 Unoco Rd,
Edmonds, Washington

Facility Site ID: 2720
Site Cleanup ID: 5180

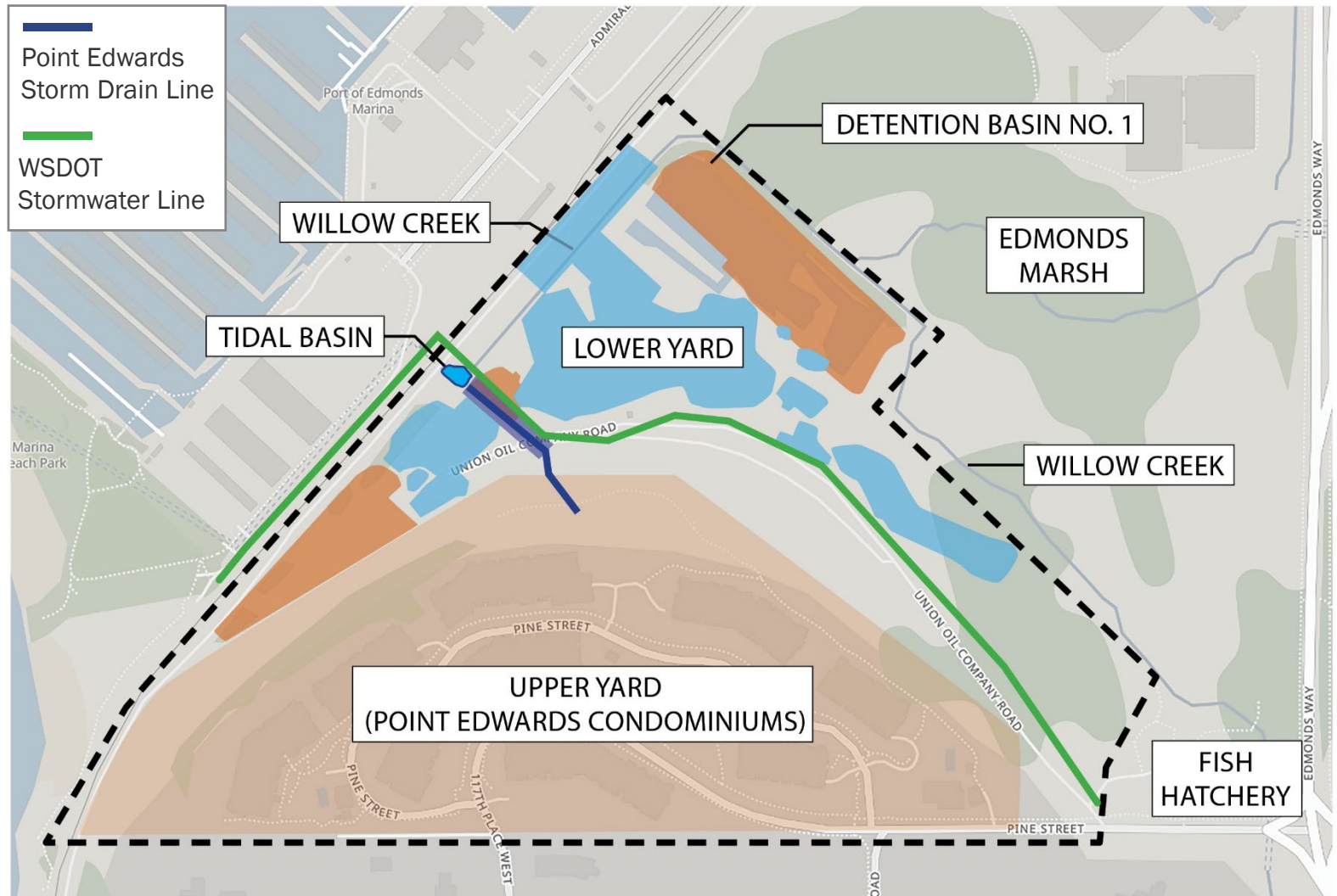
Site Background

- **1923 – 1991:**
Fuel terminal operations
- **1953 – late 1970s:**
Asphalt plant operations



Historic view of fuel terminal

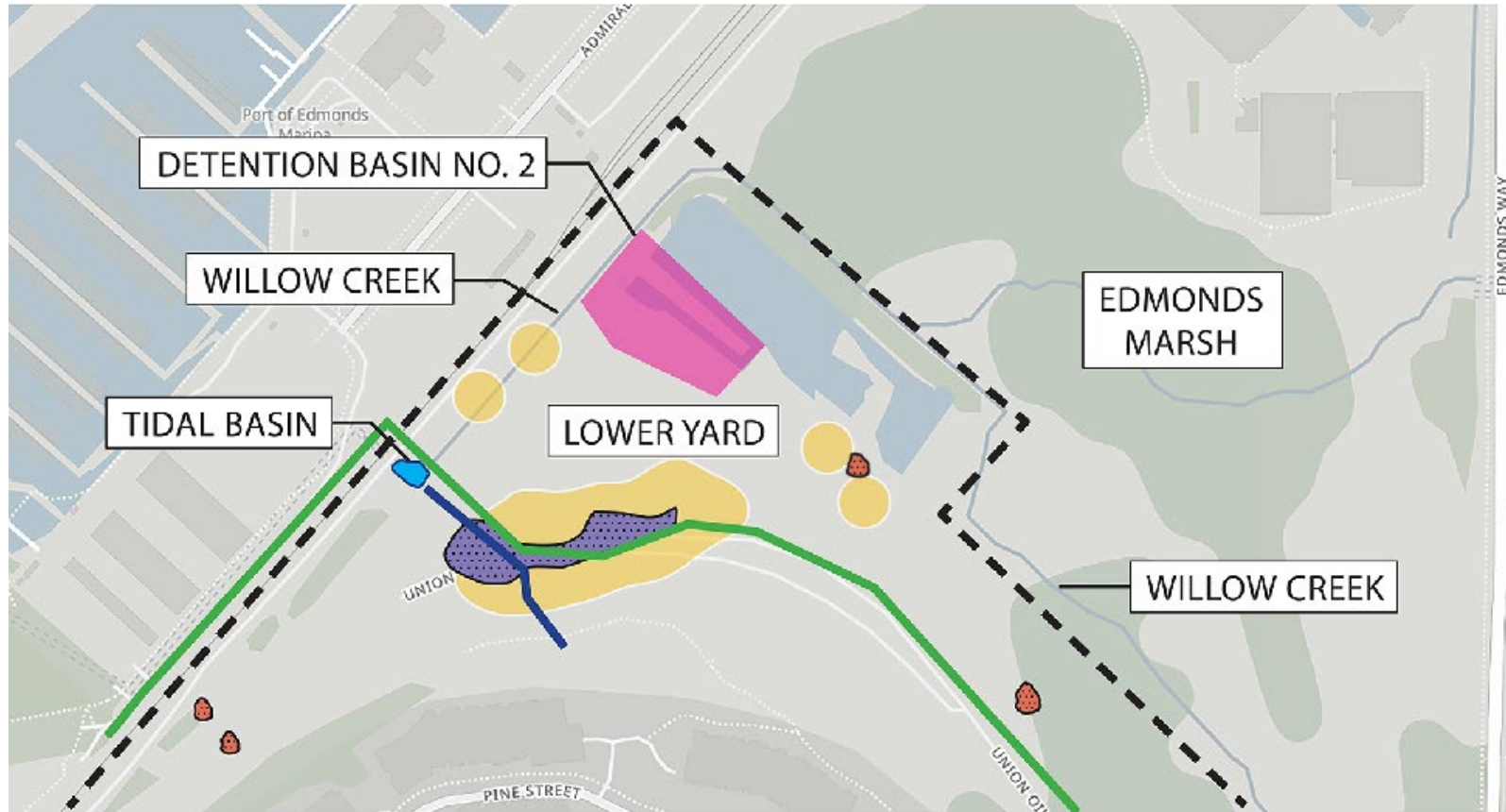
Cleanup Progress



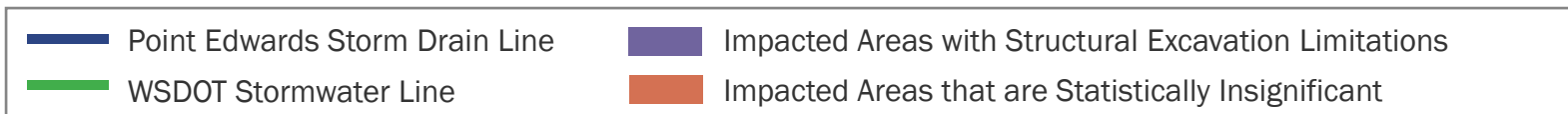
- 2001-03 Upper Yard Remediation Actions**
 - ~100,000 tons of metals and petroleum-impacted soil and 23 fuel storage tanks removed
 - Upper Yard approved for residential development
- 2001-03 Lower Yard Remediation Actions**
 - ~40,000 tons of metals and petroleum-impacted soil removed
- 2007-2008 Lower Yard Remediation Actions**
 - ~130,000 tons of petroleum-contaminated soil and sediment removed
 - ~9,000 gallons of non-aqueous phase liquid removed

Some areas had remediation work during 2001-03 and in 2007-08.
Site Map is a graphical representation of current site conditions for illustrative purposes only.

Cleanup Progress



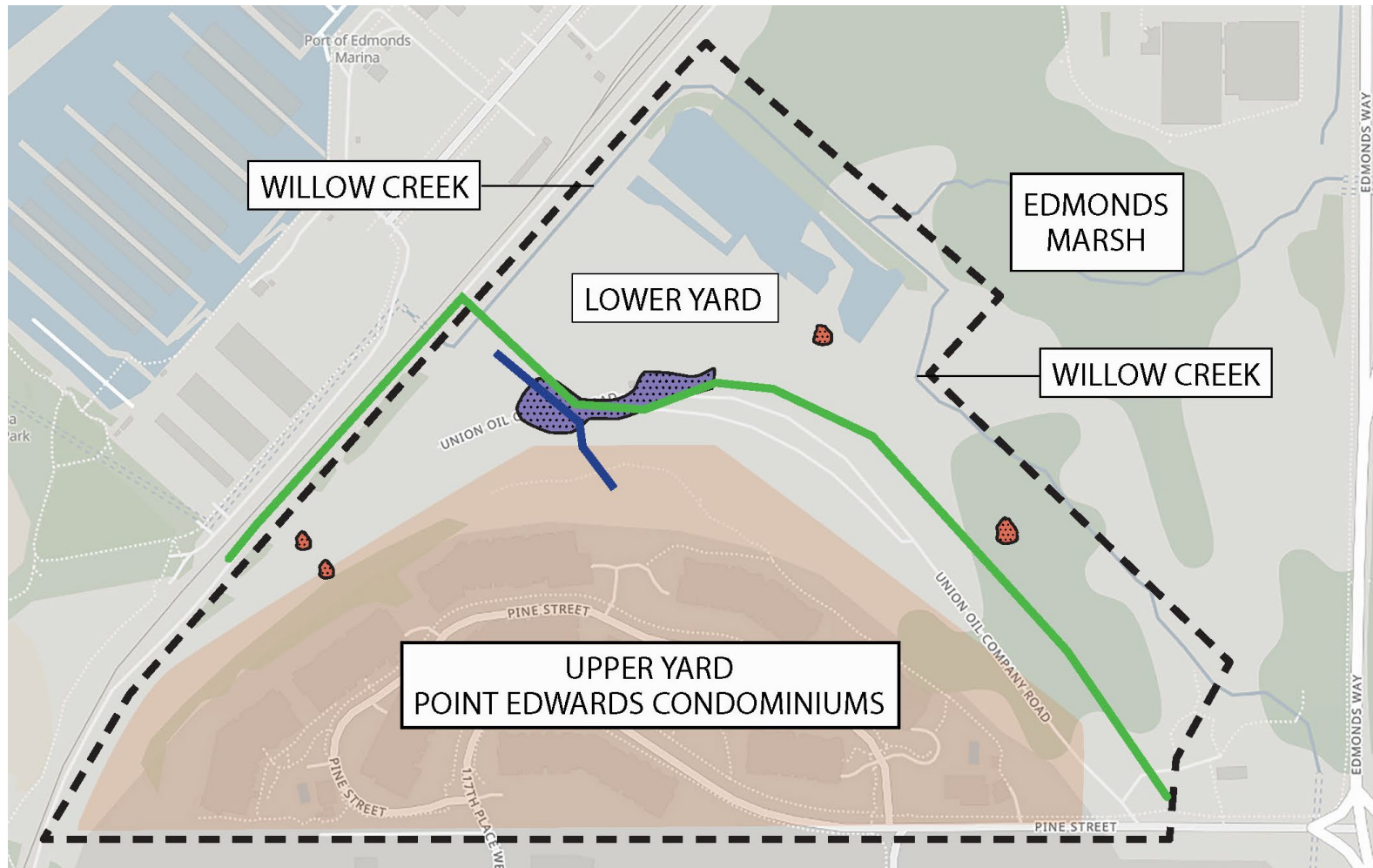
Map is a graphical representation of current site conditions for illustrative purposes only.



- 2017-18 Remediation Actions**
 - Petroleum-contaminated soils removed from stormwater Detention Basin 2
 - Installed dual-phase extraction system (removes and treats petroleum from soil, groundwater, and soil vapor) in the WSDOT storm drain area

- 2019-Present Interim Actions**
 - Expand dual-phase extraction system to optimize groundwater capture in the north/northeast of the WSDOT storm drain treatment area

Remaining Contamination



- Point Edwards Storm Drain Line
- WSDOT Stormwater Line
- Impacted Areas with Structural Excavation Limitations
- Impacted Areas that are Statistically Insignificant

- 4 Areas Statistically Insignificant**
 - The small areas of contamination statistically do not present a risk due to the low likelihood of repeated exposure.

- 1 Area – Near stormwater line Structural Excavation Limitations**
 - Documents available during the future public comment period will explain how the remaining contamination will be addressed.

Future comment period

May 20 – July 3, 2024, Documents available for public review

- **Feasibility Study, Cleanup Action Plan, SEPA determination**
 - Shows how Ecology will address remaining contamination as directed by MTCA to protect human health and the environment. This will also include the Terrestrial Ecological Evaluation (TEE).
- **Updated Public Participation Plan**
 - Creates a standalone document since the original was contained in the prior legal agreement.
- **Final legal agreement (Consent Decree)**
 - Requires Chevron to complete cleanup actions at the Site.

Planned Next Steps



May 20-July 3, 2024

2024

2025

- Hold Public Comment Period with a public meeting

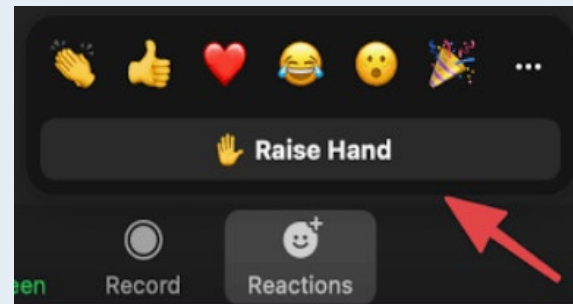
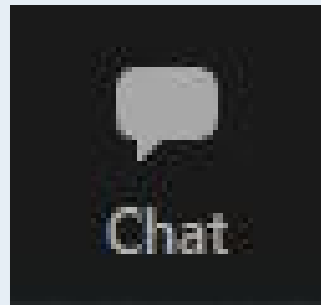
- Respond to public comments
- Finalize documents

- Perform additional cleanup work as needed

Questions and Answers

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Submitted Questions

Topic: Cleanup Options

1. How are options for cleanup considered and determined?
2. How does the Disproportionate Cost Analysis (DCA) work?
3. When was the last DCA drafted?
4. Will the DCA be revised?

Submitted Questions

Topic: Cleanup - Dual Phase Extraction (DPE) System

5. Why was the Dual Phase Extraction (DPE) system chosen as a remedy instead of excavation?
6. How often is the water and soil tested to evaluate the effectiveness of the DPE system?
7. How effective has the DPE system been? How effective has the DPE system been?

Submitted Questions

Topic: Cleanup Levels

8. What Cleanup Levels (CULs) are being used for this Site?
9. Have the CULs changed?

Submitted Questions

Topic: Cleanup Determinations

10. Is Ecology considering the potential marsh restoration in their cleanup determinations?
11. Has the final determination been made about how to clean up the site?
12. Will residual contamination around the WSDOT pipe migrate through groundwater to other locations?
13. Will the stormdrain be removed?

Submitted Questions

Topic: Environmental Covenants

14. Are Environmental Covenants common, very frequent, used in most or almost all cases?
15. Has an Environmental Covenant been drafted for this Site?
16. Has there been an incident where a landowner or third party has violated an environmental covenant and how it was handled?

Submitted Questions

Topic: Future Landowners

17. If contamination (exceeding cleanup levels) from historical Unocal activities was found on the site in a location previously undetected by Ecology, who would be responsible?

18. If residual contaminants left on the site negatively impacts the intended salmon recovery project, will the burden and costs to remove those contaminants fall upon the future property owner (i.e., the City of Edmonds) or stay with the entity (Unocal) that is responsible for the contamination of historic Marsh land?

Submitted Questions

Other topics

- Costs and Funding
- WSDOT questions
- Legal questions beyond our scope
- Detailed questions requiring written responses



Thank you

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Reminder:

A digital PDF of this presentation will be available on Ecology's webpage:

bit.ly/Ecology-UnocalEdmonds