

Site Cleanup Documents Available for Public Review and Comment



A PUGET SOUND INITIATIVE Site

Reaching the goal of a healthy, sustainable
Puget Sound

Proposed Removal of Cleanup Site from the Hazardous Sites List

The Department of Ecology is asking for your comments on a proposal to remove a site on Puget Sound from lists of hazardous waste sites. The Port Orchard Bulk Plant and Cardlock Site (also known as Wilkins Distributing Co, Inc.) was cleaned up under the Voluntary Cleanup Program. The Site is located at 134 Bay Street in Port Orchard, Kitsap County, Washington.

Ecology has reviewed the cleanup work and determined that:

- The site is no longer a threat to human health or the environment.
- The cleanup actions at the site meet state cleanup standards.
- No further action is needed.

You are invited to:

- **Review** the draft No Further Action Opinion Letter (NFA) and the draft Environmental Covenant.
- **Send** your comments to Ecology for consideration. Comments will be accepted from *April 15 - May 15, 2013*.
- See the box on the right for details about where to review documents and submit comments.

Site Background

The area comprising the Site has historically been used as a bulk fuel storage facility, first as the Wilkins Distributing Bulk Plant and Cardlock by Wilkins Distributing Company/Nordic Properties from the 1940s to 1992, then as the Port Orchard Bulk Plant and Cardlock between 1993 and 2003.

Comments Invited

April 15 – May 15, 2013

Submit Comments and Technical Questions to:

Christopher Maurer - Site Manager
WA Department of Ecology
Toxics Cleanup Program
PO Box 47600
Olympia, WA 98504-7600
Phone: (360) 407-7223
E-mail: cmou461@ecy.wa.gov

Document Review Locations

Kitsap Regional Library – Port Orchard
87 Sidney Avenue
Port Orchard, WA 98366
Phone: (360) 876-2224
Hours: Mon. 1 - 8 p.m.,
Tues. – Wed. 10 a.m. – 8 p.m.,
Thurs. 1 – 6 p.m. Fri. 10 a.m. -
6 p.m., Sat. 10 a.m. – 4 p.m.
Sun. CLOSED

Department of Ecology Headquarters

300 Desmond Drive SE
Lacey, WA 98503
By appointment only:
Contact Carol Dorn
Carol.Dorn@ecy.wa.gov or
(360) 407-7224

Port Orchard Bulk Plant Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5782>

Facility Site ID #: 26185147

Cleanup Site ID #: 5782

Port Orchard Bulk Plant and Cardlock Site

The former fuel storage facility on the property used both aboveground and underground storage tanks (ASTs/USTs) for the storage and distribution of gasoline and diesel fuel. Eight ASTs installed between 1965 and 1989 on the western portion of the Site were removed in early 2004. Currently, the property comprising the Site is vacant and gravel-covered. During the Site investigation, soil and groundwater sampling at the Site found concentrations of several petroleum-based contaminants to be above acceptable levels, as a result of the operation of the former bulk fuel storage facility. These contaminants include:

- Gasoline-range petroleum hydrocarbons (GRPHs)
- Diesel-range petroleum hydrocarbons (DRPHs)
- Benzene, toluene, ethylbenzene and total xylenes (BTEX)

An Interim Remedial Action for the Port Orchard Bulk Plant Site was conducted in 2004, which resulted in the removal of 10 USTs, removal and disposal of 5,593 tons of contaminated soil from two excavation sites, and groundwater monitoring to evaluate the effect of source removal on groundwater quality.

The cleanup action at the Site was conducted in several phases between 2007 and 2009, and included the following activities:

- Two separate chemical injections to treat non-excavated soil at the Site
- Excavation of the remainder of a historic gasoline pipe which connected the two soil excavation sites
- Additional soil sampling
- Groundwater monitoring

Soil samples from the two excavation sites and groundwater samples collected after the cleanup action was completed found contaminant levels to be below acceptable levels. Two areas along the border of the first excavation site, where higher residual levels of contaminants remain, have been capped by asphalt pavement in order to prevent further risk to humans or the surrounding environment.

What is the Hazardous Sites List?

The Hazardous Sites List includes sites that have been assessed for their potential risk to human health and the environment. Sites are ranked 1-5, based on the degree of risk; 1 is the highest. This is ranked number 4.

Following this comment period Ecology will, as appropriate, remove the Site from lists of hazardous waste sites including the Hazardous Sites List and the Confirmed and Suspected Contaminated Sites List.

Overview of the draft No Further Action Letter

The draft No Further Action opinion letter (NFA) explains that Ecology has tentatively determined no further remedial action is necessary in order to clean up contamination at the Site. Ecology will conduct periodic reviews of the post-cleanup conditions at the Site to ensure that they remain protective of human health and the environment.

Overview of the draft Environmental Covenant

The draft Environmental Covenant (EC) is a legal agreement between Ecology and the current property owner, Nordic Properties, which puts limits on the activities that can be performed at the Site in the future. This Covenant is required because remedial action resulted in residual concentrations of soil



Port Orchard Bulk Plant and Cardlock Site

contaminants in some areas. The EC prohibits digging, drilling, or other activities which may put stress on pipelines in areas with residual concentrations of contaminants. This Covenant prevents future exposure or disturbance of the contaminants and ensures continued protection of human health and the surrounding environment.

Why This Cleanup Matters

Protecting and restoring Puget Sound

Washington State established the Puget Sound Initiative to protect and restore Puget Sound. Several baywide areas in the Sound have been identified as high priority cleanup areas as part of this Initiative, including Port Gamble, Dumas Bay, Padilla and Fidalgo Bays, Port Angeles, Budd Inlet, and Port Gardner Bay. This work includes cleaning up 50-60 sites within one-half mile of the Sound. These cleanup actions will help to reduce pollution and restore habitat and shorelines in Puget Sound.

For more information about other cleanup sites, go to:

http://www.ecy.wa.gov/programs/tcp/sites_brochure/psi/overview/psi_baywide.html

What Happens Next?

Once the public comment period ends on May 15, 2013, Ecology will review and consider all comments received. The draft letter of No Further Action and the draft Environmental Covenant may be modified based on your comments. If substantive comments are received, further site investigation or cleanup work may be required. If this occurs, Ecology will hold an additional comment period.

If no changes are necessary, these documents will be final and the Site will be removed from the Hazardous Sites List.

For information about other Ecology public comment periods, meetings, and other events, please visit Ecology's public events calendar at:

<http://apps.ecy.wa.gov/pubcalendar/calendar.asp>



The Port Orchard Bulk Plant and Cardlock Site is located at 134 Bay Street, Port Orchard, WA.

What can you do?

1. Read about the cleanup in this handout.
2. To get more detailed information, review the supporting documents at the locations listed on page one.
3. Write down your comments and questions. Send them to the Department of Ecology at the address shown on page one.

We appreciate your comments and concerns. Thank you.



Toxics Cleanup Program
Attn: Christopher Maurer
PO Box 47600
Olympia, WA 98504-7600

**Port Orchard Bulk Plant and
Cardlock Site (also known as
Wilkins Distributing Co., Inc)
Port Orchard, Kitsap County, WA**

**Ecology Seeks Public Comment on
Proposed Site Delisting**

**Public Comment Period:
April 15 – May 15, 2013**

**Facility Site ID #: 26185147
Cleanup Site ID #: 5782**

**Help with other languages and
formats?**

If you need this publication in an alternate format, please call the Toxics Cleanup Program at (360) 407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call (877) 833-6341.