



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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May 31, 2013

Mr. Brian Duquaine
Skagit Farmer Supply-Mount Vernon
PO Box 266
Burlington, WA 98233

Re: No Further Action at the Following Site:

- **Site Name:** Skagit Farmers Supply-Mount Vernon
- **Previous Names:** Wolfkill Feed & Fertilizer
- **Site Address:** 205 West Fir Street, Mount Vernon, WA
- **Facility/Site No.:** 4755451
- **VCP Project No.:** NW2651
- **ISIS Number:** 4567

Dear Mr. Duquaine:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the **Skagit Farmers Supply-Mount Vernon facility (Site)**. This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

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

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Property and the Site

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



Mr. Brian Duquaine
May 31, 2013
Page 2

- Gasoline-range petroleum hydrocarbons (GRPH) into the soil and ground water
Benzene, toluene, ethylbenzene, and xylenes (BTEX) into the soil and ground water

Four underground storage tanks were removed from the Property in 1989. Three of the tanks had been used for gasoline storage; one for diesel. Limited information is available concerning their removal. Rittenhouse-Zeman & Associates (RZA) provided a site assessment following removal of the tanks but did not observe the actual tank removal. RZA was retained to conduct the site assessment after the tanks had been removed.

Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

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

Basis for the Opinion

This opinion is based on the information contained in the following documents:

May 7, 2013. *Remediation Activity Summary Report-Agency Draft*. AMEC Environment & Infrastructure, Inc. (AMEC)

February 18, 2013. *Ground Water Status Results, February 14, 2013*. AMEC

November 19, 2011. *Ground Water Status Results, February 15, 2011*. AMEC

May 31, 2002. *Ground Water Status Report, May 2, 2002*. AMEC

February 16, 1999. *Ground Water Status Report, January 28, 1999*. AGRA Earth & Environmental, Inc. (AGRA)

March 9, 1990. *Subsurface Petroleum Hydrocarbon Evaluation, February 1990*. Rittenhouse-Zeman & Associates, Inc.

These documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7235 or emailing a request to nwro_public_request@ecy.wa.gov.

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. That conclusion is based on the following analysis:

Characterization of 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**.

Establishment of cleanup standards.

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

Soil Cleanup Levels

The site is located in a mixed industrial/commercial area. Soil cleanup levels for unrestricted use protective of direct human contact are therefore required at this Site. Either MTCA Method A or Method B cleanup levels can be used for this purpose. Method A cleanup levels were chosen. The applicable point of compliance for soil under these conditions is throughout the Site and at least 15 feet below ground surface (bgs) based on human exposure by direct contact or other exposure pathways where contact with soil is required to complete the pathway.

Soil cleanup levels protective of ground water are also required and MTCA Method A cleanup levels have been selected.

Soil cleanup levels protective of terrestrial ecological receptors are also not required based on a simplified terrestrial evaluation (TEE). There are no parks or significant areas of undeveloped land with 500 feet of the Site. A simplified TEE exposure analysis using WAC 173-340-7492 (2)(a)(ii) and Table 749-1 indicates no further need for an ecological evaluation. Therefore, establishment of more stringent soil cleanup levels are not required because "land use at the Site and surrounding area makes substantial wildlife exposure unlikely".

MTCA Method A cleanup levels for petroleum organics in soils are tabulated in Table 740-1. Selected values from that table are repeated here for reference. Gasoline as TPH-G: 100 mg/kg for gasoline mixtures without benzene and the total of ethylbenzene, toluene and xylenes are less than 1% of the gasoline mixture; or 30 mg/kg for all other GRPH mixtures. Diesel as TPH-D: 2,000 mg/kg. heavy oils as TPH-O: 2,000 mg/kg. For Volatile Organic Compounds (VOC's) the values are benzene: 30 µg/kg; toluene: 7,000 µg/kg; ethylbenzene: 6,000 µg/kg; xylenes: 9,000 µg/kg. Lead in soil is 250mg/kg.

Ground Water Cleanup Levels

The highest beneficial use for ground water beneath the Site is considered to be a potable source under MTCA. Method A cleanup levels are protective of this use and have been selected for this cleanup.

MTCA Method A cleanup level for petroleum organics in ground water are tabulated in Table 720-1. Selected values from that table are repeated here for reference and comparison. For gasoline with no detectable benzene in groundwater: 1,000 µg/l; diesel: 500 µg/l; heavy oils: 500 µg/l; benzene: 5 µg/l; toluene: 1,000 µg/l; ethyl-benzene: 700 µg/l; total xylenes: 1,000 µg/l. The cleanup level for lead in groundwater is 15 µg/l. The points of compliance for groundwater include each of the existing groundwater monitoring well locations including MW1 and MW2.

Selection of cleanup action.

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

In 1989, as part of the removal of four underground storage tanks (USTs), 670 cubic yards (cy) of petroleum hydrocarbon contaminated soil was excavated and removed from the Property. The selected cleanup consisted of excavation and off-site disposal of contaminated soil.

Cleanup

The cleanup and monitoring of the Site has been ongoing since 1989. In late 1989, four tanks; three gasoline and one diesel UST, associated product and vent piping were removed without the intention of replacement. The lateral extent of the tank excavation was advanced until the concentration of GRPH and BTEX in the soil samples were below the draft cleanup guidelines. The gasoline target cleanup level was 200 mg/kg as TPH (EPA Method 418.1). BTEX was analyzed using EPA Method 8020. The target concentration for Benzene was 0.660 mg/kg; for toluene: 143 mg/kg; and for ethylbenzene: 14 mg/kg. No value had been published by Ecology for xylenes.

Three soil borings (B-1, B-2, and B-3) were completed as monitoring wells (MW-1, MW-2 and MW-3) to determine the quality of the ground water. Groundwater was generally present at 4 to 5 feet below ground surface (bgs). These three wells were used to measure the progress of the cleanup from 1990 to 2002:

After the initial sampling in February 1990, the wells were not sampled again until January 1999. The concentrations of GRPH as TPH-G (1,290 µg/l) and benzene (74 µg/l) remained above revised cleanup levels for these constituents in MW-1.

All three wells were sampled in May 2002, but by February 2011, MW-3 could not be located. MW-3 only had detectable concentrations of contaminants of concern in 1990 and none since that date. In May 2002, the concentrations of TPH-G and benzene in MW1 were 450 µg/l and 9.3 µg/l, respectively; for MW2, the concentrations were below Method A cleanup levels. Wells MW-1 and MW-2 were sampled on February 15, 2011, and again on February 14, 2013. Concentrations for GRPH and BTEX were non-detectable.

Mr. Brian Duquaine
May 31, 2013
Page 5

Ecology is accepting these results as confirmation that the MTCA Method A cleanup levels and points of compliance for the soil and ground water at the Site have been met.

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from our lists of hazardous waste sites, including:

- Hazardous Sites List.
- Confirmed and Suspected Contaminated Sites List (ISIS Cleanup Number: 4567).
- Leaking Underground Storage Tank List (Release Number: 1759).

That process includes public notice and opportunity to comment. Based on the comments received, Ecology will either remove the Site from the applicable lists or withdraw this opinion.

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 70.105D.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 70.105D.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 70.105D.030(1) (i).

Mr. Brian Duquaine

May 31, 2013

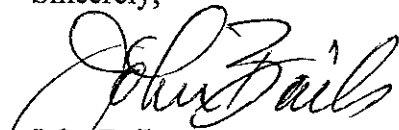
Page 6

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#NW2651).

For more information about the VCP and the cleanup process, please visit our website: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (425) 649-7099 or e-mail at jbai461@ecy.wa.gov.

Sincerely,

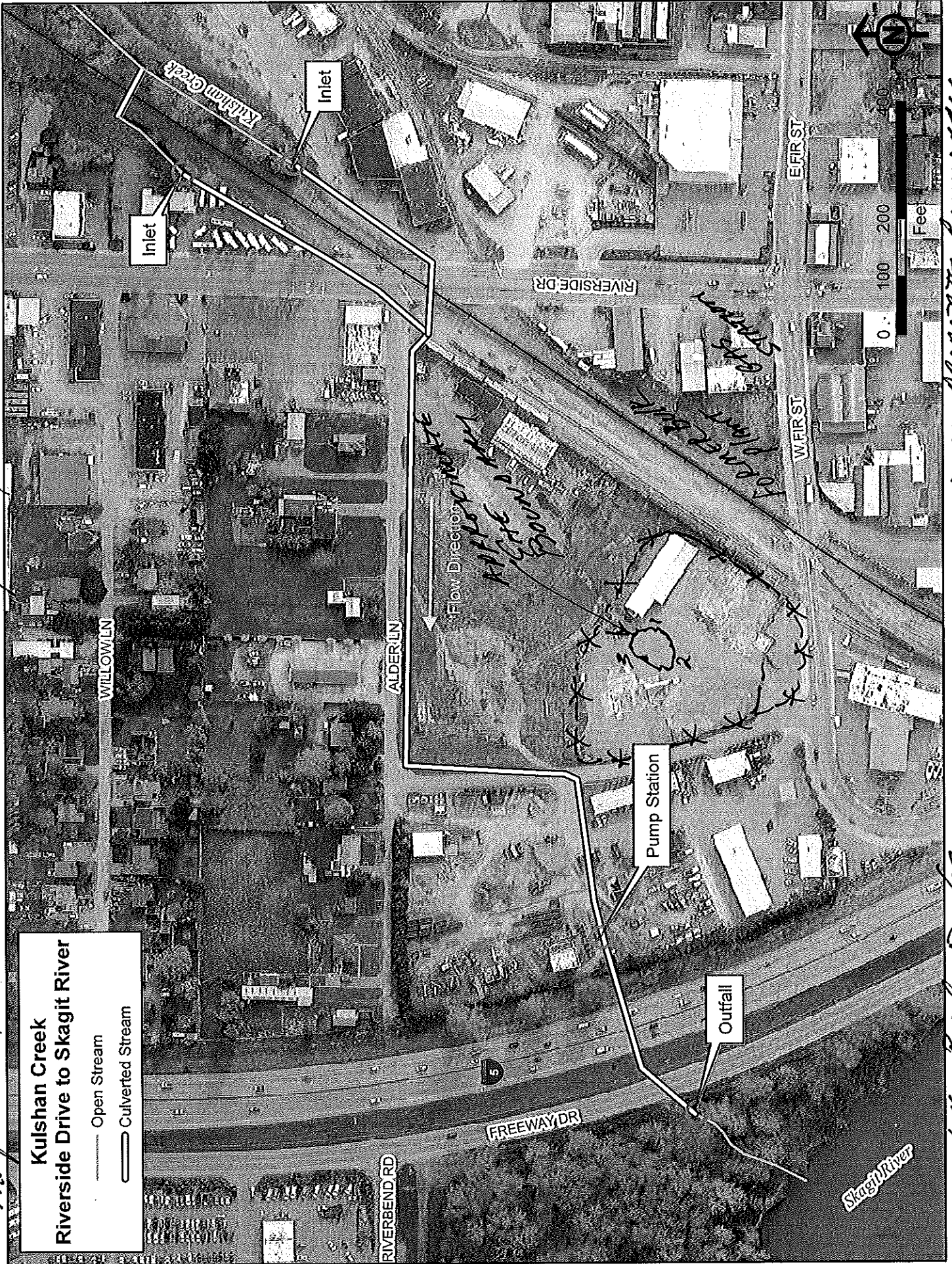


John Bails
Toxics Cleanup Program

Enclosure A: Description and Diagrams of the Site

cc: Ms. Leah R. Vigoren, AMEC
Ms. Sonia Fernandez, VCP Coordinator, Ecology
Ms. Dolores Mitchell, VCP Financial Manager, Ecology

MAP ENCLOSURE A SITE & PROPERTY BOUNDARIES





xxx - PROPERTY BOUNDARY

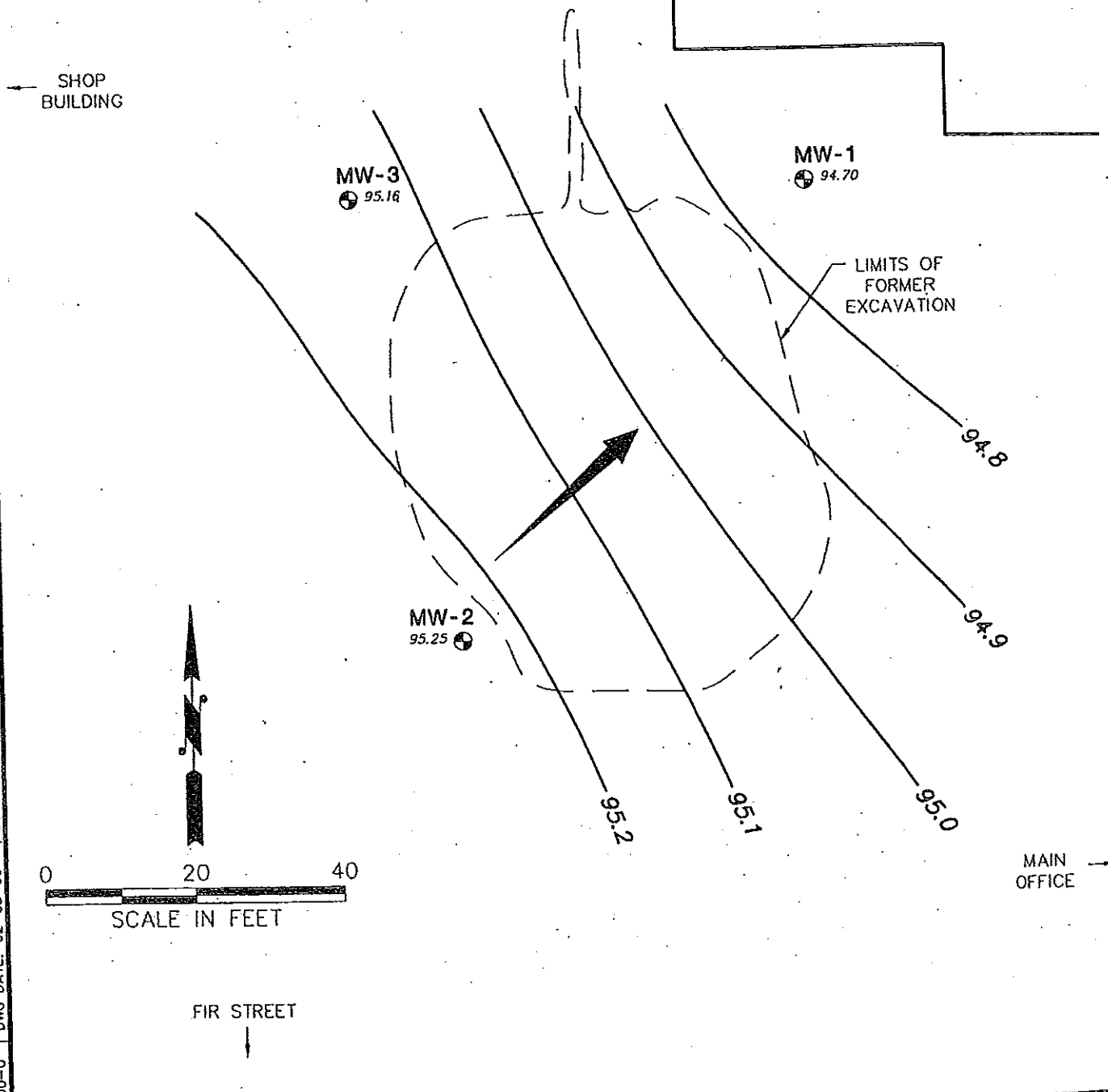
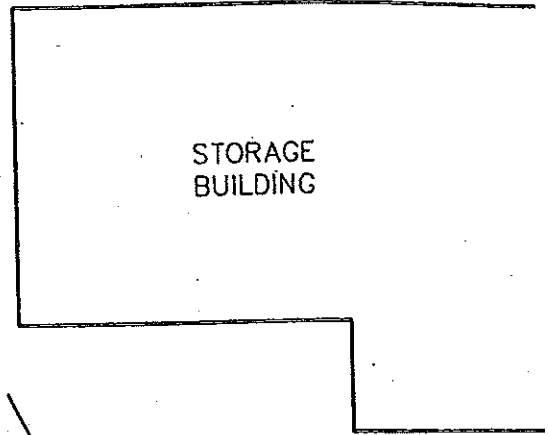
DATA BARS, ETC/06/04

ENCLOSURE A

LEGEND

- MW-3  MONITORING WELL NUMBER AND APPROXIMATE LOCATION
- 95.2 — GROUNDWATER SURFACE ELEVATION CONTOUR IN FEET
- 95.25 SPOT GROUNDWATER ELEVATION IN FEET
-  INFERRED DIRECTION OF GROUNDWATER MIGRATION

← SHOP BUILDING



9-91M-12700-0 | DWG DATE: 02-03-99 | SCALE: 1"=20' | DESIGN BY: JK | FILE NAME: SITE.DWG

Enclosure A

Description and Diagrams of the Site

Skagit Farmers Supply-Mount Vernon
Former Wolfkill Feed and Fertilizer
NW2651

Site Description

This section summarizes Ecology's understanding and interpretation of site conditions and forms the basis for the opinions expressed in the body of the letter.

Site Name: Skagit Farmers-Mount Vernon (formerly Wolfkill Feed & Fertilizer)

Site Address: 205 West Fir Street, Mount Vernon, WA

Site:

Petroleum soil contamination was discovered during the removal of an 8,000 gallon diesel tank, a 1,000 gallon gasoline tank and two, 500 gallon gasoline tanks in December 1989. Further investigation in February 1990 confirmed ground water contamination. After the tank removal, the lateral extent of the excavation was extended to remove approximately 670 tons of petroleum-contaminated soil (PCS). The bulk of the contaminated soil was removed but some residual soil was left at the south/southeast edge of the excavation in the vicinity of MW-2. The residual PCS was left-in-place rather than destroy MW-2. The age of the tanks is not known. Neither is it known whether the purpose of the tanks was to provide fuel for business operations or for resale.

Property History and Current Use:

The Property was owned by Wolfkill Feed and Fertilizer (Wolfkill) until the early 1990s when it was acquired by Skagit Farmers Supply. Wolfkill had used the Property for approximately 33 years for retail sales primarily to farmers.

The Property is surplus property and not currently used by Skagit Farmers for their normal operations. The Property has been enclosed by a security fence for approximately 10 years.

The property comprises approximately two acres. A single building is present on the Property. The building does not have supplied power. The building has a concrete floor and is primarily used for storage.

Area Description:

The Property is located northeast of downtown Mount Vernon. Access to the Property is primarily from Fir Street. Mixtures of industrial and commercial properties characterize the neighborhood. Neighboring properties include the Mount Vernon City Shops immediately to the west. The City's property has a single underground storage tank (UST) on site for refueling its service vehicles. The City uses the property to for processing of yard waste and other city services. A railroad right-of-way is immediately to the east of the Property. The Property is approximately six to eight feet lower than the railroad property and is separated by a concrete retaining wall. The railroad property consists of a spur line and a network of tracks with one main line. Further east, beyond the railroad tracks, the property is currently vacant but was formerly used as a bulk fuel terminal. Across Fir Street directly to the south, several properties

are now used for the resale of tile and carpet. In 1990, the properties to the south were described as being used by a trucking company and an asphalt company.

The RZA report (March 1990) indicated a release had occurred at the City's property, but Ecology has no record of a release. The former bulk fuel property to the east had a release and is a listed cleanup site with Ecology (ISIS: 11611). The subject Site is identified in Ecology's records as UST 5856; LUST Release 1759; ISIS 4567; and FSID 4755451. It is a ranked Site and has a Site Hazard Assessment ranking of 5.

Physiographic Setting:

The Property is located in the Puget Trough physiographic region of western Washington. The topography of the Property and its vicinity is relatively flat with a slight slope from east to west. The elevation of the Property is approximately 15 feet above mean sea level (msl). The Property is approximately 1,000 feet northeast of a meander bend in the Skagit River. Water flow in the Skagit River is southerly. The level of the Skagit River may affect the ground water flow direction at the Property. Ground water flow is plotted to be generally north/northeast but with some variation with season. Some areas of the site are covered with asphalt; other areas with rock; former foundations or non-descript vegetation.

Surface/Storm Water System:

In depressed areas not covered with asphalt or concrete footing, surface water collects in ponds. Infiltration of water is impeded. Standing water at various locations was present on the Property during a Site visit on March 1, 2013.

Ecological Setting:

The Property is located in a developed area within the city limits of Mt. Vernon. There is no extensive terrestrial and aquatic habitat in the area and no large undeveloped areas of forest and/or forested wetland are near the Property.

Geology:

The Property/Site is underlain by Holocene-aged alluvial deposits associated with the Skagit River. The alluvial deposits are underlain by glacial deposits of the Fraser glaciation. Borings at the Site were completed to 19 feet below ground and consisted of silty sand fill overlying silty sand and sandy silts overlying clayey silts. The composition is characteristic of Vashon till.

Ground Water:

Shallow ground water occurs at the Site within the sand and gravel. Ground water has been encountered in monitoring wells on the Site at depths ranging from approximately 3.74 to 7.50 feet below the ground surface (bgs). The localized ground water flow direction is to the northeast based on ground water levels measured in Site monitoring wells in 1990, 1999 and 2002. Kulshan Creek is north of the Property.

Release and Extent of Contamination-Soil:

Initially petroleum hydrocarbon concentrations were present in the soil as TPH (EPA Method 418.1) in the northeast, northwest and southwest edges of the excavation. The excavation was extended until the confirmation samples met the draft cleanup levels guidelines being proposed by Ecology in 1990 and subsequently adopted. Soil samples from three soil borings beyond the excavation limits were generally non-detectable. The exception was in the vicinity of soil boring SB-2/MW-2. Further excavation to the south/southeast was not completed as it would have destroyed MW-2. The highest TPH soil concentration at the northeast corner of the excavation is 1,999 mg/kg. The proposed cleanup level of TPH at the time was 200 mg/kg. After completing the excavation, no petroleum hydrocarbon impacted soil remained beyond B-1 to the northeast or B-3 to the northwest. Some TPH and BTEX residual contamination remained in the soil at boring B-2 (TPH: 305 mg/kg; B: 3.25 mg/kg; T: 3.17 mg/kg; E: 16.6 mg/kg; X: 42.9 mg/kg).

Release and Extent of Contamination-Groundwater:

Three soil borings were completed as monitoring wells MW-1, MW-2 and MW-3 in February 1990. These wells bordered the contour of the tank excavation. Concentrations of TPH and B in the water sample from MW-2 were 23,000 µg/L and 74 µg/L, respectively.