

**Toxics Cleanup Program****October 2013**

## **Proposal to remove the Unocal Coupeville Bulk Plant from the Hazardous Sites List**

The Washington State Department of Ecology (Ecology) is proposing to remove the Unocal Coupeville Bulk Plant Site (Site) from the State's Hazardous Sites List. The Site is located at 101 Northwest Coveland Street in Coupeville, Washington. Ecology is requesting your review and comments on the proposed removal of this Site from the State's Hazardous Sites List.

The Site, which is also known as Unocal Station #0138, was cleaned up under Ecology's Voluntary Cleanup Program (VCP) as site number NW2627. Under the VCP, the landowners conducted cleanup actions to meet the state cleanup standards as promulgated under the state cleanup regulations called the Model Toxics Control Act (MTCA). Ecology provided technical and regulatory review to confirm that this Site has successfully completed the MTCA requirements.

The cleanup activities included confirmation sampling for soil and groundwater. MTCA Method B cleanup levels were calculated and used for this Site. A Method B soil cleanup level for Total Petroleum Hydrocarbons (TPH) was calculated at 2,829 mg/kg or parts per million (ppm). The groundwater cleanup level for TPH was calculated at 552 µg/l or parts per billion (ppb). Ecology has verified and accepts these proposed cleanup levels and cleanup actions for the Site.

### **Public Comment Invited**

Ecology has determined that the cleanup actions at the Site meet the state cleanup regulations. This Site cleanup is confirmed and the Site no longer poses a threat to human health or the environment. Now Ecology is proposing to remove the Site from the Hazardous Sites List. Ecology asks for your input. You are invited to:

- **Review** the No Further Action Letter, removal of the Restrictive Covenant and VCP Site Closure Report and
- **Send** your comments to Ecology for consideration.

Comments will be accepted October 11 – November 11, 2013.

See the box at the right for details about where to review documents and submit comments.

### **Comments Accepted**

**October 11- November 12, 2013**

### **Submit Comments and Technical Questions to:**

Heather Vick - Site Manager  
Washington State Department of  
Ecology Toxics Cleanup Program  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: (425) 649-7064  
E-mail: heather.vick@ecy.wa.gov

### **Document Review Locations**

**Washington State Department of  
Ecology – Northwest Regional Office**  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008

Call for an appointment: Sally Perkins  
Phone: (425) 649-7190  
Fax: (425) 649-4450  
E-mail: sally.perkins@ecy.wa.gov

Hours: Tuesday – Thursday  
8:00 am – 12:00 pm  
1:00 pm – 4:30 pm

**Coupeville Library**  
788 NW Alexander Street  
Coupeville, WA 98239  
Phone: (360) 678-4911

### **Unocal Coupeville Bulk Plant Website**

[https://fortress.wa.gov/ecy/gsp/  
Sitepage.aspx?csid=5047](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5047)

**Cleanup ID #: 5047**

# **Unocal Coupeville Bulk Plant Site**

## **Site Background**

The Site was developed as a bulk fuel plant in 1927 and renovated with new facilities in 1958. The improvements consisted of five aboveground storage tanks (ASTs), three underground storage tanks (USTs), aboveground distribution lines, a loading dock, warehouse, office, garage and drum storage area. The bulk fuel plant was closed in 1982 and by 1995, all tanks and related auxiliary equipment had been removed from the Property.

In December 2004, the Property was sold to DRM Properties LLC, which began redevelopment. At that time, the Property was subdivided into Parcels A and B. A single-story retail business and restaurant were built on Parcel A, the northern portion of the Property. Parcel A is where the former bulk fuel plant, aboveground fuel lines, loading rack and drum storage area were located. A single-family residence, garage and “mother-in-law” apartment were built on Parcel B, the southern portion of the Property. Parcel B formerly included the ASTs, USTs, and fuel lines.

## **Restrictive Covenant**

In 2000, a Restrictive Covenant was placed on the Property by Ecology. The Restrictive Covenant requires the owner to:

- 1) Limit groundwater use at the Property.
- 2) Limit activities on the Property that may interfere with the integrity of the Remedial Action.
- 3) Prevent any activity on the Property that may result in the release of exposure to the environment of a hazardous substance.
- 4) Provide 30 days written notice to Ecology for any change in Site use, including a new lease or a proposal to sell.
- 5) Restrict leases to uses and activities consistent with the Restrictive Covenant.
- 6) Notify Ecology prior to any use of the Property that is inconsistent with the Restrictive Covenant.

After the comment period, the Restrictive Covenant will be removed from the Site.

## **Hazardous Sites List**

Ecology added the Property to the Hazardous Sites List in 2010. A Site Hazard Assessment (SHA) was conducted and the Site was ranked a “1” under the Washington Ranking Method (WARM). WARM ranking uses a scale of 1 to 5, where “1” represents the highest risk and “5” represents the lowest risk compared to other sites ranked. This ranking estimates the potential threat to human health and the environment relative to other ranked sites in Washington State.

## **Contaminants of Concern**

The Site is defined by the nature and extent of contamination associated with the following releases:

Petroleum hydrocarbons as total petroleum hydrocarbons (TPH) into the soil;  
Petroleum hydrocarbons as gasoline (TPH-GRO) into the soil and groundwater;  
Petroleum hydrocarbons as diesel (TPH-DRO) into the soil and groundwater;  
Petroleum hydrocarbons as heavy-oil range (TPH-HRO) into the soil and groundwater;  
Volatile organic hydrocarbons associated with gasoline called benzene, toluene, ethylbenzene, and xylenes (BTEX) in the soil; and benzene and toluene in groundwater.

## **What Was Done to Clean Up the Site?**

Between 1982 and 1995, all underground and above ground structures consisting of USTs, ASTs, pumps,

## Unocal Coupeville Bulk Plant Site

loading racks, slabs, fuel lines and a building were removed from six separate areas on the Property. Associated with these activities, approximately 1,400 cubic yards of petroleum-contaminated soil were excavated and remediated by land farming which included tilling and aeration on-Site. The soil was stockpiled in lifts and tilled on a weekly basis. The stockpiled soil was used as backfill once the concentrations of the chemicals of concern, primarily petroleum hydrocarbons, were below MTCA Method A cleanup levels. This accomplished some of the cleanup actions, however some petroleum contamination remained.

Thirteen monitoring wells were installed on the Site for groundwater compliance monitoring activities. By 1998, eleven wells had completed the compliance monitoring requirements however two wells (MW-5 and MW-9) required further testing. After the two wells achieved four consecutive quarters in compliance with MTCA, they were closed following Ecology's well decommissioning requirements.

Prior to redevelopment of the Property in January 2005, the new owner conducted a Site Investigation to further characterize the extent of residual petroleum-impacted soil and to investigate groundwater impacts observed in monitoring well MW-5. Approximately 589 tons of diesel-impacted soil were excavated and removed from the vicinity of the former loading rack and disposed of off-Site. A cleanup method called air sparging was used to remediate the impacted groundwater at the base of the excavation, which was at a depth of 26 feet below ground surface (bgs). Air sparging was continued in this area until 2007.

In May and June 2011, ten soil borings were advanced in the vicinity of the former ASTs. Concentrations of gasoline-range petroleum hydrocarbons were greater than the MTCA Method A cleanup level in soil samples from two of the borings. The maximum gasoline concentration, which was collected from boring SB-11 at a depth of 5 feet bgs, was 890 mg/kg. Two additional borings, SB-11-5 and SB-18, were completed close to SB-11 in order to collect soil samples to use to calculate a Site-specific Method B cleanup level for total petroleum hydrocarbons.

Concentrations of both dissolved gasoline and diesel in groundwater "primarily gasoline" in monitoring well MW-5 consistently exceeded the MTCA Method A cleanup levels from 1991 until June 2011. Well MW-5 was the last well to meet the minimum cleanup requirement of four consecutive quarters of concentrations below the Method A cleanup levels. Monitoring well MW-5 met this requirement between June 2011 and December 2012.

The concentrations of petroleum hydrocarbons and BTEX at the Site now meet the MTCA cleanup levels at the points of compliance for soil and groundwater. Concentrations of petroleum hydrocarbons in soil from the surface down to 15 feet bgs are below the calculated Method B cleanup level of 2,829 mg/kg (ppm) for direct contact. Concentrations of BTEX in soil meet the levels specified in Ecology's CLARC database (MTCA Method A). Concentrations of petroleum hydrocarbons dissolved in groundwater are below the Method B cleanup level of 552 µg/L (ppb) for four consecutive quarters, the State's minimum requirements for compliance. Therefore this Site has achieved the MTCA requirements for site cleanup.

### What Happens Next?

Ecology requests your review and comments. See page 1 for information on submitting comments to Ecology or reviewing technical information. After this 30-day public comment period, Ecology will review and respond to the comments received from the public about the proposed removal of the Coupeville Bulk Plant Site from the State's Hazardous Sites List. If no significant changes are made, then this Site will be removed from the Hazardous Sites List and remove the Restrictive Covenant from the Site.





DEPARTMENT OF  
**ECOLOGY**  
State of Washington

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## **Unocal Coupeville Bulk Plant**

**Ecology Seeks Public Comments to  
remove the site from the Hazardous  
Sites List**

**Public Comment Period:  
October 11 – November 12, 2013**

If you need this document in a format  
for the visually impaired, call  
(425) 649-7117. Persons with hearing  
loss can call 711 for Washington Relay  
Service. Persons with a speech  
disability can call (877) 833-6341.

