

WEST BAY TANK FARM



WASHINGTON STATE
DEPARTMENT OF
E C O L O G Y

Cleanup Plan, RI/FS Drafted

The Washington Department of Ecology is providing the public an opportunity to comment on the draft remedial investigation/feasibility study (RI/FS) and cleanup action plan for the West Bank Tank Farm (also known as Industrial Petroleum Distributors). The RI/FS and cleanup action plan address petroleum contamination of site soil and groundwater.

Your comments on the RI/FS and cleanup action plan are welcome through **March 22, 2002**. The box to the right provides information about where to review the documents, as well as where to submit comments.

Site Background

The West Bay Tank Farm site, 1.9 acres at 1117 West Bay Drive NW, was first developed in the early 1950's as a bulk fuel storage facility for the Richfield Oil Corporation. The facility consisted of eight above-ground storage tanks that ranged in capacity from 20,000 to 156,000 gallons. The former tank farm area is located on the western portion of the site. The bulk terminal operations, which included the former loading rack and warehouse building, were just east of the former tank farm area. The are no remaining structures on-site.

In 1977, ARCO (who purchased Richfield Oil Corporation) sold the property to Chaloupka and Nolly, who then leased it to Industrial Petroleum Distributors. The site was then used to store heating oil in the 1980's. In the early 1990's, waste oil was stored at the site. At about this time, an Ecology hazardous waste inspector observed and documented improper storage of hazardous materials, three tanks which were corroded, and petroleum-contaminated soil at the facility. As a result, Ecology conducted a site initial investigation and confirmed the soil was contaminated. Although not documented, it was reported that a spill may have occurred in 1974.

The site was ranked on the Hazardous Sites List in 1998 as a 1 (1 being high priority relative to other statewide sites; 5 being low). The Site Hazard Assessment revealed the poor condition, including active leakage, of the above-ground storage tanks. As a result, the estate of John J. O'Connell (which, by this time, was sole owner of Industrial Petroleum Distributors) was asked to remove the waste stored on-site. About 160,000 gallons of waste oil materials were removed from the tanks. The property owner demolished the above-ground tanks, associated piping, and loading rack in the winter of 1999 and removed an undocumented underground storage tank west of the loading dock. However, because of heavy rainfall and

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FACT SHEET

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PUBLIC COMMENT PERIOD ON CLEANUP ACTION PLAN, RI/FS:

February 20, 2002 to
March 22, 2002

Comments and requests for updates should be directed to Martha Maggi, Site Manager, at the Ecology address listed above or at (360) 407-6248.

INFORMATION REPOSITORIES

The cleanup action plan and RI/FS can be reviewed at the following locations:

Ecology Southwest Regional Office
address listed above

Olympia Timberland Library
313 8th Avenue SE
Olympia, WA 98501-9300
(360) 352-0595

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If you have special accommodation needs, please call (360) 407-6300 or (360) 407-6306 (TDD).

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soil erosion, the City of Olympia ordered work to stop at the site.

Ecology, the John J. O'Connell Trust, and the Atlantic Richfield Company voluntarily consented to a September 2000 agreed order to conduct a remedial investigation/feasibility study (RI/FS), and to draft a cleanup action plan for petroleum-contaminated soil and groundwater. The remedial investigation determines the nature, extent, and magnitude of site contamination. The feasibility study evaluates site cleanup alternatives. The primary concern is groundwater because of how close Budd Inlet (approximately 150 feet east) is to the site. Low levels of total petroleum hydrocarbons (TPH) in groundwater exceed cleanup levels in the upland part of the property. Soil and groundwater sampling performed on the Port of Olympia property directly across West Bay Drive from the site detected petroleum hydrocarbon contamination.

What Is Being Done?

The RI/FS required by the September 2000 agreed order is completed and now available for public comment. The draft cleanup action plan, specifying the selected cleanup action and site cleanup goals for soil and groundwater, is also available for public comment. The draft cleanup action plan recommends the following actions:

- ▶ demolish the warehouse building, the pump shed, and the concrete slabs for the former above-ground storage tanks (this has already been done);
- ▶ excavate and dispose of about 310 cubic yards (31 dump truck loads) of petroleum-contaminated soil;
- ▶ sample soil to confirm that contaminants have been removed;
- ▶ backfill the site with clean soil;

- ▶ control stormwater;
- ▶ replant vegetation;
- ▶ monitor groundwater quarterly for at least one year;
- ▶ prevent access to groundwater by imposing property deed restrictions.

The cleanup work will be implemented under the voluntary cleanup program, with technical assistance and some oversight provided by Ecology when requested. The contamination discovered at the Port of Olympia property will be addressed in a separate action, and will include further investigation and groundwater monitoring. No additional public comment will occur until the site is proposed for delisting from the Hazardous Sites List.

What Happens Next?

Public comment on the draft cleanup action plan and remedial investigation/feasibility study will be considered and they may be modified, if necessary, based on the comments received. The soil excavation work should be completed by May 2002.

Ecology Wants Your Comments!

You are invited to review and comment on the draft cleanup action plan and remedial investigation/feasibility study through **March 22, 2002**. The public comment period presents an opportunity to have your ideas and comments heard by Ecology. Information repositories, which include the two reports, have been set up at the locations listed in the box on page one. To review more detailed site documents than those in the information repositories, contact Ecology's Southwest Regional Office records center at (360) 407-6365 to schedule an appointment.

Please submit your written comments to Martha Maggi, Site Manager, at the Ecology address listed in the box on page one. Ecology will review and respond to all comments received, and may revise the cleanup action plan.