

Site Investigation and Cleanup Documents Available for Public Review and Comment



A PUGET SOUND INITIATIVE Site

Reaching the goal of a healthy, sustainable Puget Sound.

Ecology Wants Your Input!

The Department of Ecology is asking for your comments on four new site investigation and cleanup documents for a site on Puget Sound. This Site, Blaine Mini Mart, is one of several located on the waterfront that has been studied for cleanup under the state's Puget Sound Initiative.

Blaine Mini Mart is generally located at 2530 Peace Portal Drive on Drayton Harbor, in Blaine, Whatcom County, WA. The property is located at the intersection of Peace Portal Drive and Bell Road.

You are invited to:

- Review the Site Characterization Report.
- Review the Focused Feasibility Study Report.
- Review the Draft Cleanup Action Plan.
- Review the State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS).
- Send your comments to Ecology. Comments will be accepted November 8 to December 8, 2010.

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

Site Background

The Blaine Mini Mart Site is a gas station, located on a one-half acre, triangular lot. It is completely covered with pavement and structures. Chemicals formerly used on the Site include gasoline, benzene, toluene, ethyl-benzene, and xylenes. These last four compounds are often found in petroleum products, and

Comments Accepted

November 8 to December 8, 2010

Submit Comments and Technical Questions to:

Isaac Standen - Site Manager
WA Department of Ecology
Toxics Cleanup Program
P.O. Box 47600
Olympia, WA 98504-7600
Phone: (360) 407-6776
E-mail: Isaac.Standen@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Blaine Public Library

610 Third Street
Blaine, WA 98230
Phone: (360) 332-8146

Hours: Mon.-Thurs. 10 a.m.-8 p.m.,
Fri.-Sat. 10 a.m.-6 p.m.

WA Department of Ecology

Headquarters

300 Desmond Drive SE
Lacey, WA 98503

By appointment only:
Contact Carol Dorn,
cesg461@ecy.wa.gov or
(360) 407-7224

Ecology's Toxics Cleanup Website

http://www.ecy.wa.gov/programs/tcp/sites/blaineMM/blaineMiniMart_hp.html

Facility Site ID #: 42128291

referred to as BTEX. Monitoring in the area found these contaminants at the Site.

The Site owner conducted soil and groundwater investigations on the Site and found the following contaminants in soil and/or groundwater at concentrations above Washington state cleanup levels:

- BTEX
- MTBE (a gasoline additive)
- Gasoline
- Diesel
- Heavy oil-range petroleum hydrocarbons

The following studies were conducted to fully characterize the contamination at the Blaine Mini Mart Site.

Overview of the Site Characterization Report

The Site Characterization Report was prepared in July 2010, in accordance with Washington State cleanup law, the Model Toxics Control Act (MTCA). The purpose of the characterization was to investigate the amount, type and location of contamination in soil and groundwater.

Sampling results found contaminant concentrations above MTCA Method A cleanup levels at the following locations:

- Benzene, gasoline, heavy oil, and MBTE were found in soil at depths ranging from the surface to 19 feet below ground. This contamination is located around the fuel dispenser island.
- BTEX, gasoline, diesel, MTBE, and 1,2 dichloroethane (also called EDC or ethylene dichloride) each were found

in at least one of four groundwater monitoring wells. One well, north-east of the fuel island, did not have any sample concentrations above MTCA Method A cleanup levels.

The figure on page 5 shows the approximate location of this contamination.

Overview of Focused Feasibility Study Report

The Focused Feasibility Study (FFS) Report was prepared in August 2010. Its purpose is to evaluate site conditions and develop cleanup options. This FFS has been focused in order to accelerate the cleanup action, because few cleanup options are feasible for this Site.

The report describes *exposure pathways*, or how contaminants move through soil, groundwater, and air on the Site and how human health may be affected. Information about the amount and location of contaminants and exposure pathways is used to identify *cleanup action alternatives*. Cleanup action alternatives are the options that will successfully achieve cleanup of the Site. Alternatives may surround pollution, remove pollution, or include institutional control such as fencing, and they may be used in combination. Two alternatives were identified and evaluated (based on established criteria) to eliminate risk at the Site.

Alternative 1 was selected for this Site, and will include the following measures:

- Remove fuel dispenser islands and other structures
- Excavate contaminated soil
- Treat contaminated soil offsite with



- heat and reuse onsite
- Treat groundwater with oxygen release compound (ORC) to increase the breakdown of petroleum
- Initiate groundwater monitoring and institutional controls

Alternative 1 is protective of human health and the environment, is a permanent solution that can be completed in a reasonable time frame, addresses current public concerns, and is compatible with future land uses at the Site.

Overview of the Draft Cleanup Action Plan

The draft Cleanup Action Plan (CAP) was prepared in September 2010 to explain the cleanup action alternative identified in the FFS. The CAP also presents the following cleanup schedule:

- Remove structures: March 2011
- Excavate contaminated soil, reuse, and regrade Site: March-April 2011
- Install groundwater monitoring wells: April-May 2011
- Begin groundwater monitoring: April-May 2011
- Conclude groundwater monitoring: January-February 2012

Institutional controls during the cleanup will include fencing, locks and signs to protect the public and prevent tampering with monitoring equipment. After the cleanup, controls will be identified in a Soil Management Plan. The Plan will ensure that both Ecology and the Blaine Mini Mart property owner approve any future soil excavation in the city right-of-way. This will protect city workers and utility maintenance workers from encountering any potential remaining contamination.

Overview of the State Environmental Policy Act Checklist and Determination of Non-Significance

The State Environmental Policy Act (SEPA) is intended to make sure that environmental values are considered during agency decision-making. A SEPA checklist was prepared for the Site to identify any potential environmental impacts of the project on the surrounding environment. The results of the checklist identify whether these impacts could be *significant*, that is, reasonably likely to have more than a moderate negative impact on the environment. Ecology reviewed the checklist and determined that the actions were not likely to have significant negative impacts (a Determination of Non-Significance). The checklist and determination are both available for public comment.

Why This Cleanup Matters

Protecting and restoring Puget Sound

Governor Chris Gregoire and the Washington State Legislature 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. One of these is the Blaine Mini Mart Site. These cleanup actions will help to reduce pollution and restore habitat and shorelines in Puget Sound.

Blaine Mini Mart

For more information about sites in Whatcom County, go to:
http://www.ecy.wa.gov/programs/tcp/sites/sites_information.html#W.

What Happens Next?

Once the public comment period ends, Ecology will review and consider all comments that have been received on the Site Characterization Report, the Focused Feasibility Report, the draft Cleanup Action Plan, and the SEPA Checklist and DNS. These cleanup documents may be modified based upon your comments. More information about the cleanup process and how you can get involved is provided in the public participation plan for this Site.

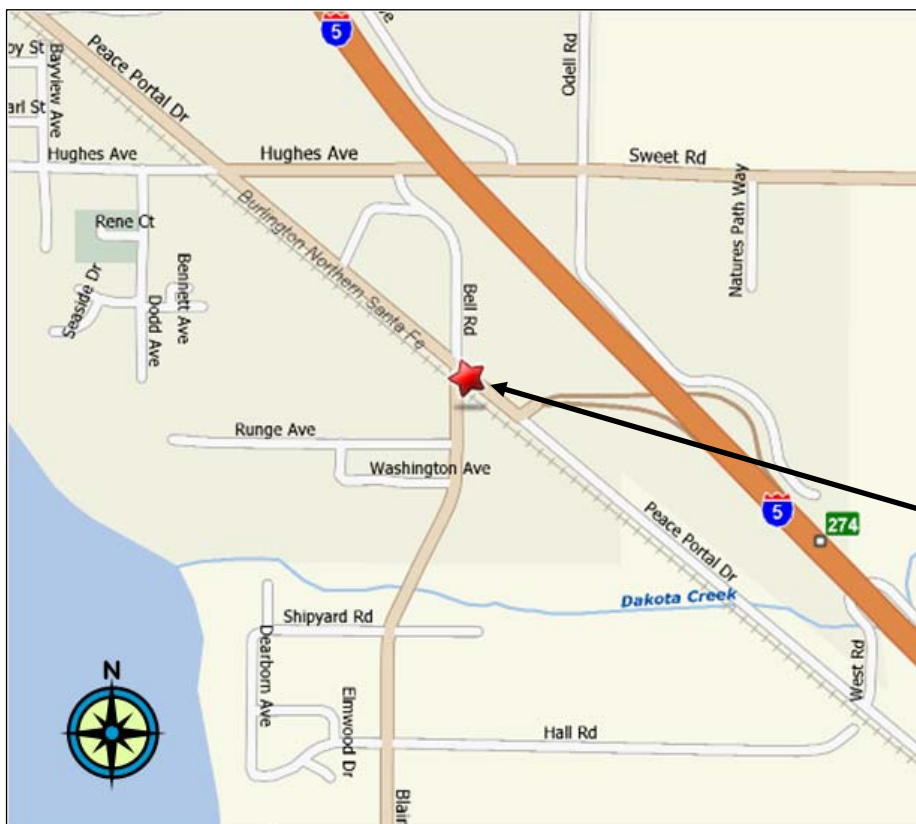
As future documents on the Site are developed, you will be notified of additional public comment periods.

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.

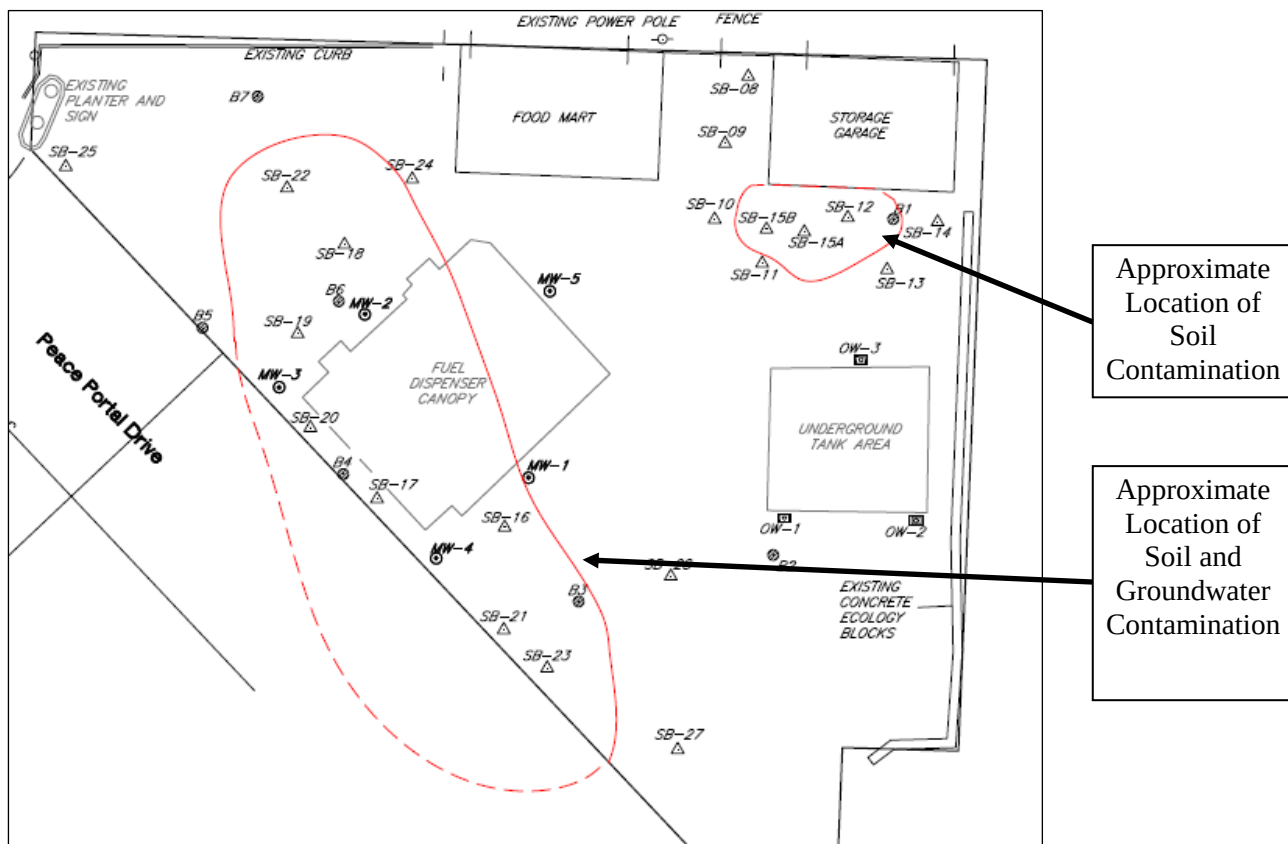
For information about other Ecology public comment periods, meetings, and other events, please visit Ecology's public events calendar at: <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>



The Blaine Mini Mart Site is located at 2530 Peace Portal Drive, on Drayton Harbor, Blaine, WA. (Map Source: MapQuest 2009)

Blaine Mini Mart

Figure 2 from the draft Cleanup Action Plan for the Blaine Mini Mart Site in Blaine, WA. (Prepared by SAIC for the Washington Department of Ecology, 2010)





Toxics Cleanup Program
PO Box 47600
Olympia, WA 98504-7600



Please recycle.

Blaine Mini Mart, Blaine Whatcom County, WA

Ecology Seeks Public Comment on Draft Site Investigation Documents

**Public Comment Period:
November 8 to December 8, 2010**

Facility Site ID #: 42128291

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.
