

Toxics Cleanup Program**December 2014**

Prospective Purchaser Consent Decree Documents Available for Public Review and Comment

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about cleanup of the Truck City Truck Stop (Site). The Site is a 10-acre parcel generally located at 3216 Old Highway 99 South, Mount Vernon, Washington. The Site contains six buildings associated with the commercial operations of a gas station, truck stop, truck wash, convenience store, and restaurant.

Skagit County is planning to develop this Site into the new Skagit County Jail, designated as an Essential Public Facility by the City of Mount Vernon. Prior to development, Ecology and Skagit County will enter into an agreement called a Prospective Purchaser Consent Decree for cleanup of the Site. Under the proposed decree, Skagit County agrees to complete the following actions:

- Finalize a Remedial Investigation and Feasibility Study (RI/FS) Report that presents the results of the Site investigation and evaluates cleanup alternatives
- Prepare a Draft Cleanup Action Plan (DCAP)
- Finalize the DCAP after the public comment period
- Implement the Cleanup Action Plan

Ecology has also prepared a Public Participation Plan for the Site cleanup. The plan describes the tools and approaches to inform, request comments, and engage the public in the cleanup process. Other documents include the State Environmental Policy Act (SEPA) checklist and Determination of Nonsignificance (DNS) in order for Ecology to consider the environmental consequences of the proposed cleanup.

Ecology invites comments on the Prospective Purchaser Consent Decree and exhibits, SEPA Checklist, DNS, and draft Public Participation Plan.

Please send your written comments to the Site Manager, Dale Myers, at dale.myers@ecy.wa.gov or call (425) 649-4446.

Comments Accepted

December 1 – 31, 2014

Submit Comments or Questions to:

Dale Myers – Site Manager
Washington State Department of Ecology
Toxics Cleanup Program
3190 160th Ave. SE.
Bellevue, WA 98008
Phone: 425-649-4446
E-mail: dale.myers@ecy.wa.gov

Document Review Locations

Mount Vernon Public Library

315 Snoqualmie Street
Mount Vernon, WA 98273
Phone: 360-336-6209

City of Mount Vernon - City Hall Community and Economic Development Department

910 Cleveland Avenue
Mount Vernon, WA 98273
Phone: 360-336-6214

Skagit County Commissioners Office

1800 Continental Place, Suite 100
Mount Vernon, WA 98273
Phone: 360-336-9300

Department of Ecology Northwest Regional Office – Central Records Office

3190 160th Ave. SE
Bellevue, WA 98008

By appointment only:
Contact Sally Perkins
Email: sally.perkins@ecy.wa.gov
Phone: 425-649-7190

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5176>

Truck City Truck Stop

Remedial Investigation and Feasibility Study (RI/FS)

This document presents a detailed description of the type and extent of contamination and an evaluation of cleanup alternatives to address contamination at the Site. After Evaluation of two cleanup alternatives, Alternative 1 was selected that includes soil excavation and in-situ bioremediation.

Draft Cleanup Action Plan (CAP)

The preferred alternative selected for the Cleanup Action Plan will:

- Conduct ground water sampling at existing monitoring wells before cleanup begins.
- Remove facility structures such as the truck scale, concrete pad, underground storage tanks and buildings.
- Excavate and remove petroleum contaminated soil in four areas.
- Collect soil samples in excavated areas to define the extent of contamination and confirm removal of soil above state cleanup standards.
- Complete enhanced microbiological cleanup of the contaminants by mixing an oxygen-releasing compound into the excavated areas and backfilling with clean soil.
- Install new ground water monitoring wells.
- Conduct compliance monitoring for ground water monitoring.



State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS) for the Cleanup Action Plan

Ecology has completed a State Environmental Policy Act (SEPA) review of the proposed DCAP activities. Ecology determined that the proposed actions do not have a significant adverse impact on the environment and issued a Determination of Non-Significance (DNS). The SEPA Checklist and DNS are available for public review and comment.

Another SEPA Checklist for the construction of the new county jail will be under a separate review process with Skagit County as the lead agency. For more information, please contact Marc Estvold at 360-770-3994 or email mestvold@comcast.net.

Site Background

The Site was developed in 1952 as a fueling facility for Standard Oil and has operated as an independent entity since 1976. The convenience store, restaurant, and truck wash were constructed in 1978.

Fifteen former fuel-containing underground storage tanks (USTs) have been identified. Two historical tanks and one septic tank containing waste oil (removed in 1993) were located east of the current truck scale. The current and only operational UST area is located east of the convenience store. It houses three 5,000-gallon gasoline USTs and one 15,000-gallon diesel UST.

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Contaminants of Concern

Soil and surface water (Maddox Creek) were historically impacted by several diesel and gasoline releases at the Site. Current data shows only localized ground water impacts within the Site. Based on current data the sediments in Maddox Creek no longer appear to be impacted by releases at the Site.

Why does this Matter?

By entering into this Consent Degree with Ecology, the citizens and the environment of the State of Washington benefit by having a hazardous site cleaned up.

What Happens Next?

After the public comment period ends, Ecology will consider all comments received. If no significant changes to the public comment period documents are necessary, the Prospective Purchaser Consent Decree will be signed by Ecology, Washington State Attorney General Office, Skagit County, and a Snohomish County judge.

It is anticipated that the County will acquire the Truck City Truck Stop Site in January 2015. Cleanup construction is planned to begin in summer 2015 and completed by fall 2015. The jail construction is planned for fall 2015 and completed in spring 2017. Ecology will be updating the community as cleanup progresses.

Public Meeting and Public Hearing on Thursday, December 11, 2014

The Washington Department of Ecology and Skagit County invite you to a public meeting and hearing on the Truck City Truck Stop. Learn more about the proposed cleanup at this Site. You will have an opportunity to speak directly with staff members of the Washington Department of Ecology and Skagit County. They will be available to answer your Site questions or concerns.

Location: Skagit County Administration Building
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Open House: 5:30 – 6:00 p.m.

Presentation &
Question & Answer: 6:00 – 7:00 p.m.

Public Hearing: 7:00 – 8:00 p.m.



Contact Ecology at 425-649-7117 prior to the meeting to request accommodation for the public meeting and hearing. To request Americans with Disabilities Act accommodation for disabilities, or printed materials for the visually impaired, call Ecology at 425-649-7117. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

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Reunión Pública y Audiencia Pública el 11 de diciembre de 2014

El Departamento de Ecología del estado de Washington y el Condado de Skagit les invitan a una reunión y audiencia públicas sobre el sitio Truck City Truck Stop. Aprenda más sobre la limpieza propuesta de este Sitio. Usted tendrá la oportunidad de hablar directamente con el personal del Departamento de Ecología y el Condado de Skagit. Ellos estarán disponibles para contestar sus preguntas sobre el sitio.

Localidad: Skagit County Administration Building
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Sala Abierta al Público: de 5:30 a 6:00 p.m.

Presentación y Oportunidad para Hacer Preguntas: de 6:00 a 7:00 p.m.

Audiencia Pública: de 7:00 a 8:00 p.m.

Contacte a Ecología antes de la reunión pública para solicitar acomodación o un intérprete en español para la reunión pública y audiencia. Para solicitar acomodación bajo la Ley de Estadounidenses con Discapacidades (ADA) para discapacidades o para materiales impresos para personas con discapacidad de la visión, llame a Ecología a (425) 649-4485. Personas con impedimentos del oído pueden llamar al Servicio de Retransmisión de Washington a 711. Personas con impedimentos de habla pueden llamar a TTY a 877-833-6341.

Documentos del Decreto de Consentimiento del Futuro Comprador Disponibles para Revisión del Público y para Hacer Comentarios

Periodo de recibir Comentarios del Público: del 1 al 31 de diciembre de 2014

El Sitio es una parcela de 10 acres ubicado en 3216 Old Highway 99 South, Mount Vernon, Washington. El Sitio consiste de seis edificios asociados con las operaciones comerciales de una bomba de bencina, parada de camiones, lavado de camiones, tienda de conveniencia y restaurant.

Un desarrollo está planificado en este Sitio para la nueva Cárcel del Condado de Skagit que está designado como un Establecimiento Esencial para el Público por la Ciudad de Mount Vernon. Antes del desarrollo, Ecología y el Condado de Skagit firmarán un acuerdo llamado un Decreto de Consentimiento de Futuro Comprador para la limpieza del Sitio. Con el propuesto decreto, el Condado de Skagit acuerda a completar las siguientes acciones:

- Finalizar un Informe para una Investigación Correctiva y Estudio de Factibilidad (RI/FS, por sus siglas en inglés) que presenta los resultados de la investigación del Sitio y evalúa las alternativas de limpieza
- Preparar un Borrador del Plan de Acción para la Limpieza (DCAP, por sus siglas en inglés)

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- Finalizar el Borrador del Plan de Acción para la Limpieza después del periodo de comentarios por el público
- Implementar el Plan de Acción para la Limpieza

Ecología es la agencia principal para el Borrador del Plan de Acción de Limpieza bajo la Ley Estatal de la Política Ambiental. Ecología determinó que las acciones propuestas no tienen un impacto adverso significativo al medio ambiente y emitió una Determinación de Impacto Insignificante.

Ecología ha preparado un Plan de Participación del Público para la limpieza del Sitio. El Plan describe las herramientas y enfoques para informar, solicitar comentarios e invitar participación del público en el proceso de limpieza.

Ecología invita comentarios en el Decreto de Consentimiento del Futuro Comprador y otros documentos, Bitácora y la Determinación para La Ley Estatal de la Política Ambiental y el borrador del Plan para la Participación del Público.

Para más información en español o traducción de materiales, favor de contactar a Luis Buen Abad a (425) 649-4485 o por correo electrónico a preguntas@ecy.wa.gov y hacer referencia a “Truck City Truck Stop”. Mande sus comentarios por escrito al Administrador del Sitio, Dale Myers, a dale.myers@ecy.wa.gov o llame (425) 649-4446.

Ubicaciones para Revisar los Documentos

Biblioteca Pública de Mount Vernon

315 Snoqualmie Street
Mount Vernon, WA 98273
Teléfono: 360-336-6209

Ciudad de Mount Vernon – Oficinas de la Ciudad Departamento de la Comunidad y Desarrollo Económico

910 Cleveland Avenue
Mount Vernon, WA 98273
Teléfono: 360-336-6214

Oficina de los comisionados del condado de Skagit

1800 Continental Place, Suite 100
Mount Vernon, WA 98273
Teléfono: 360-336-9300

Departamento de Ecología

Oficina Regional del Noroeste Oficina Central de Archivos

3190 160th Ave. SE
Bellevue, WA 98008

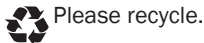
Con cita previa:

Contacte a Sally Perkins
Correo electrónico: sally.perkins@ecy.wa.gov
Teléfono: 425-649-7190

Sitio Web del Programa de Limpieza de los Tóxicos de Ecología

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5176>





**Truck City Truck Stop Public Comment Period Dec. 1 – 31, 2014
Public Meeting and Public Hearing on December 11, 2014**

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El Periodo de Comentarios por el Público para el Propuesto Decreto de Consentimiento del Futuro Comprador del Truck City Truck Stop: del 1 al 31 de diciembre de 2014. Para más información en español o para solicitar un intérprete, o acomodación para la reunión pública en español, favor de contactar a Luis Buen Abad al (425) 649-4485 o por correo electrónico a preguntas@ecy.wa.gov y hacer referencia a Truck City Truck Stop.