

**Toxics Cleanup Program****August 2011****Agreed Order, State Environmental Policy Act Checklist and Determination, and Public Participation Plan Available for Public Review and Comment**

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about the TOC Holdings Co. Mountlake Terrace (formerly named Time Oil Co.) Cleanup Site (Site). This Site is located at 24205 56<sup>th</sup> Avenue West, Mountlake Terrace, WA.

Ecology and TOC Holdings Co. (TOC) will enter into an agreement called an Agreed Order (Order) for the cleanup at the Site. Under the Order, TOC will conduct a Remedial Investigation (RI) and a Feasibility Study (FS) for implementing a Cleanup Action Plan (CAP). The RI/FS reports will present the results of the investigation and evaluate the cleanup alternatives which are applicable to the Site. In addition, TOC will concurrently conduct property-specific interim remedial actions to address soil and groundwater beneath the Site which have become impacted by petroleum hydrocarbons.

Ecology has prepared a Public Participation Plan for the Site. The plan describes the tools and approaches used to inform the public, request comments, and engage them in the cleanup process.

**Public Comment Invited**

Ecology is asking for your comments on several documents:

- Agreed Order
- Interim Action Work Plan

**Comments Accepted**  
**Aug. 26 – Sept. 26, 2011**

**Submit Comments and Technical Questions to:**

Russ Olsen- Site Manager  
Washington State Department of Ecology – Northwest Regional Office  
Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
Phone: (425) 649-7038  
E-mail: russ.olsen@ecy.wa.gov

**DOCUMENT REVIEW LOCATIONS**

**Mountlake Terrace Library**  
23300 58<sup>th</sup> Avenue West  
Mountlake Terrace, WA 98043  
(425) 776-8722

**Washington State Department of Ecology - Northwest Regional Office**  
3190 160th 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

**Ecology's Toxics Cleanup Website**  
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=6885>

**Cleanup ID #: 6885**

## TOC Holdings Co. Mountlake Terrace Site

- State Environmental Policy Act Checklist and Determination
- Public Participation Plan (discusses how Ecology will keep the public informed).

Send your comments to Ecology for consideration during the public comment period which will end on September 26, 2011.

### Site Background

The Site is referred to as TOC Facility No. 01-176. It is adjacent to the south boundary of Snohomish County, inside the municipal boundaries of Mountlake Terrace, WA. The property was used as a retail gasoline station from 1968 until 1991. In 1991, TOC decommissioned the former retail gasoline station and removed several large underground storage tanks (USTs). At the time of removal, a release of petroleum products associated with the USTs was identified. Between 1992 and 2010, TOC secured access from owners of neighboring properties (TOC/Farmasonis Property and Drake Property) to investigate the extent of the release. To date, 89 groundwater monitoring wells have been installed for monitoring and remediation purposes. A dual-phase remediation system (DPE system) was also operated from 1995 until 2005. In 2005, TOC retained SoundEarth Strategies Inc. to conduct additional environmental investigations until 2010.

### Contaminants of Concern

Petroleum hydrocarbon constituents consisting of gasoline, benzene, toluene, ethylbenzene, and total xylenes were present in soil and groundwater at the Site during the time of the UST removal. The southern extent of the release has not been characterized.

### Remedial Investigation/ Feasibility Study (RI/FS)

The objectives of the Remedial Investigation (RI) are to obtain access and investigate the southern extent of the contamination that originated from the Site by installing groundwater monitoring wells at various locations, collecting soil and groundwater samples from each well, and submitting the selected samples for laboratory analysis. The soil sampling and groundwater monitoring results will be presented in the RI. A Feasibility Study (FS) to evaluate cleanup action alternatives which may be applicable to the Site will also be completed. The FS will include the most efficient and cost effective cleanup alternatives that are protective of human health and the environment.

### State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)

Ecology has completed a State Environmental Policy Act (SEPA) review of the proposed RI/FS 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 at this time.

### Public Participation Plan

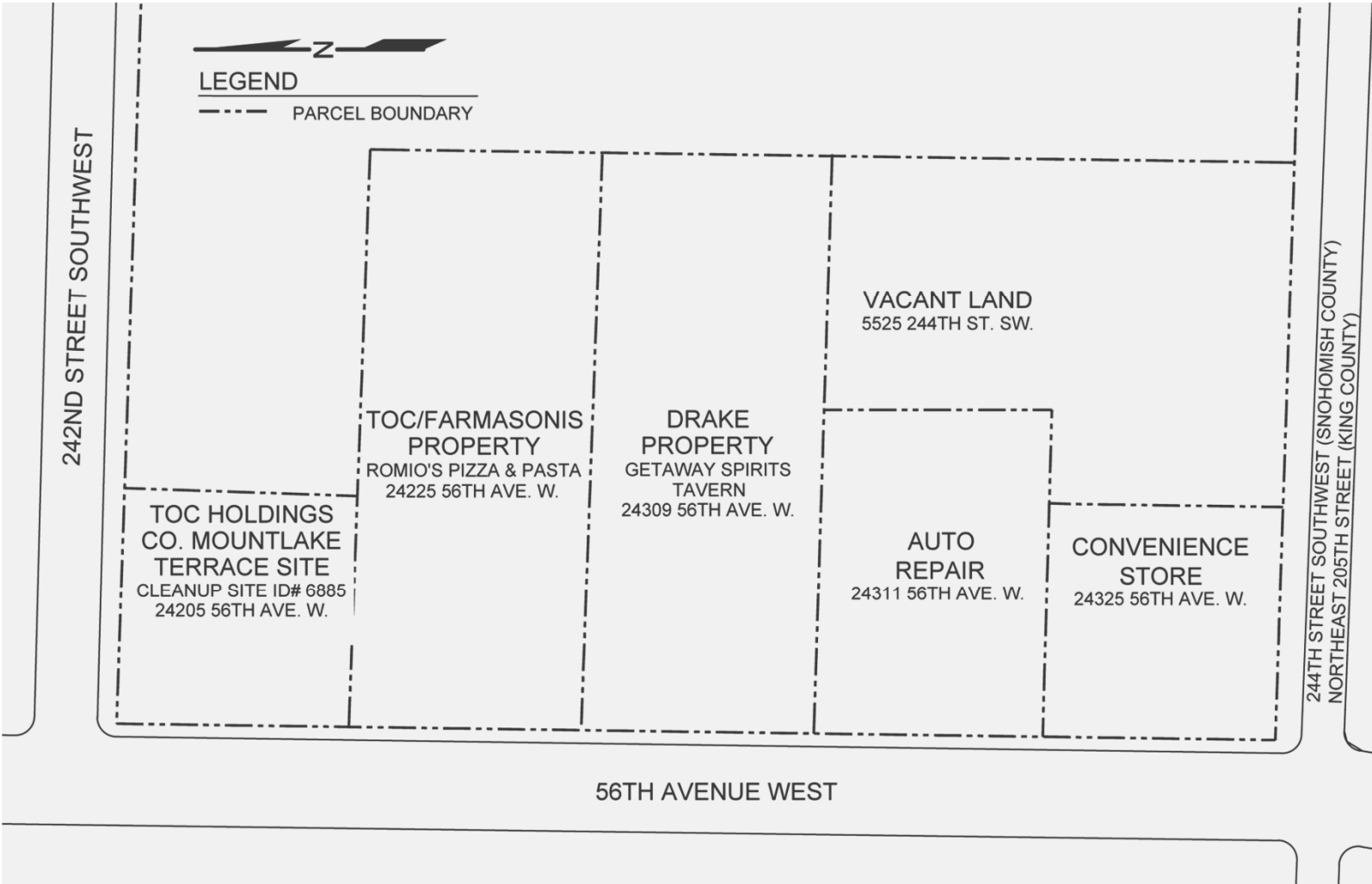
The Public Participation Plan is now available for public review and comment. The Public Participation Plan is designed to promote community involvement during the cleanup process. The plan outlines and describes the tools and approaches that Ecology will use to inform the public about site activities. The Public Participation Plan also identifies opportunities for the community to become involved in this process.

# TOC Holdings Co. Mountlake Terrace Site

## What Happens Next?

Following the comment period, Ecology will review all comments and make recommendations for any suggested changes. If no significant changes are necessary, the Agreed Order, SEPA Checklist and Determination, and Public Participation Plan will be finalized.

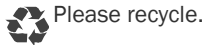
## TOC Holdings Co. Mountlake Terrace Site Map





DEPARTMENT OF  
**ECOLOGY**  
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Bellevue, WA 98008

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**TOC Holdings Co. Mountlake Terrace Cleanup Site  
Snohomish County, WA**

Ecology invites Public Comment on the Agreed Order,  
State Environmental Policy Act Checklist and  
Determination, and Public Participation Plan

**Public Comment Period:  
August 26 - September 26, 2011**

**Cleanup ID#: 6885**

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

**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 in this document.
3. Write down your comments and questions. Send them to the Department of Ecology at the address provided in this document.

We appreciate your comments and concerns. *Thank you.*