

Agreed Order and Cleanup Documents Available for Review and Comment

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about the Fred Meyer Stores Inc. cleanup site. This site is also known as the former Bethel Texaco. The site is located at 1900 SE Sedgewick Road in Port Orchard, Washington.

In March 2012, Ecology and Fred Meyer Stores Inc. (Fred Meyer) will enter into an Agreed Order for this site. Under the Agreed Order, Fred Meyer agrees to:

- Continue quarterly monitoring at site wells.
- Continue to operate an existing subsurface remediation system until cleanup levels are met in all wells.
- Evaluate the remediation system quarterly to determine if it is working properly.
- Evaluate potential contingency plans if the remediation system has not meet cleanup standards by the second quarter of 2015.
- Develop a contingency plan that identifies an alternative cleanup action that can be implemented if Ecology concludes that additional remedial actions are required.

As part of a prior consent decree for this site, Fred Meyer completed the following work:

- A Remedial Investigation Report (RI) that presents the results of site investigations.
- A Feasibility Study (FS) and Draft Cleanup Action Plan (DCAP). The FS/DCAP evaluated cleanup alternatives and described the cleanup alternative that was implemented in 1998 to clean up the site.

Ecology has also prepared an updated Public Participation Plan for the Site. The plan describes the tools

Comments Accepted

March 23 through April 23, 2012

Submit Comments and Technical Questions to:

Russ Olsen - Site Manager

Washington State Department of Ecology – Toxics Cleanup Program
3190 160th Ave. SE.,
Bellevue, WA 98008
Phone: (425) 649-7038
Email: russ.olsen@ecy.wa.gov

Document Review Locations

Kitsap Regional Library

Port Orchard Library

87 Sidney Avenue
Port Orchard, WA 98366
Phone: (360) 876-2224

Department of Ecology

Northwest Regional Office

3190 160th Ave. SE
Bellevue, WA 98008

By appointment only:

Contact Sally Perkins

Email: sally.perkins@ecy.wa.gov

Phone: (425) 649-7190

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=5165>

Facility Site ID #:2614

Cleanup ID #: 5165

and approaches used to inform the public, request comments, and engage them in the cleanup process.

Ecology invites comments on the following:

- Agreed Order
- 2010 Remedial Investigation
- Feasibility Study
- 2010 Draft Cleanup Action Plan
- Updated Public Participation Plan.

Send your written comments to Russ Olsen, Site Manager at 3190 160th Ave. SE, Bellevue, WA 98008, or email russ.olsen@ecy.wa.gov, or call at (425) 649-7038. Comments will be accepted March 23 through April 23, 2012.

Cleanup Action Objectives

Ecology's overall goal for cleaning up contaminated properties under the state regulation (Model Toxics Control Act) is to protect human health and the environment. The cleanup action objectives are:

- Provide effective cleanup over the long term to eliminate risk
- Protect current and future unrestricted land use, by attaining soil cleanup levels.
- Protect current and future uses of groundwater, by attaining groundwater cleanup levels.
- Met the soil and groundwater cleanup levels within a reasonable time frame.
- Use permanent cleanup actions to the maximum extent practicable.

Site Background

In June 1990, Ecology detected elevated levels of gasoline constituents in domestic drinking water wells located downgradient of the property. A release from an underground storage tank (UST) system associated with a

former Texaco service station was thought to be the source of the groundwater contamination.

The contaminants at this site above state cleanup standards in soil and groundwater are:

- Gasoline-range petroleum hydrocarbons
- Benzene
- Toluene
- Ethylbenzene
- Xylenes

Previous Cleanup Actions at the Site

In 1992, Ecology entered into a Consent Decree with the then-owner of the Site, B. and C.B. Enterprises, Inc., in order to remediate the release of hazardous substances.

Ecology installed a treatment system at the site in 1995. The system was shut down in April 1998 and all of the underground storage tanks were decommissioned and removed from the site in December 1998. Fred Meyer purchased the property in 1999 from B. and C.B. Enterprises, Inc. after Ecology determined that the proposed work plan would continue remediation of the site and satisfy the Consent Decree transfer provisions. Fred Meyer built a new gas station at the property. A new soil and groundwater treatment system was installed and operated from June 1999 through May 2000. The system was rebuilt in late 2008 and is currently operating. Groundwater monitoring has been conducted at the site from 1990 to present. In April 2011, Ecology notified B. and C.B. Enterprises, Inc. nor Ecology had no further obligation under the Decree. The Consent Decree was dismissed on September 15, 2011.

2010 Remedial Investigation

In 1999, Fred Meyer purchased the Port Orchard Property and entered into an agreement with Ecology to complete the Remedial Investigation, Feasibility Study and cleanup actions.

The Remedial Investigation report summarizes previous investigations conducted at the site. The Remedial Investigation characterized the petroleum and associated contamination at the site and set cleanup levels and points of compliance.

2010 Feasibility Study/Draft Cleanup Action Plan

A Feasibility Study (FS) completed in 2010 evaluated alternatives to clean up the site. The FS identified four cleanup alternatives for the Site and selected the alternative that met state criteria that is protective of human health and the environment.

The Draft Cleanup Action Plan covers the implementation of the alternative that was selected to meet the cleanup objectives. The alternative that was implemented in 1998 included the following components:

- Skimmer pumps that remove free product (fuel) from the groundwater.
- An air sparging and soil vapor extraction system to treat the petroleum impacted soil and groundwater.
- A bentonite clay barrier in select locations to reduce any migration of shallow groundwater along utility corridors.
- Compliance monitoring, soil confirmation sampling, and system decommissioning.

Why does this matter?

Ecology is working with Fred Meyer to clean up any release of hazardous substance in order to reduce a threat to human health, the community, or the environment.

What Happens Next?

After the 30-day public comment period, Ecology will review all comments received and assess how to best address public concerns.

A public meeting has not been scheduled at this time. However, one will be held if ten or more people request a meeting during the comment period.

What can you do?

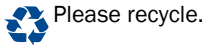
- 1.** Read about the cleanup in this handout.
- 2.** To get more detailed information, review the supporting documents at the locations listed in this document.
- 3.** Write down your comments and questions. Send them to the Department of Ecology at the address provided in this document.

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



3190 160th Ave. SE
Bellevue, WA 98008

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Fred Meyer Stores Inc. Site Kitsap County, WA

**Ecology invites comments on the
Agreed Order and Cleanup
Documents for Fred Meyer Stores Inc.
site**

**Public Comment Period:
March 23- April 23, 2012**

Cleanup ID#: 5165
Facility Site ID #: 2614

If you need this document in a format for the visually impaired, call 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.

