

Proposed Removal from the Hazardous Sites List Available for Review and Comment

The Department of Ecology (Ecology) is proposing to remove the Ardens Store (Site) from the Hazardous Sites List. The Hazardous Sites List is a statewide list of contaminated properties. The Site is currently ranked a “3” on the List. Sites can be ranked from a “1” to “5”. A rank of “1” is the highest level of environmental concern compared to other sites on the List, and a rank of “5” is the lowest.

Public Comment Invited

Ecology is asking for your comments on the proposed removal of the Site from the Hazardous Sites List. The Ardens Store Site is located on the northeast corner of the intersection of Old Highway 97 and B and O Road in Malott. You are invited to:

- **Review** the Phase II Environmental Site Assessment, environmental covenant, and No Further Action letter.
- **Send** your comments to Ecology for consideration. Comments will be accepted *August 8, 2012 through September 10, 2012*.

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

Site Background

The Ardens Store Site was the site of a gasoline release from an underground storage tank (UST) system and cleanup in the 1980s and 1990s. Cleanup actions at the site were conducted by Ecology under an Ecology Enforcement Order (Enforcement Order No. DE 91-C141).

Underground storage tanks (USTs), used to store petroleum products for retail sales, were present at the site since at least 1968. The first USTs installed at the site were located next to the southwest corner of the store building. These two tanks (the “East Tank” and the “West Tank”) were removed from the site in 1988. During removal a hole (about 1/8 inches) was found in the “West Tank”. After tank removal, soil surrounding the tanks was stained. Results of samples taken from beneath the tanks indicated xylenes were in soil above the Model Toxics Control Act (MTCA) Method A cleanup level for unrestricted land use.

Comments Accepted

August 8, 2012 through
September 10, 2012

Submit Comments and Technical Questions to:

Norm Hepner - Site Manager
WA Department of Ecology
Toxics Cleanup Program
15 W Yakima Avenue, Ste 200
Yakima, WA 98902-3452
Phone: (509) 457-7127
E-mail: Norm.Hepner@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Okanogan Library

228 Pine St
Okanogan WA 98840
Phone: (509) 422-2609

Hours:

Monday: Closed
Tues-Fri: 11:00 a.m.-6:00 p.m.
Saturday: 11:00 a.m.-3:00 p.m.
Sunday: closed

WA Department of Ecology Central Regional Office

15 W Yakima Avenue, Ste 200
Yakima, WA 98902

By appointment only:

Contact Roger Johnson,
Roger.Johnson@ecy.wa.gov or
(509) 454-7658

Ecology's Toxics Cleanup Website
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4906>

Facility/Site ID #: 419

Cleanup Site ID #: 4906

Three more USTs were installed at the site between 1984 and 1985. These tanks were taken out of service in 1992. A gasoline release from the former UST fuel dispensers was discovered during removal of the fueling system in May 1993. During removal, petroleum hydrocarbon contamination was seen beneath the dispensers. Contamination was not seen in the UST excavation.

Cleanup Actions

Following discovery of the release in 1993, about 1,100 cubic yards of petroleum-contaminated soil were removed from beneath the former dispensers. Groundwater monitoring wells were installed at the site during assessment activities and groundwater samples were collected and analyzed. Results indicated groundwater beneath the site was contaminated with gasoline-range petroleum hydrocarbons, lead, and benzene, toluene, ethylbenzene, and xylenes (BTEX). In June 1993, a groundwater treatment system, consisting of a pumping well, activated carbon treatment, and an injection/infiltration gallery, was installed and operated at the site.

Why Issue a Determination of No Further Action

Ecology conducted a periodic review of the project site in 2008. The review concluded that soil containing total petroleum hydrocarbons (TPH) above MTCA Method A cleanup levels remain on-site but are currently capped by asphalt. The review also confirmed that contaminant concentrations in groundwater are less than MTCA Method A cleanup levels. Soil sampling in 2011 confirmed contaminant concentrations above MTCA cleanup levels. An environmental covenant has been placed on the property to make sure that the site is protective of human health and the environment.

Based on cleanup activities and the recording of the environmental covenant, Ecology issued a determination of No Further Action and proposes removing the site from the Hazardous Sites List.

Environmental Covenant

An environmental covenant restricts future land use and is recorded with the deed of the property. It runs with the land and is binding on future owners, although a process exists for removing an environmental covenant if Ecology agrees. The environmental covenant would need Ecology approval prior to installing a well on the property. It would also not allow surface soil excavations greater than one foot deep in certain areas of the property without prior approval by Ecology.

What Happens Next?

After the public comment period ends, Ecology will review comments received during the comment period. If no changes are necessary, the Site will be removed from the Hazardous Sites List.

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.

Help with other languages and formats?

Para asistencia en español: (509) 575-2490
If you need this document in a version for the visually impaired call the Toxics Cleanup Program at 509-454-7841. Persons with hearing loss, call 711 for Washington Relay Service. Persons with a speech disability, call 877-833-6341.

