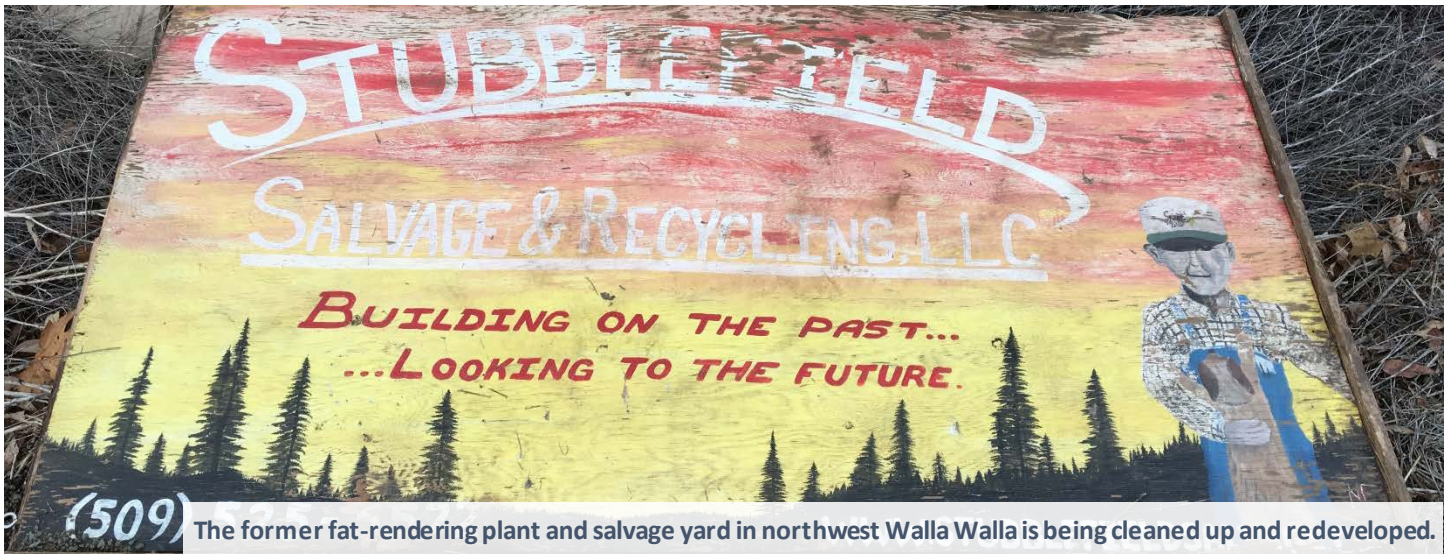


## Stubblefield Salvage Yard Cleanup



### Comments accepted:

June 1 – 30, 2020

### Submit comments:

Online at

<http://tcp.ecology.commenting.ut.com/?id=QesHF>

Or by mail to:

Katie Larimer, Site Manager  
 4601 N. Monroe St.  
 Spokane, WA 99205

Or Email:

[katie.larimer@ecy.wa.gov](mailto:katie.larimer@ecy.wa.gov)

### Review documents online:

<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4121>

Due to coronavirus, in-person document reviews are not currently available. Please contact Erika Beresovoy at [erika.beresovoy@ecy.wa.gov](mailto:erika.beresovoy@ecy.wa.gov) or 509-385-2290 if you need printed documents.

Address: 595 Offner Road, Walla Walla

Facility Site ID: 1367331

Cleanup Site ID: 4121

### Draft contamination and cleanup options study and public participation plan available for public comment

The Washington State Department of Ecology (Ecology) seeks your input on the draft Remedial Investigation and Feasibility Study (RI/FS) Report and the Public Participation Plan for the Stubblefield Salvage Yard (site) June 1 through June 30, 2020.

The RI documents the extent and locations of contaminated soil at the site. The FS evaluates cleanup options. The investigation found that site groundwater is not contaminated.

The Public Participation Plan describes ways Ecology will inform the public about contamination investigations and cleanup options throughout the cleanup process. We encourage the public to learn about and get involved in decision-making opportunities. This plan identifies how and when the public can get involved during different stages of the investigation and cleanup of contamination.

### Investigation findings

To discover the full extent of contamination, Ecology hired a contractor to drill four groundwater monitoring wells and collect and analyze the groundwater samples. Over 100 soil samples were collected and analyzed.

Results show shallow soil (generally between ground surface and about 3 feet below grade) is contaminated with metals (cadmium, chromium, copper, lead, and zinc) and polycyclic aromatic hydrocarbons (PAHs) in several locations. Smaller, isolated areas of polychlorinated biphenyls (PCBs) and petroleum hydrocarbon contamination in shallow soil were also found.

An estimated 20,800 cubic yards of contaminated soil are located on about 3.5 acres of the site. This includes approximately 1,980 cubic yards of PCB and petroleum-hydrocarbon contamination located on about 0.3 acres.

## Cleanup options and funding

The FS presents three options for cleaning up contaminated soil:

1. Complete excavation
2. Excavation, consolidation, and capping
3. Limited excavation and selective capping

The preferred option (Alternative 2) includes:

- Excavating PCB- and petroleum-contaminated soil and disposing this soil off-site at a licensed landfill
- Excavating the remaining contaminated soil and consolidating it in a low elevation area in the north portion of the site
- Capping the consolidated soil area (about 1.9 acres) with clean import material
- Placing use restrictions on the property to protect human health and the environment.

The estimated cost of this option is \$807,000. The parties responsible for cleanup costs are Konen Properties, LLC, and Lenora Thompson (Shell). Ecology is partially funding and directing the cleanup because these parties are unable to fully pay. We are using [Eastern Washington Clean Sites Initiative](#)<sup>1</sup> funding.

Lenora Thompson is listed on a property deed as an owner and operator of the property during the time it became contaminated. Konen Properties, LLC, purchased the property in 2014, and became liable for cleanup costs due to its current site ownership, but was not involved in the previous activities that led to site contamination. We are working with Konen Properties, LLC, to complete the cleanup prior to site development and coordinate it with redevelopment plans.

## Site history

The 11-acre site operated as a fat-rendering plant from around 1945 to 1950, and as a salvage yard from 1950 to 2010. In addition to the salvage yard activities, the site also housed a large amount of waste and debris including batteries, transformers, car bodies, and waste-filled drums.

In 2007, Ecology completed a site hazard assessment and ranked the site a 1, which represents the highest level of concern relative to other sites in Washington; a rank of 5 is the lowest. We confirmed obvious releases of hazardous contaminants, such as:

- Used motor oil and other heavy oils, likely diesel and gasoline spills from engine and car dismantling activities
- Brake fluid (hydraulic fluids)
- Lead and acid contamination from damaged batteries lying uncovered on the ground
- PAHs from used oil spills and burning of various automobile components

In 2009, the U.S Environmental Protection Agency (EPA) documented oil-stained soil, unlabeled drums, several large open-top tanks, and other types of uncontrolled wastes, including transformers and asbestos-containing material (ACM). EPA initiated a time-critical Removal Action to remove the drums, excavate selected surface soil contamination, and mitigate damaged ACM siding from the shop building and ground.

EPA also performed a removal site evaluation from 2009 to 2012. This evaluation assessed the extent of soil and groundwater contamination in the northern portion of the site. In May and June 2013, EPA excavated and disposed of contaminated soil from the northern portion of the site. The excavated areas were backfilled with clean soil and graded to their pre-existing conditions.

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<sup>1</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Toxic-cleanup-sites/Eastern-Washington>

Although EPA cleaned up part of the site, contamination greater than Washington standards remains. Documents related to EPA’s actions can be viewed on their [Stubblefield Salvage website](#)<sup>2</sup>.

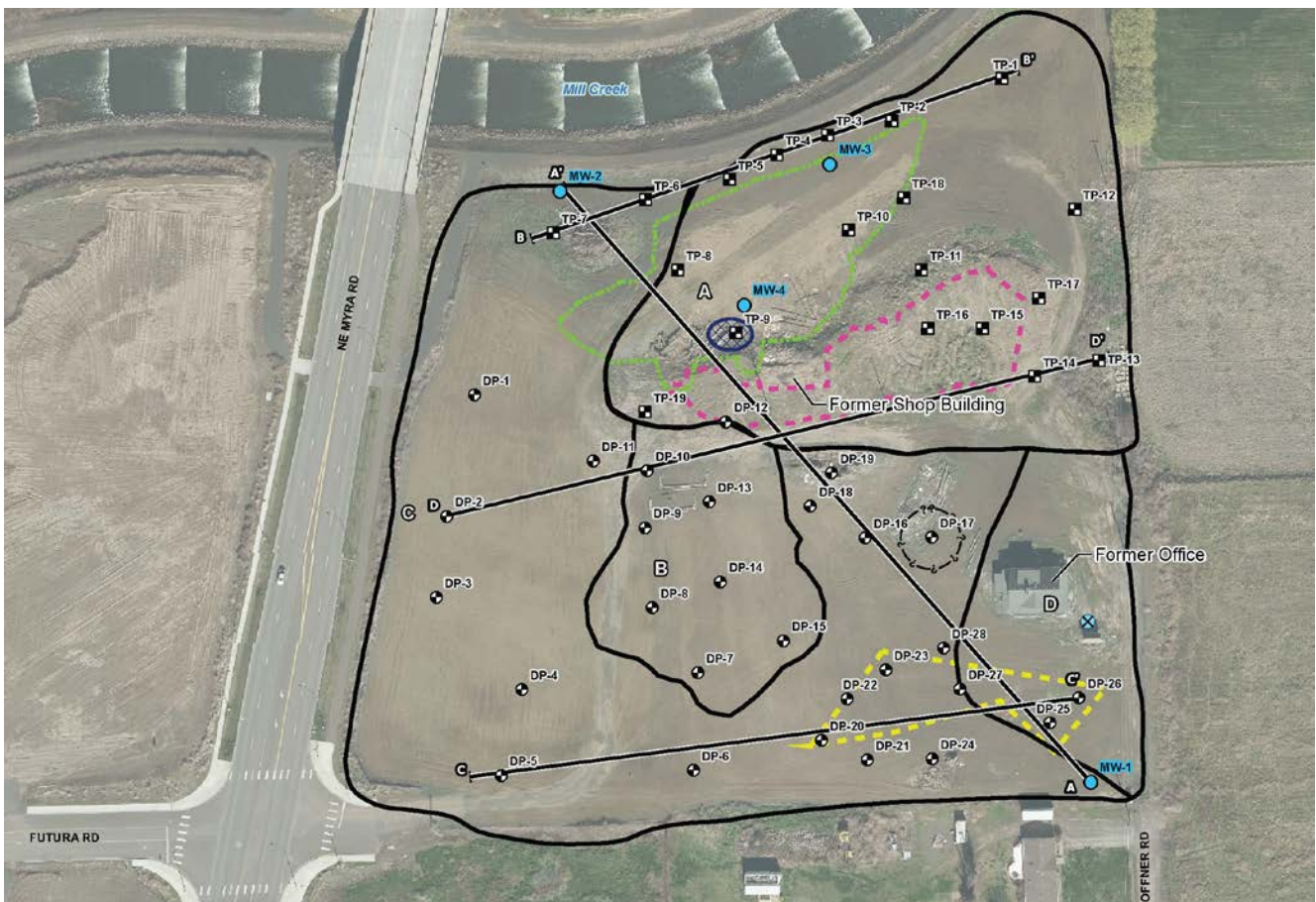
## Next steps

Ecology will hold an online public meeting if requested by 10 people. We are unable to hold in-person meetings until [Governor Inslee’s Stay Home, Stay Healthy Order](#)<sup>3</sup> is lifted.

We will review and respond to the comments we receive during the public comment period. We will publish our responses online and send them to the people who commented.

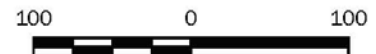
Then, we will use our assessment of the RI/FS and public input to draft a cleanup action plan. The draft plan will be available for public review and comment before becoming final.

## Stubblefield Salvage Yard site map



### Legend

- Former Water Supply Well
- Monitoring Well Number and Approximate Location
- Test Pit Number and Approximate Location
- Boring Number and Approximate Location
- Investigation Areas (2018)
- Cross-Section Approximate Location
- Drum Field Contamination Approximate Area
- Residual Petroleum Contamination in Groundwater
- Battery Storage
- 2013 Process Excavation Area
- 2013 Upland Excavation

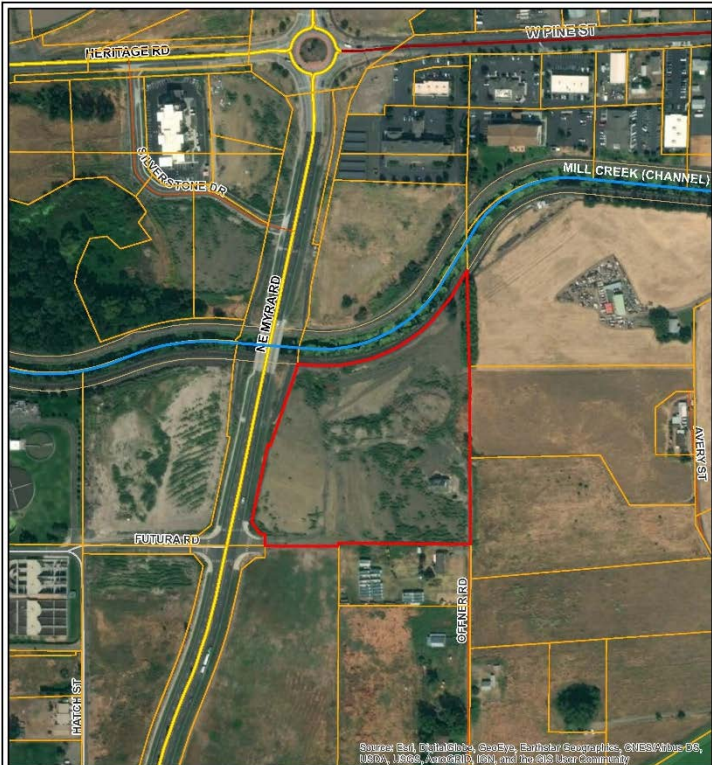


<sup>2</sup> [https://response.epa.gov/site/site\\_profile.aspx?site\\_id=5508](https://response.epa.gov/site/site_profile.aspx?site_id=5508)

<sup>3</sup> <https://www.governor.wa.gov/news-media/inslee-announces-stay-home-stay-healthy%C2%A0order>



Toxics Cleanup Program  
4601 North Monroe Street  
Spokane, WA 99205



### Stubblefield Salvage Yard Site Plan

595 Offner Road  
Walla Walla, WA 99326

#### Legend

-  Water Bodies
-  Parcel Boundaries
-  Project Site
-  Major Roads

## Stubblefield Salvage Yard Cleanup

### Public comment period

June 1 – 30, 2020

<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4121>

Una limpieza ambiental se está llevando a cabo en Stubblefield Salvage Yard. Puede revisar y comentar acerca del borrador del reporte de la limpieza ambiental y acerca del plan de participación pública. El reporte describe la localización de las sustancias químicas que pueden ser dañinas. También describe como las sustancias químicas pueden afectar a personas y el medio ambiente y compara las diferentes alternativas de limpieza. El plan describe las herramientas que Ecología utilizará para informar al público y obtener comentarios públicos sobre los documentos y decisiones de la limpieza.

**Accommodation Requests:** To request Americans with Disabilities Act accommodation, or printed materials in a format for the visually impaired, contact the Ecology ADA Coordinator at 360-407-6831 or [ecyadacoordinator@ecy.wa.gov](mailto:ecyadacoordinator@ecy.wa.gov), or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.