



# Palouse Producers Site

## 335 East Main

### City of Palouse, WA

#### Cleanup and Redevelopment Proposed at Site

The City of Palouse, in an agreement with the Washington Department of Ecology, proposes to clean up petroleum products and metals such as lead, arsenic, and manganese at the Palouse Producers site. After cleanup is completed the City of Palouse proposes to redevelop the site. The site is located at 335 East Main between Bagott Motors and the new Health Center building (Fig. 1). The southern portion of the property is along the bank of the Palouse River.



Southern view of the property

#### Community Meeting

Ecology encourages the community to attend a public meeting about the site. The primary purpose of the meeting is to present the proposed plans for the cleanup and seek feedback from the public. Planning ideas for redevelopment also will be shared by the City.

7-9 p.m. Thursday  
December 1, 2011

Garfield-Palouse High-Gym  
600 East Alder Street  
Palouse, Washington

#### Why Cleanup at Palouse Producers Matters

- Petroleum products, arsenic, lead and manganese exceed state standards for protection of human health and the environment.
- Cleanup improves soil and groundwater conditions at the site and reduces exposure to contaminants.
- Cleanup provides an opportunity for redevelopment of the site.
- Redevelopment may provide economic benefit.

#### Ecology Invites Your Comments

Now is your opportunity to get involved and tell Ecology what you think about the proposed cleanup.

**Review** the documents listed below that will guide cleanup. Review locations are found in the box on the right.

- Prospective Purchaser Consent Decree
- Draft Cleanup Action Plan
- State Environmental Policy Act (SEPA) and Determination of Non-Significance (DNS)

**Submit comments** to Sandra Treccani at the Ecology address in the box on the right. **Comments will be accepted November 17 through December 19, 2011.**

#### Comments Accepted

Nov 17 through Dec 19, 2011

ADA accommodations or documents in an alternate format call Carol Bergin 509/329-3546, 711 (relay service), or 877-833-6341 (TTY).

#### Para asistencia en Español:

Richelle Perez 360/407/7528

#### Если вам нужно помощь по русскому, звоните:

Tatyana Bistresvsky 509/477-3881

#### Document Review Locations

WA Department of Ecology  
4601 N. Monroe, Spokane, WA  
Kari Johnson Phone: 509/329-3415

Whitman County Library  
120 East Main Street, Palouse, WA  
99161 Phone: 509/878-1513

Ecology's Toxics Cleanup Website:  
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4973>

City of Palouse website <http://www.visitpalouse.com/city/brownfield/>

#### Comments and Technical Questions:

Sandra Treccani  
WA Department of Ecology  
4601 N. Monroe, Spokane, WA  
99205 Phone: 509/329-3412  
[sandra.treccani@ecy.wa.gov](mailto:sandra.treccani@ecy.wa.gov)

#### Community Outreach Questions

Carol Bergin See Ecology address above  
Phone: 509/329-3546  
[carol.bergin@ecy.wa.gov](mailto:carol.bergin@ecy.wa.gov)

Facility Site ID No. 787  
Cleanup Site ID No. 4973  
Publication No. 11-09-035

### **Three Documents to Guide Cleanup**

The three documents that will guide cleanup are considered draft until a 30-day public comment period is held and public comment considered. The documents include a Prospective Purchaser Consent Decree, Draft Cleanup Action Plan (DCAP), and State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS).

The Prospective Purchaser Consent Decree is a legal document that formalizes the agreement between Ecology and the prospective purchaser for cleanup at a site. Generally, a potentially liable person (PLP) is identified as the responsible party to pay for cleanup at a site. The Palouse Producers site is in bankruptcy and no PLPs exist. The prospective purchaser is *not* a potentially liable person (PLP).

The “purchaser” is the City of Palouse. However, the City will acquire the Palouse Producers site out of bankruptcy rather than through a formal purchase. The City agrees to clean up existing contamination and make the property available for development as part of the agreement with Ecology.

The DCAP evaluates and identifies which cleanup alternative Ecology has selected from those proposed by the City of Palouse.

The State Environmental Policy Act, known as SEPA, requires government agencies to consider potential environmental impacts of a project before beginning the cleanup. A Determination of Non-Significance indicates the proposed actions will not have a probable significant adverse impact on the environment.

- After review of an environmental checklist and other site-specific information, Ecology determined the cleanup of petroleum product and metals will not have a probable significant adverse impact on the environment.
- This action will benefit the environment by reducing the release of toxic chemicals from the site and reducing exposure pathways.
- Therefore, Ecology has issued a Determination of Non-Significance (DNS).

### **Site Background**

The Palouse Producers site has served the agricultural industry by housing a service station, a blacksmith, and a welding shop. The service station began operations in 1955. Both above ground and underground storage tanks were installed at the site. Palouse Producers began operations in 1977 and used the facility to fuel vehicles, and store and distribute bulk fuel, until 1985. In 1985 all of the above ground tanks and three of the underground storage tanks were removed. The final storage tank was removed in 1992.

Beginning in 1984 and continuing through 1985, several efforts were made to clean up petroleum product that was entering the Palouse River. Later studies of the property conducted by Ecology and the City (through a US Environmental Protection Agency Targeted Brownfield Assessment) identified residual contamination in soil and groundwater on the property.

### **Remedial Investigation Findings**

Maul Foster & Alongi was hired by the City of Palouse to conduct a more in depth study called a Remedial Investigation. The investigation examined the extent of petroleum hydrocarbons, metals, pesticides and other contaminants on the site. The following summarizes the results.

#### **Soil**

Total petroleum hydrocarbons (TPH), benzene, arsenic, and lead were found at levels that did not meet state cleanup levels. The highest concentrations of TPH were located near the former fuel pump islands and bulk fuel storage tank area.

Arsenic levels were close to regional background levels (the concentrations of arsenic in soil that naturally occur in Eastern Washington because of the geology of the area).

Lead concentrations were elevated in several locations around the property and are likely related to lead in gasoline and in fill material brought onto the site over time.

#### **Groundwater**

Drinking water was not impacted by any of the contaminants found at the site.

TPH, benzene, arsenic, manganese, and lead were found at levels that did not meet state cleanup standards for groundwater.

TPH, benzene, and lead are generally significantly elevated in the following locations: in or near the former diesel pump island, near the former bulk fuel storage tanks, and downgradient on the riverbank.

Pesticides were not detected in groundwater.

### **Proposed Cleanup Alternatives**

Ecology evaluated six cleanup alternatives for the site that were proposed by the City of Palouse. Ecology has selected Alternative 3 as the proposed cleanup for the site.

The cleanup alternatives include references to remediation levels and cleanup levels. The remediation level is a concentration used to define which areas of the site will receive different remedial actions.

The cleanup level is the concentration that would protect human health & the environment and would mean the site was clean.

#### Alternative 1

This alternative requires installation and monitoring of three groundwater monitoring wells, a restriction on use of groundwater at the property, a Soil Management Plan to guide future uses and would allow the site to naturally correct itself over time.

#### Alternative 2

This alternative includes the items mentioned in Alternative 1 plus removal of soils with the greatest TPH threat to groundwater. It would also place clean backfill in areas where contaminated soils were removed and place a protective engineered cap over remaining contaminated soil.

#### Alternative 3

This alternative includes the items mentioned in Alternative 1 plus removal of soils that exceed remediation levels. Soils not exceeding these levels will remain on-site. Some consolidation of remaining soils may be considered as part of this remedial action. Groundwater will be allowed to naturally correct itself over time.

#### Alternative 4

This alternative includes the items mentioned in Alternative 1 and the same soil cleanup as Alternative 3. In addition, groundwater will be pumped out of the excavation one time and treated before it is backfilled.

#### Alternative 5

This alternative includes the items mentioned in Alternative 1. Also, all soils exceeding cleanup levels will be removed. Groundwater will be treated the same as in Alternative 4.

#### Alternative 6

This alternative includes the items mentioned in Alternative 1 and the same soil cleanup as Alternative 5. A trench will be installed so that groundwater can be continuously collected and treated.

Detailed information about each alternative may be found in the Draft Cleanup Action Plan.

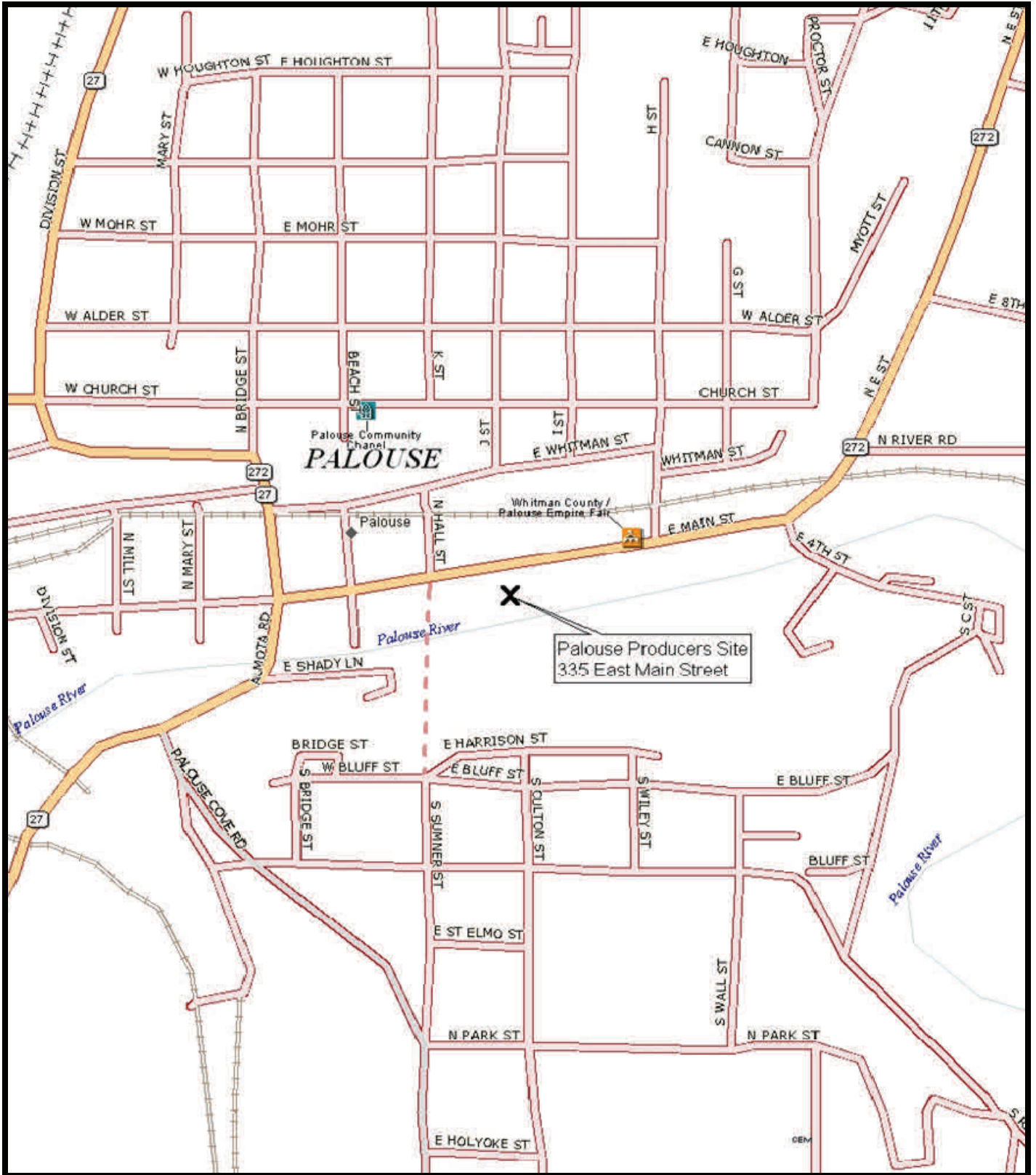
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### **What Happens Next**

Ecology will respond to questions and comments submitted by the public by close of business December 19, 2011. Ecology may modify the draft documents, if appropriate. If no changes are made to the documents, cleanup will begin in the summer of 2012. The project is anticipated to take two months to complete.

Thank you for your involvement.

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**Figure 1**  
**Palouse Producers Site Map**