

# TEXACO BULK PLANT, PORT TOWNSEND



## Removal from Hazardous Sites List Proposed

The Washington State Department of Ecology proposes to remove the Texaco Bulk Plant from the Hazardous Sites List (required by the Model Toxics Control Act, Chapter 70.105D RCW). The site had petroleum (diesel, gasoline, oil) contamination in soil and groundwater above cleanup standards. In August 1992, the site was ranked on the Hazardous Sites List as a 2 (1 being high priority relative to other sites statewide; 5 being low). The site ranking was based on the site's location on Port Townsend Bay as well as site groundwater mixing with surface water (Port Townsend Bay), a potential pathway for contaminants.

Your comments on the proposed removal of the Texaco Bulk Plant from the Hazardous Sites List are welcome through **April 16, 2004**. The box to the right provides information about where to review the supporting documents (remedial investigation/feasibility study, cleanup action plan, cleanup report, groundwater monitoring reports) as well as where to submit comments.

### Site Background

The 1.4-acre Texaco Bulk Plant is located at 431 Water Street in Port Townsend. The site is a former bulk fuel storage and distribution plant. The site is bordered by

the beach and Admiralty Inlet/Port Townsend Bay to the southeast, by Jackson Street and Point Hudson Marina to the northeast, by Water Street and commercial buildings to the northwest, and by a vacant gravel lot and city park to the southwest. Union Oil Company of California (Unocal) purchased a portion of the property in 1927 and operated the bulk plant from the early 1930's until 1945. By 1945, Signal Oil Company (Texaco) was also using the site. From the 1940's to 1980, Unocal and the RE Ammeter Burner Oil Sales Company (who purchased another portion of the property in 1945) were the site operators. Thomas Oil Company bought the site in 1980 and operated it as a bulk facility until the late 1980's. In September 2000, the Northwest Maritime Center (a non-profit organization) purchased the contaminated site to develop it as a public maritime center, including public shoreline access.

Contamination was first found in site soil and groundwater in 1989 during an environmental assessment being conducted for a proposed property development. Samples showed diesel and gasoline contamination exceeding cleanup standards in soil as deep as the water table (about 8 to 10 feet).

All the above ground petroleum storage tanks and associated fuel racks were demolished and removed in 1996. The

**March 2004**

#### FACT SHEET

Ecology Southwest Regional Office  
Toxics Cleanup Program  
300 Desmond Drive SE  
P.O. Box 47775  
Olympia, WA 98504-7775  
(360) 407-6300 (voice)  
(360) 407-6306 (TDD)

#### PUBLIC COMMENT PERIOD ON PROPOSED REMOVAL FROM HAZARDOUS SITES LIST:

March 16, 2004 to April 16, 2004

Comments and requests for updates should be directed to Martha Maggi, Site Manager, at the Ecology address listed above, e-mail [mmag461@ecy.wa.gov](mailto:mmag461@ecy.wa.gov), or call (360) 407-6248.

#### INFORMATION REPOSITORIES

The supporting documents can be reviewed at the following locations:

[www.ecy.wa.gov/programs/tcp/sites/sites\\_information.html](http://www.ecy.wa.gov/programs/tcp/sites/sites_information.html)

[www.ecy.wa.gov](http://www.ecy.wa.gov), then click on "Public Events Calendar"

Ecology Southwest Regional Office address listed above

Port Townsend Library  
1220 Lawrence Street  
Port Townsend, WA 98368-6527  
(360) 385-3181

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*If you have special accommodation needs, please call (360) 407-6300, (360) 407-6306 (TDD), 711, or 1-800-833-6388 (TTY).*

voluntary cleanup was conducted during the summer of 2002. One building, which houses a kayak and boat storage/rental, remains on-site. The concrete containment walls for the former Unocal tank cluster as well as concrete tank pads, pipelines, and the old dock that extended into the bay have been removed. A new dock and public access improvements are now under construction by the Northwest Maritime Center.

In March 2000, Ecology and the Port of Port Townsend settled on an interagency agreement requiring the Port of Port Townsend to conduct a remedial investigation/feasibility study (RI/FS) and to develop a cleanup action plan. The remedial investigation determines the nature, extent, and magnitude of site contamination. The feasibility study evaluates site cleanup alternatives. The cleanup action plan specifies the preferred cleanup alternative and site cleanup goals for soil and groundwater.

### **Ecology's Recommendation**

The requirements of the interagency agreement have been met. The Northwest Maritime Center settled financially with former operator Unocal and repaid Ecology for money granted under the interagency agreement.

Cleanup included excavating and disposing of 1745 cubic yards (175 dump truck loads) of petroleum-contaminated soil and one cubic yard (one dump truck load) of metals-contaminated sand blast grit as well as backfilling the excavation areas with clean soil. In addition, before more buildings are constructed, a soil vapor study must be conducted to determine the need to have soil vapors vented from underneath the building(s) and discharged outside. Groundwater monitoring was conducted twice the first year after

excavation and then annually for two years. Drinking water was not impacted. The cleanup report and confirmational groundwater monitoring reports show that contamination has been removed. Removing the source of contamination effectively cleaned up the site. The RI/FS, cleanup action plan, cleanup report, and groundwater monitoring reports are available for review.

### **Ecology Wants Your Comments!**

Interested citizens may review and comment on the proposed removal of the site from the Hazardous Sites List through **April 16, 2004**. To review more detailed site documents than the documents in the information repositories, contact Ecology's regional records center at (360) 407-6365 to schedule an appointment. Written comments should be sent to Martha Maggi, Site Manager, at the Ecology address listed in the box on page one.



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