

Remedial Investigation and Feasibility Study Reports Available for Comment

The Washington State Department of Ecology entered into an Agreed Order with BNSF Railway Company, Koch Materials LLC, Marathon Oil Company, and SemMaterials, L.P. These companies are known as the potentially liable persons (PLPs) responsible for addressing contamination at the site. The site is located at 4327 North Thor Street in the City of Spokane, Spokane County, Washington (see Figure 1).



SemMaterials Site

The Agreed Order required a Remedial Investigation and Feasibility Study to be conducted at the site. The purpose of the Remedial Investigation was to gather information to determine the extent of petroleum-related contamination in soil and groundwater at the site. The purpose of the Feasibility Study was to evaluate cleanup alternatives and propose a preferred cleanup alternative.

You are invited to:

- **Review** the Remedial Investigation and Feasibility Study Reports at one of the locations listed in the box at the right.
- **Send** your comments to William J. Fees, P.E. at the address in the box at the right. **Comments will be accepted March 11 through April 10, 2013.**

Site Overview

The SemMaterials site is located in the historic Hillyard neighborhood in Spokane, Washington. The site lies over a portion of the Spokane Valley-Rathdrum Prairie Aquifer known as the Hillyard Trough.

Western States Asphalt now operates the asphalt plant formerly operated by SemMaterials. The facility receives and stores petroleum products used in the manufacture of asphalt and sealants. The site has reportedly been used for petroleum-related operations since 1955.

Comments Accepted

March 11 through April 10, 2013

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

Para asistencia en Español

Gregory Bohn 509/454-4174

Если вам нужна помощь на русском, звоните Larissa Braaten 509/710-7552

Submit Comments/Technical Questions

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Spokane WA 99205-1295
509/329-3589 or
William.fees@ecy.wa.gov

Public Involvement Questions

Carol Bergin, WA Department of Ecology address listed above
509/329-3546 or cabe461@ecy.wa.gov

Document Review Locations

WA Department of Ecology
Kari Johnson, Public Disclosure
4601 N. Monroe St.
Spokane, WA 99205-1295
Call for an appointment 509/329-3415

Spokane Public Library

Hillyard Branch, 4005 N. Cook Street
Spokane, WA 99207

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3229>

Facility Site ID No. 16655424

Cleanup Site ID No. 3229

Husky Oil Company of Delaware (now merged with Marathon Oil Company) operated the facility from the 1970s until 1982. Koch Materials operated the facility from 1983 to 2005. SemMaterials and its successors have operated the facility since 2005. BNSF Railway Company owns the property where the facility is located.

Actions Taken

In December 1992, three petroleum storage tanks were removed from the northeast corner of the site. During the tank removal, petroleum-contaminated soil was found. Koch Materials notified Ecology of the release. Soil borings were drilled to determine the depth of contamination. Contamination was found as deep as 125 feet.

In 1993, Ecology conducted a site hazard assessment. The site ranked a three on the Hazardous Sites List. The Hazardous Sites List is a record of contaminated sites throughout the state that are ranked on a scale of one to five. One represents the greatest potential threat to human health and the environment; five represents the least potential threat. The site ranked a three because of the level of contamination in soil and the potential for aquifer contamination.

Investigation Results

The investigation focused on learning more about where and how much petroleum-related contamination was in soil and groundwater at the site. The main chemicals of concern were total petroleum hydrocarbons (TPH), naphthalene, and polycyclic aromatic hydrocarbons (PAHs).

Groundwater sampling conducted since 2009 confirmed that concentrations of contaminants did not exceed state standards. Drinking water is not impacted by petroleum-related contaminants at the site. As a result of this information, no cleanup of groundwater is required.

Soil sampling indicated there are several areas contaminated with TPH and PAHs. Site cleanup will focus on addressing these contaminants in soil.

Is My Drinking Water Safe?

Based on current information from the investigation, site-related groundwater meets state standards and is not impacted by petroleum-related contaminants. The proposed cleanup alternative listed below will ensure enhanced protection for groundwater in the future.

Cleanup Alternatives Evaluated

The following four cleanup alternatives were evaluated to address TPH and PAH contaminants in soil. The PLPs chose Alternative 2 as the preferred cleanup action for the site.

Alternative 1 – Completed Remedial Actions

This alternative assumes those cleanup actions which have already taken place at the site are sufficient and no further actions are necessary.

Alternative 2 – Existing Cap, Institutional Controls, and Monitored Natural Attenuation

Alternative 2, which is the PLPs' preferred alternative, focuses on maintaining the existing protective asphalt cover or cap in the Northeast Tank Farm area, and constructing an additional cap in the area where a soil boring exists. This additional cap would prevent contact with impacted soil. Groundwater monitoring would also be implemented, and a restrictive covenant would be placed on the property to limit how the property is used. The site would then be allowed to naturally correct itself over time.

Alternative 3 – Partial Soil Excavation/Disposal, existing Cap, Institutional Controls, and Monitored Natural Attenuation

This alternative would remove 15 feet of the upper impacted soil. Some demolition of existing facilities would be conducted and contaminated soil removed and disposed at a proper treatment facility off-site. The Northeast Tank Farm asphalt cap would be replaced with a new cap. A cap would be placed over the North area where contaminants remain so contaminants could not reach groundwater. Groundwater monitoring would also be implemented, and a restrictive covenant would

be placed on the property to limit how the property is used. The site would then be allowed to naturally correct itself over time.

Alternative 4 – Complete Soil Removal and Disposal

This alternative would require demolition of the facilities, removal of the contaminated soil and materials, and disposal at an off-site facility. The property would be backfilled with clean material and soil.

What Happens Next?

Ecology will review and consider all comments received by April 10, 2013. The Remedial Investigation and Feasibility Study Reports may be modified based upon public comments. If no changes are made, the project will move forward and Ecology will develop a Draft Cleanup Action Plan (DCAP). The public will be notified of an opportunity to comment on the DCAP.

Figure 1

