

SWANT PROPERTY

Petroleum Cleanup results in Proposed Removal from Hazardous Sites List



The Washington State Department of Ecology plans to remove the Swant property from the Hazardous Sites List. This list contains names of sites throughout the state ranked on a scale of one to five. A rank of one represents the greatest potential threat to human health and the environment; five represents the least potential threat. This site is ranked a two because of petroleum contamination in soil and groundwater. The property is located at the southwest corner of Rose Street and Myra Road, Walla Walla, Walla Walla County, Washington (Figure 1).

Once state cleanup standards are met, the site may be removed from the Hazardous Sites List. A Final Independent Cleanup Report was submitted in September 2003 to Ecology's Voluntary Cleanup Program. Based on cleanup completed and outlined in this report and supporting documents, Ecology has concluded:

- The site no longer represents a threat to human health and/or the environment.
- Cleanup actions conducted at the site satisfy the intent of the Model Toxics Control Act (MTCA).
- NO FURTHER ACTION is needed.

Documents for Review

You are invited to review documents related to this site and comment on the proposed removal from the Hazardous Sites List **December 6, 2004 through January 6, 2005**. See the box at the right for locations to review documents and send comments.

Site Background

The Swant Property consists of two vacant lots. The southern lot had a residence that was demolished; the northern lot had a retail gasoline station that operated for approximately five years during the late 1960s and early 1970s. The station was closed and left vacant until 1978 when the building was demolished and underground storage tanks (USTs) were removed. The property is currently undeveloped.

Site Investigations-Soil

Gasoline contamination was discovered in soil near the northwest corner of the site in June 1997. Results of soil sampling indicated gasoline, benzene, toluene, ethylbenzene and xylenes were above state cleanup levels. Approximately 1200 cubic yards of contaminated soil were removed. Some contaminated soil along the northern and western property

December 2004

Public Comment Period

*December 6, 2004 through
January 6, 2005*

Document Review Locations

WA Department of Ecology
Eastern Regional Office
4601 North Monroe
Spokane, WA 99205-1295
Mrs. Johnnie Landis
509-329-3415

Walla Walla Public Library

238 East Alder Street
Walla Walla, WA 99362
Hours: Mon & Tues 12-8 p.m.
Wed 10 a.m. -8 p.m.
Th, Fri & Sat 10 a.m.-5 p.m.

Ecology's Toxics Cleanup Website:

http://www.ecy.wa.gov/programs/tc/p/sites/sites_information.html

(Then click on Swant Property under Walla Walla County)

Comments and Technical Questions

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boundaries could not be removed because of adjoining property structures, utilities and a street right-of-way.

In July 2004, six soil borings were installed along the northern and western property boundaries to test whether contaminated soil was still present in these locations (Figure 2). All soil sample results met required state cleanup levels; therefore, no restrictive covenant to limit property uses was required.

Site Investigations-Groundwater

Three groundwater monitoring wells were installed in December 1997 to determine if groundwater was

contaminated (Figure 2). Sample results showed gasoline and benzene in groundwater. Additional groundwater samples were collected through August 2003. Results of the last four sets of samples were below required state cleanup levels for gasoline and benzene.

What Happens Next

Ecology will review all comments that are received. Responses will be made available at the information repositories listed in the shaded box on page one. Based on the comments received, Ecology may revise the decision to remove the Site from the Hazardous Sites List.

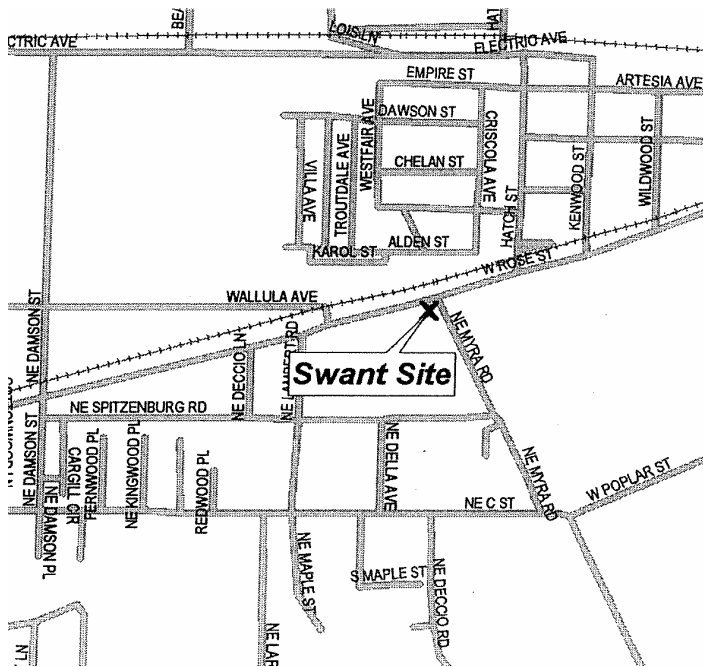


Figure 1

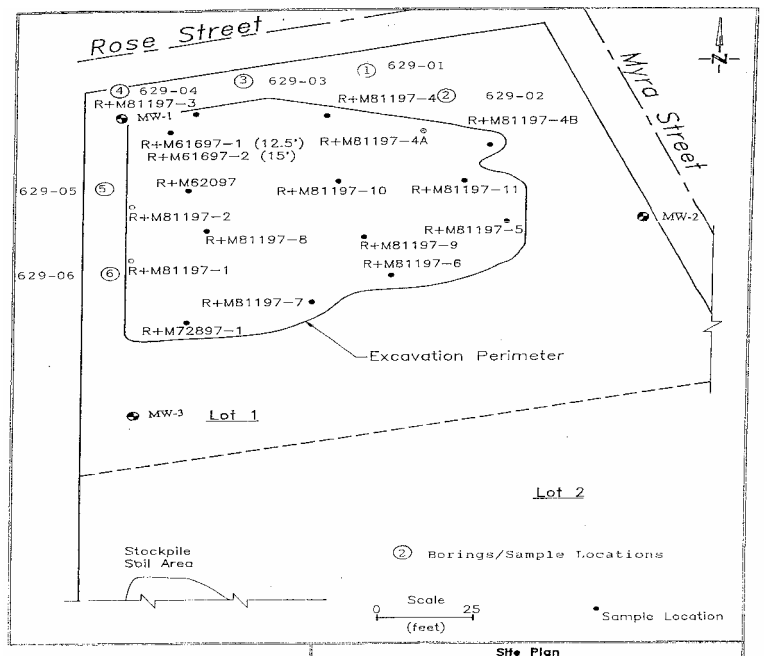


Figure 2

