

# Big B Mini Mart



## Comments accepted:

October 12 – November 12, 2020

## Submit comments:

Online at:

<http://tcp.ecology.commentinpu.com/?id=TWGmP>

Or by mail:

John Mefford, Site Manger  
 1250 West Alder Street  
 Union Gap, WA 98903-0009  
 509-454-7836  
[John.Mefford@ecy.wa.gov](mailto:John.Mefford@ecy.wa.gov)

## Site info:

<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4901>

Facility Site ID: 386  
 Site Cleanup ID: 4901

## Document review locations:

Due to unforeseen circumstances, our standard physical locations are all closed; documents are currently available electronically only on the Big B Mini Mart cleanup site website at the site info link above.

## Cleanup Action Plan Agreed Order Available for Review and Comment

The Washington State Department of Ecology (Ecology) is providing an opportunity for the public to comment on an Interim Action Report, the Draft Cleanup Action Plan (DCAP), the Cleanup Action Plan Agreed Order (CAP AO), and the State Environmental Policy Act (SEPA) Checklist and Revised Determination of Nonsignificance (DNS) for the Big B Mini Mart site, located at 1611 Canyon Road in Ellensburg.

Ecology is asking for your comments.

You are invited to:

- Review the Interim Action Report *“Landfarming Pilot Test Summary Report”* dated January 10, 2020
- Review the *“Big B Mini Mart Draft Cleanup Action Plan”* dated July 2020
- Review the Cleanup Action Plan Agreed Order dated October 12, 2020
- Review the SEPA Checklist and Revised DNS associated with the proposed Cleanup Action Plan dated October 12, 2020
- Send your comments to Ecology for consideration. Comments will be accepted October 12, 2020 through November 12, 2020

## Site Background

The site operated as a fueling service station from the early 1970s until 2014 and then permanently closed in 2016.

In late 1990, during the removal and replacement of an underground storage tank (UST), diesel contamination was discovered in both soil and groundwater. A fuel leak in the fiberglass supply line near the pump island was also discovered and repaired. Further investigation revealed gasoline contamination also impacted soil and groundwater.

## Cleanup Activities

An excavation was performed and approximately 420 cubic yards of contaminated soil was removed and disposed of offsite. However, groundwater monitoring showed contamination remained. Investigations also revealed petroleum (gasoline and diesel) contamination in soil and groundwater in several areas throughout the site. In 2015, groundwater sampling continued to show contamination above state cleanup levels. Work to recover the free-floating petroleum from the groundwater surface, an Interim Action, began in 2016 and ended in 2017. Along with investigations, this work was conducted under an Agreed Order for completion of a Remedial Investigation and Feasibility Study (RI/FS), which concluded in December 2018. A Remedial Investigation (RI) uses data to see how far contamination has spread. A Feasibility Study (FS) outlines options to cleanup contamination.

From July 2019 to November 2019, an Interim Action was done that involved a pilot test called Landfarming to treat contaminated soil. Landfarming usually consists of preparing an isolated area, preferably onsite, is performed during warm months of the year with soil turned over periodically to allow air and the warmer temperatures to help degrade the contaminants. Natural sources of nitrogen and aerobic bacteria, such as liquid nitrogen and fertilizer granules, are often applied to aid in the biodegradation. The results of the pilot test Landfarming activities performed at this site produced some favorable results.

## Why This Matters?

An Interim Action is a partial or short-term cleanup of contamination while a long-term plan is worked on. A DCAP is a draft document of the final cleanup action selected, which specifies cleanup standards and methods and includes any environmental monitoring required during and after cleanup. An Agreed Order is a legal agreement between Ecology and the Potentially Liable Persons (PLPs) outlining the expectations, process, and schedule for site cleanup. SEPA is a legal tool for protecting the environment, which includes encouraging public involvement in decisions, requires environmental documents that are clear, concise and to the point, and evaluates possible environmental impacts. A SEPA Checklist is used to help determine potential environmental impacts if the proposed cleanup plan is carried out. A SEPA DNS documents the responsible official's decision that a proposal is unlikely to have significant adverse environmental impacts.

Petroleum contains many chemicals that are harmful to human health and the environment. A new Agreed Order (AO) is necessary to implement the Cleanup Action Plan.

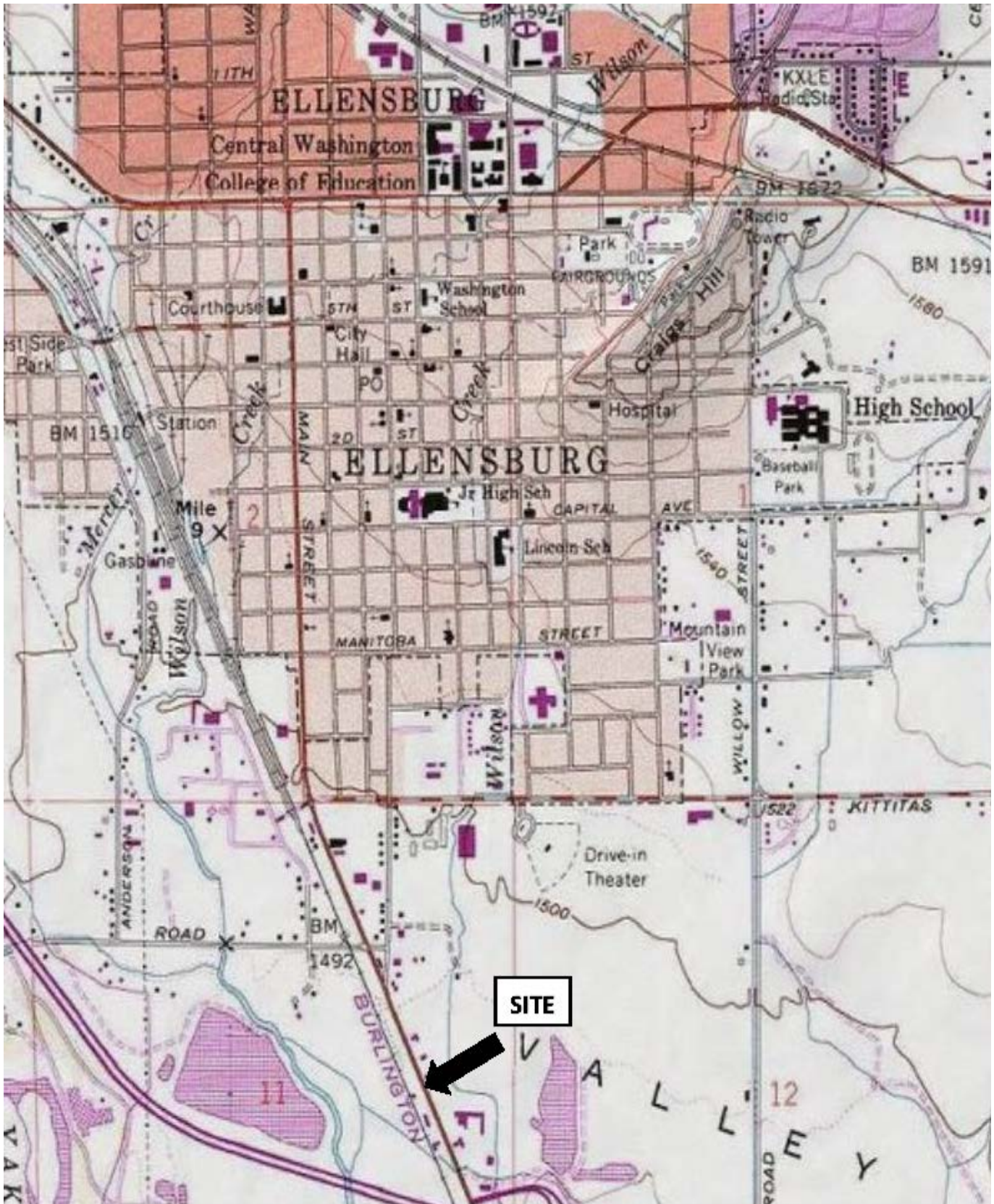
## What Happens Next?

After the public comment period ends, Ecology will review and respond to comments received and will hold a public meeting if 10 or more people request one. Ecology may amend the documents based on your comments. If no revisions are necessary, the Agreed Order and Cleanup Action Plan will become final and the PLPs will proceed with the cleanup.

For information about other opportunities for public involvement, such as meetings, hearings, open houses, and workshops, please visit Ecology's Public Involvement Calendar at <https://ecology.wa.gov/Events/Search/Listing>.



### Big B Mini Mart Site Map



Map courtesy of U.S.G.S. – General location of the Site

Toxics Cleanup Program  
1250 West Alder Street  
Union Gap, WA 98903-0009

## Comments Invited – Big B Mini Mart

### Public comment period

October 12, 2020 through November 12, 2020

<http://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4901>

The Washington State Department of Ecology is providing an opportunity for you to review and comment on the Cleanup Action Plan Agreed Order for the Big B Mini Mart, located at 1611 Canyon Road in Ellensburg.

See inside for site information and details on how to comment.

