

# Big B Mini Mart



Big B Mini Mart – Photo courtesy of Floyd Snider 2018 RI/FS report

**Comments accepted:**

Dec. 30, 2022 – Jan. 30, 2023

**Submit comments:**

Online:

<https://tcp.ecology.commentinput.com/?id=GkC74>

Or by mail to:

John Mefford, Site Manager  
 1250 W. Alder Street  
 Union Gap, WA 98903  
 509-731-9613  
 John.Mefford@ecy.wa.gov

**Site info:**

<https://apps.ecology.wa.gov/cleanupsearch/site/4901>

Facility Site ID: 386  
 Site Cleanup ID: 4901

**Document review locations:**

Ellensburg Public Library  
 209 N. Ruby Street  
 Ellensburg, WA 98926  
 509-962-7250  
 Mon – Fri 10:00 a.m. – 6:00 p.m.

WA Department of Ecology  
 1250 W. Alder Street  
 Union Gap, WA 98903  
 509-575-2490  
 Mon – Fri 8:00 a.m. – 5:00 p.m.

**Remedial Action Completion Report Available for Review and Comment**

The Washington State Department of Ecology (Ecology) is providing an opportunity for the public to comment on a Remedial Action Completion Report for the Big B Mini Mart site, located at 1611 Canyon Road in Ellensburg. This report documents the completion of one portion of the combined remedy for the site during the period from 2021 to 2022. This is not the final cleanup action since other cleanup action components will be implemented under the Cleanup Action Plan (CAP).

Ecology is asking for your comments.

You are invited to:

- Review the “*Remedial Action Completion Report, Big B Mini Mart Site*” dated November 2022

Send your comments to Ecology for consideration. Comments will be accepted from December 30, 2022 through January 30, 2023

**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.

## What Has Been Done?

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. An Interim Action to recover the free-floating petroleum from the groundwater surface began in 2016 and ended in 2017. Along with investigations, this work was conducted under an Agreed Order for the completion of a Remedial Investigation and Feasibility Study (RI/FS), which concluded in December 2018. An Interim Action is a partial or short-term cleanup of contamination and is meant to reduce exposure to harmful contaminants while a long-term cleanup plan is worked on. Agreed Order is a legal agreement between Ecology and the Potentially Liable Persons (PLPS) outlining the expectations, process, and schedule to clean up the site. A Remedial Investigation (RI) uses data to see how far contamination has spread. A Feasibility Study (FS) outlines options to clean up 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 onsite and 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 favorable results.

From 2021 to 2022, the following cleanup actions were performed:

- Excavation of contaminated soil (as shown in Figure 2.1 of the Remedial Action Completion Report)
- On-site landfarming of excavated soil
- Transportation and proper disposal of some petroleum-contaminated soil at a permitted landfill
- Installation of monitoring wells and groundwater monitoring
- Sub-slab vapor assessment at the station building

## The Cleanup Process

Big B Mini Mart follows Washington’s cleanup process (see Figure 1).

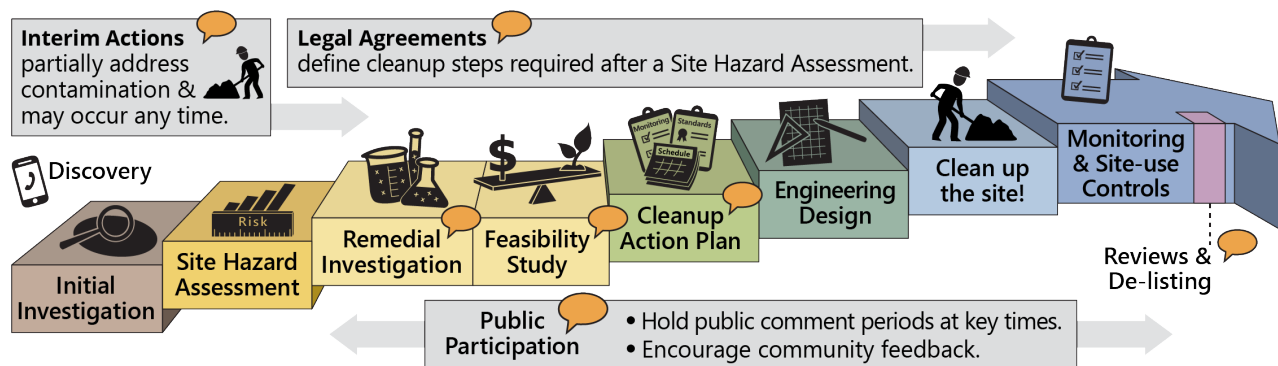


Figure 1: Washington’s cleanup process. Read a plain text version.<sup>1</sup>

<sup>1</sup> <https://apps.ecology.wa.gov/publications/parts/1909166part2.pdf>

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### **Why This Matters?**

The cleanup of petroleum-contaminated soil will improve the condition of the soil and groundwater at the site. Petroleum contains many chemicals that are harmful to human health and the environment.

### **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, 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>.



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



## Big B Mini Mart

### Remedial Action Completion Report

#### Public Comment Period

December 30, 2022 through January 30, 2023

#### Contact information

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509-731-9613

#### ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 509-406-6931 or email at Rhonda.Luke@ecy.wa.gov, or visit [ecology.wa.gov/Accessibility](http://ecology.wa.gov/Accessibility). For Relay Service or TTY call 711 or 877-833-6341.