

Sundberg Gravel Pit Site Cleanup

2200 Cooper Point Road NW, Olympia

Agreed Order and Public Participation Plan

Public Comment Period Opens August 16, 2024, at 12:00 a.m.

Closes September 16, 2024, at 11:59 p.m.

Open House August 26, 2024, from 6:00 p.m. to 8:30 p.m.

Comment accepted

**August 16, 12:00 a.m. to
September 16, 11:59 p.m., 2024**

Submit comments online

<http://tcp.ecology.commentinput.com/?id=h7UYfTDC4>

Or by mail or email

Connie Groven, Site Manager

WA State Department of Ecology

PO Box 47775

Olympia, WA 98504-7775

Connie.Groven@ecy.wa.gov

Printed document review

Olympia Timberland Regional Library

313 8th Ave SE

Olympia, WA 98501

Ecology Lacey Office by appointment

300 Desmond Drive SE

Lacey, WA 98503

PublicDisclosureSWRO@ecy.wa.gov

or 360-407-6365

Site webpage

<https://apps.ecology.wa.gov/cleanupsearch/site/10635>

Facility Site ID: 82016954

Cleanup Site ID: 10635

Contamination

Soil: carcinogenic polycyclic aromatic hydrocarbons (cPAH), petroleum

Groundwater: metals, petroleum

You are invited to comment

The Department of Ecology (Ecology) invites your comment on the legal agreement, Agreed Order DE 21913, and Public Participation Plan for the Sundberg Gravel Pit Site.

With this agreed order, Ecology enters into a legal agreement with the Green Cove Park LLC (Green Cove). Green Cove is the potentially liable person responsible for investigating contamination and doing the cleanup at the site.

The blue box on the left shows where to comment and view printed documents. Electronic documents are available at the site webpage.

Agreed Order DE 21913. Among several requirements, the agreed order requires Green Cove to:

- Conduct the investigations outlined in the Data Gap Report and Remedial Investigation Work Plan (RIWP), conduct additional investigations if needed, and prepare the Remedial Investigation (RI) report. The RI report identifies contaminants above cleanup levels and where they are located.
- Complete a Feasibility Study (FS) based on results of the RI. The FS compares ways to clean up the contamination.
- Prepare a preliminary Draft Cleanup Action Plan (DCAP) that outlines the method selected for cleanup.

Public Participation Plan. The plan describes how we inform the community about cleanup at the Site. The plan encourages community involvement in the cleanup process.

We will consider comments submitted during the comment period and may change the documents based on comments.

After the RI report, FS, and DCAP are completed, these documents will be available for public comment.

Background

The site is about 53 acres. From at least 1960 through the 1990s, the site was used as a log storage yard and gravel pit.

The site is currently vacant, undeveloped land covered by shrubs and trees. Green Cove purchased the properties in 2014.

Contamination

Preliminary investigations identified petroleum and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in soil. Petroleum and metals were identified in groundwater. Contamination may also be present at the site in surface water and sediment. Contamination identified above cleanup levels must be addressed under the state's cleanup law, the Model Toxics Control Act (MTCA).

Possible sources of contamination:

- Petroleum releases from storage tanks and dispensers.
- Storage of drums containing oil/drive train fluid.
- Fill and construction debris deposited at the site.
- Storage of treated wood.
- Runoff of possibly contaminated stormwater into wetlands.
- Contaminants in soil leaching into groundwater.
- Methane generated from buried wood waste.

Data Gap Report and Remedial Investigation Work Plan (RIWP)

Results of work described in the RIWP will identify the hazardous substances released at the site. The RI report will clarify the location and amount of contamination. Locations throughout the site will be sampled for soil, groundwater, surface water, and sediment contamination. Please refer to sampling locations in Figure 1 on the next page. The RIWP includes a requirement to prepare and complete a work plan addendum if additional investigation is required to identify the location and amount of contamination at the site.

Soil investigation

Surface soil will be examined from around the former garage area and where petroleum-stained soil was reported. Samples will be collected from areas where petroleum odors were detected, where fill, wood and construction debris were placed, and logs were stored.

Subsurface conditions will be examined by testing soil from test pits. Test pits are soil excavations to a depth of about 10 to 15 feet below the ground surface. If fill extends deeper than the pit, a drill will bore to deeper soil to evaluate the depth and type of fill. If contamination is present, it will be identified, and the amount will be measured.

Groundwater investigation

Nine or more new groundwater monitoring wells will be installed. Groundwater will be tested in these and the eleven existing monitoring wells to estimate the potential for contaminants to migrate from fill or soil to groundwater. Groundwater will be tested where the underground storage tank was removed.

Wetlands investigation

Surface water and sediment samples will be analyzed from the wetland areas located at the site. Results will be used to determine if contamination moved from areas where there is fill to the wetlands.

Soil gas investigation

Natural microbial breakdown of buried wood waste can generate methane. Methane in soil collects in spaces between the particles and can dissolve into groundwater. Methane gas can move into the air to form a flammable mixture.

The presence and extent of methane in areas with significant amounts of buried wood debris will be measured. Either new gas probes will be installed, or special openings in wellhead caps for gas sampling will be put in some of the groundwater monitoring wells.

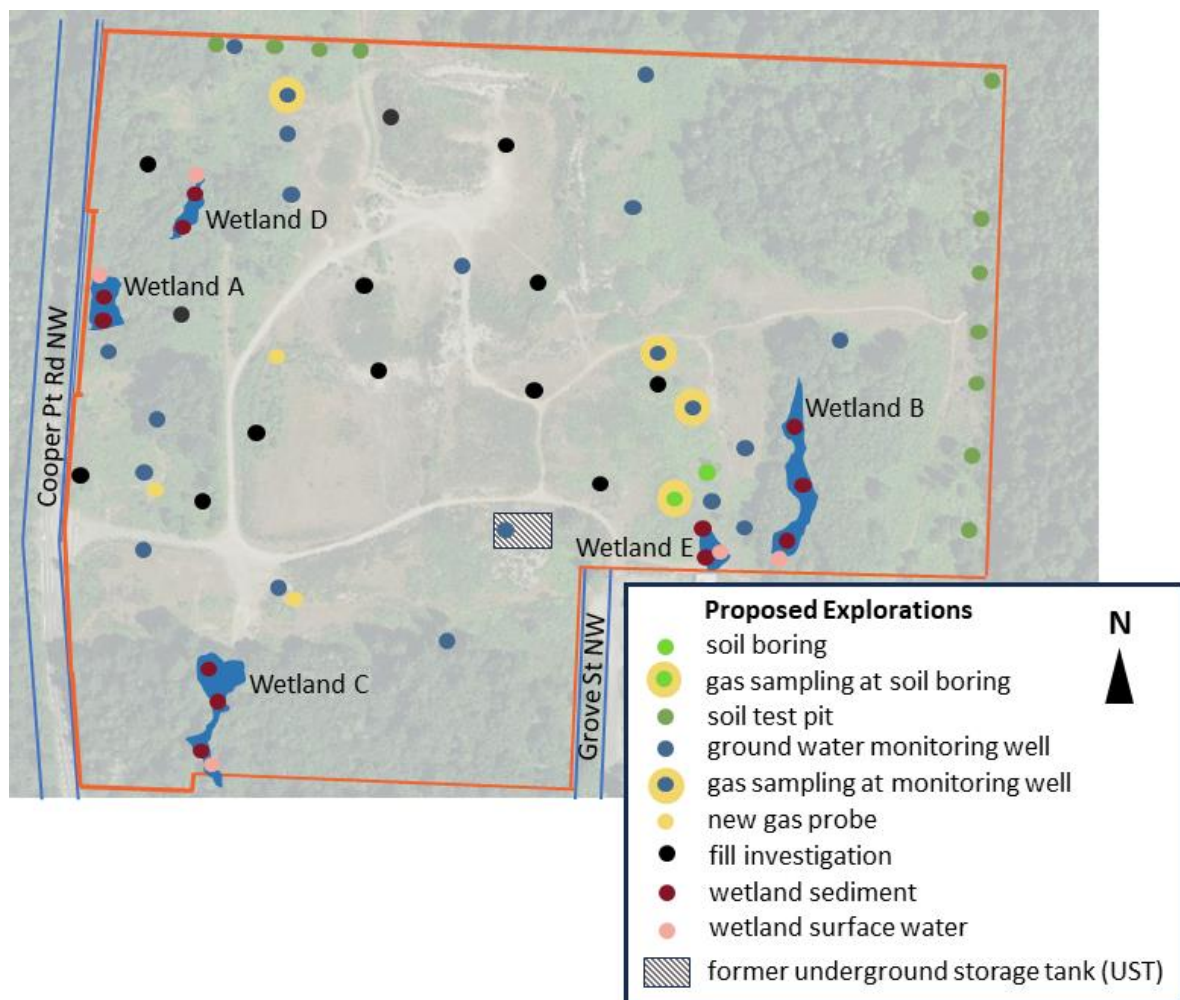


Figure 1. Areas described in the Remedial Investigation Work Plan (RIWP) where samples will be collected for analyses of soil, groundwater, surface water, sediment, and soil gas. Areas and locations are approximate.

Toxics Cleanup Program
PO Box 47775
Olympia, WA 98504-7775

Sundberg Gravel Pit Site: Public Comment Period and Open House for the Agreed Order and Public Participation Plan

Public Comments Accepted

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Facility Site ID: 82016954

Site Cleanup ID: 10635

Ecology seeks public comment on the following documents:

- Agreed Order
- Public Participation Plan

Documents available at the site webpage and the Olympia
Timberland Library

Accommodation Requests

To request an ADA accommodation, contact Ecology by
phone at 360-489-4971 or email at
nancy.davis@ecy.wa.gov, or visit
<https://ecology.wa.gov/accessibility>. For Relay Service
or TTY call 711 or 877-833-6341.

Open House

August 26, 2024, at 6:00 p.m. to 8:30 p.m.

The Olympia Center Multipurpose Room A
222 Columbia St NW, Olympia 98501

Ecology invites you to an open house to answer your
questions. Staff will be available to talk one-on-one
during the open house sessions. Starting around 6:45
p.m. there will be a presentation, followed by a
question and answer session. Only written comments
will be accepted at the meeting.

Agenda:

6:00 – 6:45 p.m. Open House

6:45 – 8:00 p.m. Presentation and Q & A

8:00 – 8:30 p.m. Open House

¿Hable Español? Si necesita esta información en
Español—contáctenos a nancy.davis@ecy.wa.gov.