

Cowlitz Food & Fuel Site Cleanup

101 Mulford Road, Toledo

Agreed Order and Cleanup Documents Available for Public Comment

Facility Site ID: 1166 Cleanup Site ID: 7025

Comment accepted

March 28—April 29, 2024

Submit your comment online

<http://tcp.ecology.commentinput.com/?id=AMa5iQCuE>

Or by mail or email

Steve Teel, Site Manager

WA State Department of Ecology
PO Box 47775
Olympia, WA 98504-7775
steve.teel@ecy.wa.gov

Printed document review

Winlock Timberland Library

322 NE First Street
Winlock, WA 98596

Ecology Lacey Office by appointment

300 Desmond Drive SE
Lacey, WA 98503
PublicDisclosureSWRO@ecy.wa.gov
or 360-407-6365

Site information

<https://apps.ecology.wa.gov/cleanupsearch/site/7025>

Contaminants in soil and groundwater

- Petroleum gasoline & oil

Cleanup documents available for public comment

The Washington Department of Ecology (Ecology) is entering into a legal agreement, called an agreed order, with some of the potentially liable persons (PLPs) who are responsible for cleaning up contamination at the site. These PLPs are Texaco Inc, Exit 59 Food and Fuel LLC, and Candid Travel Center Land LLC.

Ecology invites you to review and comment on the following documents.

- **Agreed Order (AO) DE 21413.** Among other actions, the AO requires the PLPs to carry out the cleanup described in the Cleanup Action Plan.
- The **Revised Feasibility Study** compares ways to clean up the contamination.
- **Draft Cleanup Action Plan** describes Ecology's plan for cleaning up the contamination.
- The **State Environmental Policy Act Determination of Non-Significance and Checklist** describes Ecology's decision that cleanup activities are not likely to harm the environment.

All the documents are available at Ecology's site webpage <https://apps.ecology.wa.gov/cleanupsearch/site/7025>.

To view printed documents, there are options listed in the blue box on the left. Please check to confirm when the library is open for walk-in service. Documents are also available at our Southwest Regional Office in Lacey by appointment.

You can submit your comment online, by email, or by US Mail during the comment period from **March 28 to April 29, 2024**.

We will consider comments and if there are no changes, we will finalize the documents.

Site Description

The site is located on the east side of I-5 at exit 59. The site includes the property north of the intersection of Mulford Road and Cowlitz Ridge Road. A gasoline service station has been at the site since at least 1955. Currently a gasoline station, mini mart, and restaurant are located on the property.

Petroleum from underground storage tanks (USTs) and/or the fuel dispensing system leaked into the environment and contaminated soil and groundwater at the site. The amount of petroleum contamination requires cleanup under the state's cleanup law, the Model Toxics Control Act (MTCA).

Contaminated soil was removed during a 2001 cleanup. In 2010, Ecology directed that an interim cleanup action be done along with the preparation of a new feasibility study and cleanup plan because groundwater was still contaminated. Contaminated soil was removed during the 2010 interim action. An additional release of premium grade gasoline occurred in late 2022 and early 2023. The cleanup plan now under consideration will address the soil and groundwater contamination at the site.

The site also includes a parcel that is now a vacant lot located at the south side of the Mulford Road and Cowlitz Ridge Road intersection. The parcel was used as a gasoline service station. Leaking USTs released petroleum to the soil. The 2010 interim cleanup action excavated and removed the contaminated soil from the parcel. After removal of the contaminated soil, groundwater testing indicates the parcel was successfully cleaned up.

Proposed plan for cleanup

The draft Cleanup Action Plan is Ecology's proposed plan for cleaning up contaminated soil and groundwater at the active gasoline station located on the north side of the intersection. Please refer to the figure on the next page. The cleanup will remove the source of contamination and prevent people and the environment from contacting the contamination.

The plan includes excavating and removing contaminated soil. Groundwater will be tested periodically to make sure the cleanup is successful. Institutional controls will confirm the cleanup is effective in the long term.

Soil excavation and removal

The existing USTs will be removed. Contaminated soil will be excavated where the tanks were located, which will remove most of the source of the contamination. At most, the excavation will be to a depth of about 12 feet below the ground surface. About 3,000 cubic yards of contaminated soil will be removed. The contaminated soil will be moved off-site to an approved waste disposal facility.

Natural microbes in the soil can break down petroleum into non-hazardous substances. An oxygen-releasing compound will be placed in the bottom of the excavation to increase the rate microbes can digest the petroleum. Clean soil will be used to fill the excavation.

Some contaminated soil may remain in the right of way under Mulford Road. If contamination remains in the right of way, the property owner will file an environmental covenant with the county. The covenant alerts utility workers to the presence and location of the contamination.

Groundwater cleanup

Removal of the contamination source and natural microbial breakdown of petroleum in soil will reduce the amount of contamination in groundwater over time. Groundwater conditions will be monitored by testing water collected from wells located at the site.

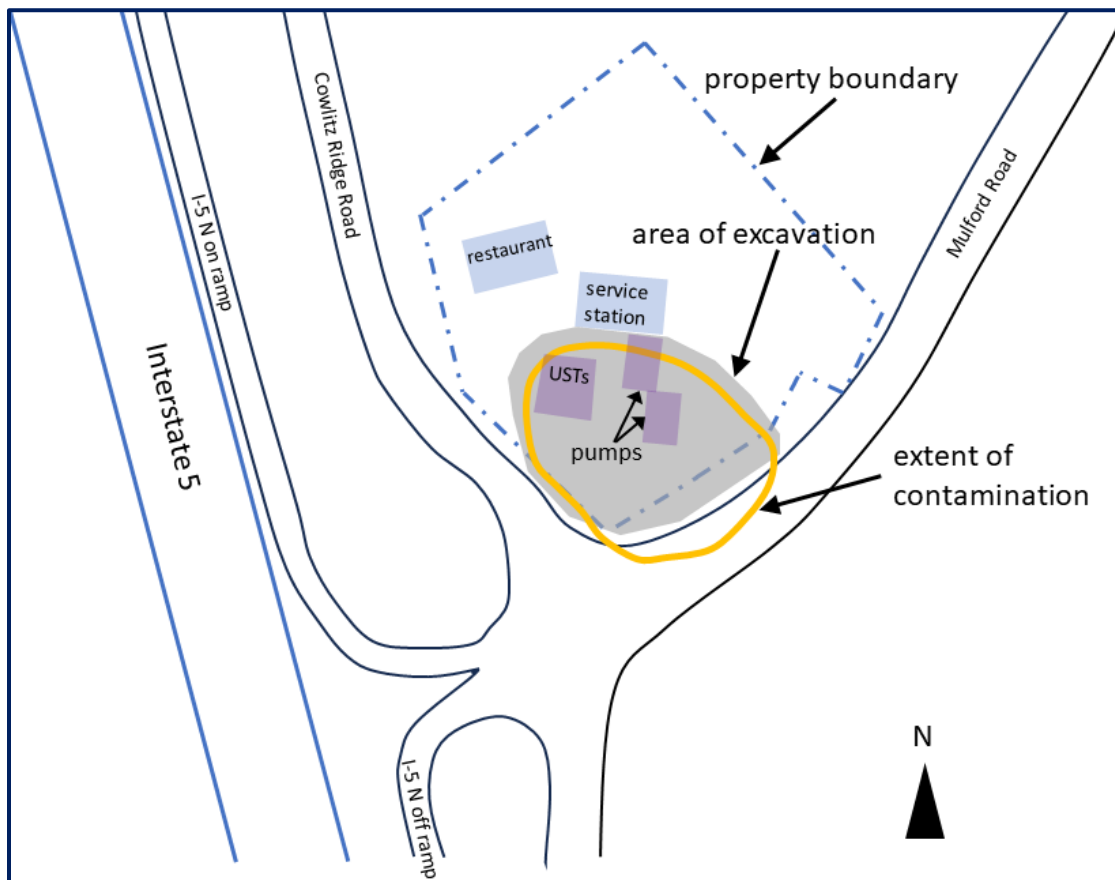
Ecology will review results of groundwater testing to make sure there is a reduction in the amount of contamination over a reasonable period.

Institutional controls

Contaminated soil may remain buried in the Mulford Road right-of-way. People and the environment will be protected from exposure to contaminated soil because it will be buried under soil and covered by pavement.

If contamination remains in the right of way, the owner will file an environmental covenant with the county limiting the property to industrial or commercial uses. Use of groundwater will be limited to testing for contamination. Removal of groundwater for drinking will be prohibited.

With a covenant in place, Ecology reviews conditions at the site every five years.



The property is located on the north side of the intersection of Mulford Road and Cowlitz Ridge Road. The area of soil excavation is shown in grey. The estimated extent of contamination is shown in orange. The existing underground storage tanks (USTs), fuel dispensers, and pumps will be removed before contaminated soil is excavated. If contaminated soil remains in the right of way under Mulford Road, then an environmental covenant will be filed with the county for the site. Areas are not exact.

Site Updates

For updates about conditions at the site, please visit the [Cowlitz Food and Fuel webpage](https://www.ecology.wa.gov/cleanupsite/7025)¹.

¹ <https://apps.ecology.wa.gov/cleanupsite/7025>

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

Cowlitz Food & Fuel Cleanup Site

101 Mulford Road, Toledo

Comment period March 28 to April 29, 2024.

Comment period to review these documents:

- Agreed Order
- Feasibility Study
- Cleanup Action Plan
- State Environmental Policy Act (SEPA) documents

Contact information

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steve.teel@ecy.wa.gov
360-890-0059

¿Habla Español? Unáse al diálogo sobre Cowlitz Food & Fuel Site. Cuando el período de comentarios termine, revisaremos los comentarios y haremos cambios antes de finalizar los documentos. Para más información en español llame al 360-489-4971 y solicite un intérprete.

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

