

Stubblefield Salvage Yard Cleanup



Figure 1. The Stubblefield Salvage Yard is being cleaned up by Ecology and the property owner, who plans to redevelop it.

Comments accepted:

12 a.m. June 12 –
11:59 p.m. July 14, 2025

Submit comments:

Online at:
[https://go.ecology.wa.gov/
CommentStubblefield](https://go.ecology.wa.gov/CommentStubblefield)

Or by mail or email to:
Katie Larimer, Site Manager
4601 N. Monroe St.
Spokane, WA 99205
Email: katie.larimer@ecy.wa.gov

Review documents online:

[https://go.ecology.wa.gov/
StubblefieldCleanup](https://go.ecology.wa.gov/StubblefieldCleanup)

Please contact Erika Beresovoy at
erika.beresovoy@ecy.wa.gov or
509-385-2290 if you need printed
documents.

Address: 595 Offner Road,
Walla Walla
Facility Site ID: 1367331
Cleanup Site ID: 4121

Public invited to comment on draft cleanup plan

The Washington Department of Ecology invites you to comment on the following draft documents for the Stubblefield Salvage Yard site:

- Cleanup Action Plan, which explains the activities we propose to clean up soil contamination at this site.
- Engineering Design Report, which provides more details about how the Cleanup Action Plan will be completed.

Cleanup overview

We are proposing the following activities to clean up the site:

- Excavate soil contaminated with petroleum and polychlorinated biphenyls (PCBs) and transport it via truck to a permitted disposal facility. Ecology would complete this work using funds from our Eastern Washington Clean Sites Initiative.
- Regrade and cap remaining soil contaminated with polycyclic aromatic hydrocarbons (PAHs) and metals with asphalt, concrete, or a minimum of 1 foot of clean soil. The property owner would complete this work during redevelopment.
- Place an environmental covenant on the property to document the remaining contaminated soil.

Toxics Cleanup Program

The estimated cost of cleanup is \$720,119. The parties responsible for cleanup costs are Konen Properties, LLC, and Lenora Thompson (Shell). Ecology is partially funding and directing the cleanup because they can't afford all of it.

Lenora Thompson is listed on a property deed as an owner and operator of the property during the time it became contaminated. Konen Properties, LLC, purchased the property in 2014, and became responsible for cleanup costs due to its current site ownership, but was not involved in the activities that led to site contamination. We are working with Konen Properties, LLC, to complete our portion of the cleanup prior to site development and coordinate it with redevelopment plans.

Site history

The 11-acre site was a fat-rendering plant from around 1945 to 1950, and a salvage yard from 1950 to 2010. The site also stored a lot of waste and debris including batteries, transformers, car bodies, and waste-filled drums.

In 2007, Ecology inspected the site and confirmed obvious releases of hazardous contaminants, such as:

- Used motor oil and other heavy oils, likely diesel and gasoline spills from engine and car dismantling activities
- Brake fluid (hydraulic fluids)
- Lead and acid contamination from damaged batteries lying uncovered on the ground
- PAHs from used oil spills and burning parts of vehicles

In 2009, the U.S Environmental Protection Agency (EPA) documented oil-stained soil, unlabeled drums, several large open-top tanks, and other types of uncontrolled waste, including transformers and asbestos-containing material. EPA removed the drums, excavated some surface soil contamination, and mitigated

damaged siding that contained asbestos from the shop building and ground.

EPA also evaluated the site from 2009 to 2012, assessing how much soil and groundwater was contaminated in the northern part of the site. In May and June 2013, EPA excavated and disposed of contaminated soil from this area. The holes were backfilled with clean soil and graded to their pre-existing conditions.

Although EPA cleaned up part of the site, contamination greater than Washington standards remains.

In 2020, Ecology shared the results of our investigation of soil and groundwater. A contractor drilled four groundwater monitoring wells and collected and analyzed groundwater samples. Over 100 soil samples were collected and analyzed.

Shallow soil (ground surface to about 3 feet deep) is contaminated with metals (cadmium, chromium, copper, lead, and zinc) and PAHs (see map, page 3). Smaller areas of PCB and petroleum contamination are in shallow soil.

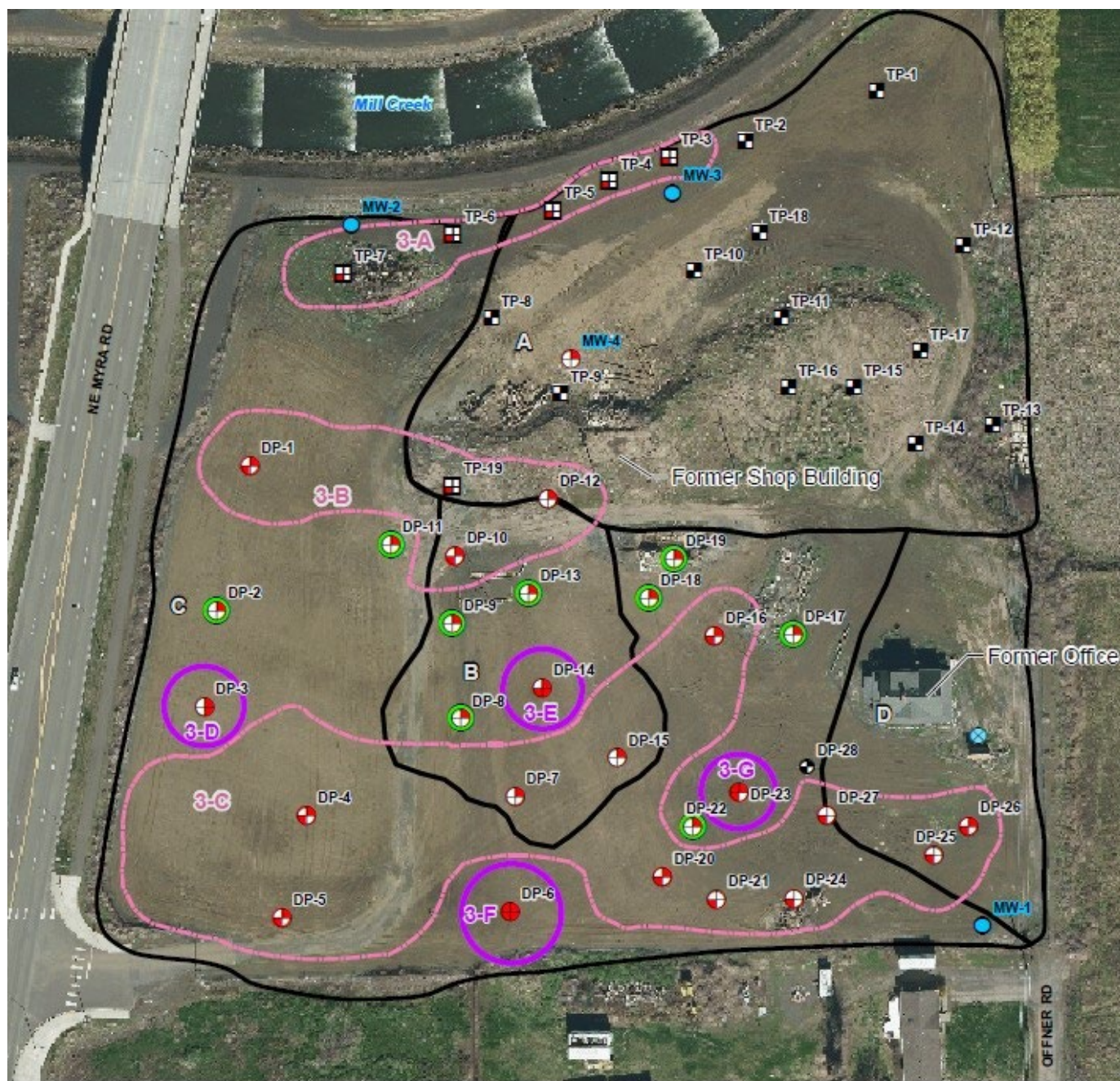
About 20,800 cubic yards of contaminated soil are on about 3.5 acres of the site. This includes about 1,980 cubic yards of PCB and petroleum contamination on about 0.3 acres.

Next steps

Ecology will respond to all the comments we receive by July 14, 2025, and publish our responses after that. We will hold a public meeting if 10 people request it.

Then, after we consider public comments, the draft Cleanup Action Plan and Engineering Design Report will become final. If we significantly revise the plan in response to public comments, another draft will go out for public comment. If not, Ecology will complete our part of the cleanup, and the property owner will complete the rest during redevelopment.

Stubblefield Salvage Yard site map

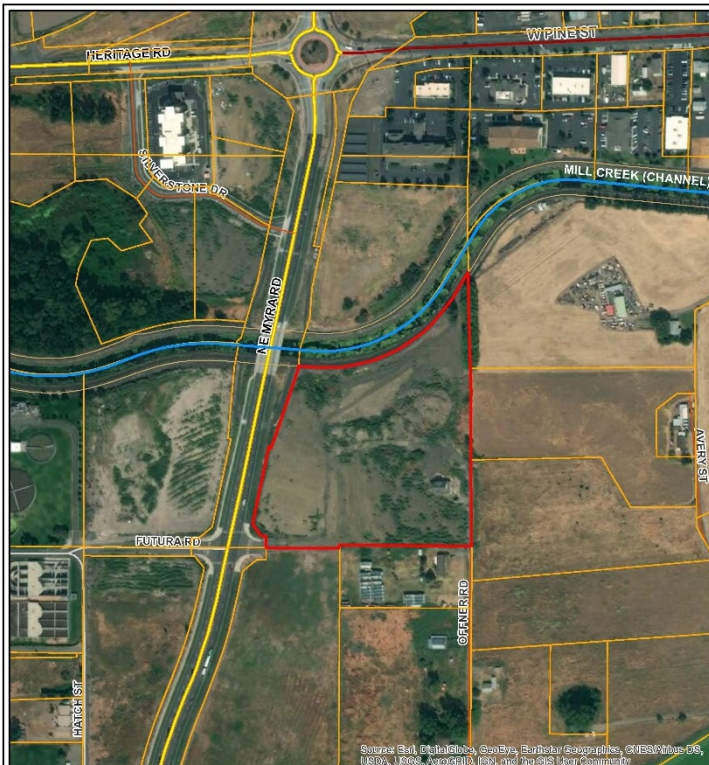


Legend

- | | | |
|---|--------------------------------|--|
| Former Water Supply Well | Investigation Areas (2018) | TPH Metals |
| Monitoring Well Number and Approximate Location | In-Situ Capping Area | PAHs PCB |
| Test Pit Number and Approximate Location | Excavate and Off-Site Disposal | Greater than MTCA Method A Unrestricted Land Use for 1 or More Contaminants of Concern |
| Boring Number and Approximate Location | | |
| Thallium was the only metal COC exceedance and therefore was excluded from the FS | | |



Toxics Cleanup Program
4601 North Monroe Street
Spokane, WA 99205



Stubblefield Salvage Yard Site Plan

595 Offner Road
Walla Walla, WA 99326

Legend

Water Bodies Parcel Boundaries Project Site Major Roads

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Public comment period

12 a.m. June 12 – 11:59 p.m. July 14, 2025

<https://go.ecology.wa.gov/StubblefieldCleanup>

The Washington Department of Ecology is proposing to excavate soil contaminated with petroleum and PCBs and dispose it at a landfill. Soil contaminated with PAHs and metals would be regraded and capped with asphalt, concrete, or a minimum of 1 foot of clean soil.

Una limpieza ambiental se está llevando a cabo en Stubblefield Salvage Yard. El borrador del Plan de Acción para la Limpieza está disponible para comentario público. Este plan describe como la limpieza protegerá a las personas y el medio ambiente de la contaminación en el sitio.

ADA Accessibility: To request an Americans with Disabilities Act accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY, call 711 or 877-833-6341.