

COWLITZ BP



Agreed Order for Interim Action Issued

The Washington Department of Ecology and Texaco, Inc., Bob and Sheri Smith, and Frank Vineyard have agreed to a Model Toxics Control Act (Chapter 70.105D RCW) order requiring that interim actions be conducted at the Cowlitz BP site. An agreed order is a legal document formalizing an agreement between Ecology and potentially liable persons (PLP's), to ensure that proposed site cleanup activities are conducted in a timely fashion, in accordance with MTCA and other applicable laws and regulations.

Your comments on this agreed order are welcome through **June 26, 1995**. The box to the right provides information about where to review the agreed order, as well as where to submit comments.

Site Background

The Cowlitz BP site consists of the Cowlitz BP property (an operating gas station/mini-mart) and an inactive gasoline service station, located across the street from the active facility. The site is on the east side of I-5 at the Vader-Ryderwood exit (Exit 59) in Lewis County, at 101 Mulford Road in Toledo. Both properties are owned by Frank Vineyard of Vancouver, Washington.

Frank Vineyard purchased both properties as part of one tax lot in early 1947 and conducted farming operations for eight years. In 1955, the property was divided into separate lots and leased.

The location of the inactive station was originally leased to General Petroleum Corporation in May 1955. In 1978, the property was leased by Olson Brothers Garage Inc., and was occupied until 1984 by a Mobil service station and a small restaurant. After 1984, the station ceased operation and all structures were subsequently destroyed. This property is currently the site of 7-Star Homes.

The Cowlitz BP property was initially leased in 1955 to Texas Oil Company (Texaco), who constructed the building and installed the original underground storage tanks and piping. A leak in the product delivery line was repaired by Texaco in April 1977. About 2300 gallons of gasoline were lost as a result. The ownership interests in the improvements passed from Texaco to Olson Brothers in 1980, then to West Coast Oil Company in 1985. Bob and Sherry Smith, current operators, purchased the site improvements from West Coast Oil in 1986. At that time, four underground storage tanks (UST's) were in use at the site (three 6000-gallon tanks and one 4000-gallon tank). In 1990, the four UST's and their ancillary piping

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FACT SHEET

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(360) 407-6300 (voice)
(360) 407-6306 (TDD)

PUBLIC COMMENT PERIOD ON AGREED ORDER:

May 15, 1995 to June 26, 1995

Written comments and requests for updates should be directed to Tammy Hall, Site Manager, at the Ecology address listed above.

INFORMATION REPOSITORIES

The agreed order can be reviewed at the following locations:

Ecology Southwest Regional Office
address listed above

Toledo City Hall
130 North Second
Toledo, WA 98591
(360) 864-4564

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If you have special accommodation needs, please call (360) 407-6300 or (360) 407-6306 (TDD).

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were removed and replaced with new fiberglass tanks and piping. During this process, contamination associated with the 4000-gallon tank was discovered. Approximately 1000 cubic yards (100 dump truck loads) of gasoline-contaminated soil were excavated and treated on-site. It is unclear whether soil samples were collected from the tank cavity after excavation; however, visual evidence suggested that contamination was still present.

In February 1991, Frank Vineyard's consultant investigated the remaining contamination at the Cowlitz BP station. Four monitoring wells were installed outside the limits of the previously-excavated area. Although all soil samples collected were below MTCA Method A cleanup levels for total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, and xylene (BTEX), the presence of ground water contamination was confirmed.

In April 1991, an enforcement order requiring a remedial investigation/feasibility study (RI/FS) was issued to Frank Vineyard. Although it was not known then if contamination existed at the inactive station, the order specified that UST's at this property be removed as part of the RI/FS. Field work for the RI/FS began in January 1992 when two 6000-gallon UST's and one 300-gallon waste oil tank were removed at the inactive station. About 300 cubic yards (30 dump truck loads) of petroleum-contaminated soil were excavated from the tank hole and stockpiled on-site. Soil samples collected from the pit after tank excavation revealed that soil contamination in excess of MTCA Method A cleanup levels remained. At the Cowlitz BP property, four soil borings drilled between the limits of the previous tank excavation and the areas previously investigated showed that

remaining soils did not exceed Method A cleanup levels.

Nine monitoring wells were installed and sampled to assess ground water contamination found at both properties. The monitoring well downgradient from the inactive station exhibited the highest levels of contamination.

A site cleanup action plan was proposed and underwent public comment in April 1994, with implementation to begin within six months. Because Ecology granted Frank Vineyard extra time to investigate additional potentially liable persons, this did not occur. During a September 1994 site visit, Ecology discovered that a new business had been located in the area of the former station. Other site changes had also been conducted which could affect the proposed cleanup action. Therefore, Ecology is concerned that the site cleanup action plan may not be appropriate because of potentially-changing ground water conditions.

What Is Being Done?

The agreed order requires Texaco, the Smiths, and Frank Vineyard to take the following interim actions:

- ▶ determine and map the locations of all monitoring wells;
- ▶ replace any wells which have been irreparably damaged;
- ▶ install additional monitoring wells;
- ▶ sample ground water;
- ▶ re-evaluate the site cleanup action plan;
- ▶ monitor ground water.

Ecology will oversee the project to ensure that all facets of the agreed order are fulfilled.

What Happens Next?

Public comment of the proposed agreed order will be considered and the order may be modified, if necessary, based on the comments received. The work required by the agreed order is expected to be completed within the next year.

Ecology Wants Your Comments!

You are invited to review and comment on the agreed order through **June 26, 1995**. The public comment period presents an opportunity to have your ideas and comments heard by Ecology. Information repositories, which include the agreed order, have been set up at the locations listed in the box on page one. To review more detailed site documents than those in the information repositories, contact Ecology's regional records center at (360) 407-6365 to schedule an appointment.

Please submit your written comments to Tammy Hall, Site Manager, at the Ecology address listed in the box on page one. Ecology will review and respond to all comments received, and may revise the agreed order. Updates of site activities will be provided to those who submit comments or request to be placed on the site mailing list.