STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

February 22, 2022

Steve Dyer
Senior Manager, Project Design and Management
Wal-Mart Stores, Inc.
2001 S.E. 10th Street, MS 5510
Bentonville, AR 72716-5510

Paul Schmuck
JPMorgan Chase & Co.
Vice President, Environmental Health & Safety Manager
201 N. Central Avenue, 25th floor, AZ1-1248
Phoenix, AZ 85004

Tabassum Zalotrawala
Chief Development Officer
Panda Restaurant Group
1683 Walnut Grove Avenue
Rosemead, CA 91770

RE: Notice of Second Periodic Review Conducted at the Following Hazardous Waste Site:

- **Site Name:** West Valley Commercial Center (aka Walmart Store 5078)
- **Site Address:** 6600 West Nob Hill Boulevard, Yakima
- **Facility/Site ID #:** 3473432
- **Cleanup Site ID #:** 710

- **Site Name:** West Valley Commercial Center Lot 4 (aka JPMorgan Chase Bank Branch)
- **Site Address:** 6550 West Nob Hill Boulevard, Yakima
- **Facility/Site ID #:** 10410
- **Cleanup Site ID #:** 11395

- **Site Name:** West Valley Commercial Center Lot 3 (aka Panda Express)
- **Site Address:** 6560 West Nob Hill Boulevard, Yakima
- **Facility/Site ID #:** 12071
- **Cleanup Site ID #:** 11634

Dear Steve Dyer, Paul Schmuck, and Tabassum Zalotrawala:

Under the Model Toxics Control Act (MTCA), chapter 70.105D RCW, which governs the cleanup of hazardous waste sites in Washington State, the Department of Ecology (Ecology) must conduct a periodic review of all sites with institutional controls and environmental covenants every five years. This letter serves to inform you that a second periodic review has been conducted at the three Sites that are part of the West Valley Commercial Center.

The periodic review process includes the following steps: confirmation that the environmental covenant (if used) is still active and recorded with the title to the property, a review of any monitoring data collected since the cleanup was completed or since the last review was conducted, and a site visit to confirm the institutional controls and conditions of the environmental covenant are being followed.

Based on the information collected during this periodic review, the West Valley Commercial sites appears to meet the requirements of Chapter 173-340 WAC, and the selected remedy continues to be protective of human health and the environment.

A periodic review will continue to be required every five years as long as institutional controls and/or an environmental covenant are required to protect human health and the environment. The next periodic review will be due in April 2026.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of hazardous waste sites, please call me at 509-454-7835. Thank you for your cooperation.

Sincerely,

Frank Winslow
Periodic Reviewer
Toxics Cleanup Program
Central Regional Office

Enclosure: Periodic Review report