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DEPT. OF ECOLOGY

Clayton

ENVIRONMENTAL
CONSULTANTS

August 20, 1997

Washington Department of Ecology
Northwest Regional Office
3190 160th SE
Bellevue, WA 98008

Clayton Project Number: 75-97357

SUBJECT: INDEPENDENT REMEDIAL ACTION PROGRAM REPORT
ROSS PLAZA
FEDERAL WAY, WASHINGTON

Gentlemen:

Clayton Environmental Consultants, Inc. (Clayton), on behalf of Labroc II Limited Partnership, is pleased to present the enclosed Independent Remedial Action Program (IRAP) report for the Ross Plaza development to the Washington Department of Ecology (Ecology). Also enclosed is the required Request For Review, Independent Remedial Action Report Summary, and review fee of \$1,000.00.

Ross Plaza is a commercial shopping center located in Federal Way, Washington, near the Sea-Tac Mall. Clayton has conducted Phase I and Phase II investigations of the subject site since April 1997. The original Phase I activities were related to property transaction evaluation. The results of the Phase I indicated that there was one off-site and three on-site areas that presented potential concern for environmental impacts to the subject site. These areas included:

- An off-site LUST site (ARCO) located to the north of the northeast corner of the subject property;
- A former gasoline station located at the northeast corner of the subject property, at the location of a current bank building;
- A former dry cleaner located in the center section of the property; and,
- A current dry cleaner (Crystal Cleaners), located in the southwest corner of the property. The Crystal Cleaners area is contained completely within Lot 7 of the property.

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Subsequent Phase II investigation indicates that there are no environmental concerns associated with the off-site LUST site or the former gasoline station and former dry cleaner locations. We therefore request that a No Further Action (NFA) determination be granted for the Ross Plaza property, with the exception of Lot 7, the location of the Crystal Cleaners.

Phase II investigations of the Crystal Cleaners indicates that there is shallow perched groundwater contaminated with trichloroethene (TCE) and cis-1,2 dichloroethene (DCE), present at concentrations above Model Toxics Control Act (MTCA) Method A and B criteria in groundwater. The plume has been delineated and attenuates on-site. The plume is relatively small (approximately 60 feet by 120 feet) and is limited to a perched zone 15 to 25 feet deep with an approximate saturated thickness of 10 feet. Remediation design is underway and implementation is planned for Fall 1997. Status reports will be presented to Ecology and a final IRAP report will be submitted when remediation is completed to request NFA for the Crystal Cleaners area (Lot 7).

Thank you for your review of this information. If you have any questions or require additional information, please contact me at (206) 763-7364.

Sincerely,



Harlan S. Borow, MS, PE

Manager

Environmental Management & Remediation
Seattle Regional Office

Enclosures

cc Mr. Robert O'Neill, Balcro Management Services

SR-99 (Pacific Highway S.)



Seafirst Bank

Safeway

Crystal
Cleaners

S.
320th
St.

S.
324th
St.

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