

ALATHEIA RIDING CENTER

CLEANUP STATUS REPORT TECHNICAL MEMO

PREPARED FOR:

FROSTI SMITH;
DEPARTMENT OF ECOLOGY
VCP COORDINATOR
1250 WEST ALDER ST.
UNION GAP, WA 98903-009

PREPARED BY:

GRETTE ASSOCIATES,
A DIVISION OF FARALLON CONSULTING ^{LLC}
151 SOUTH WORTHEN, SUITE 101
WENATCHEE, WA 98801
(509) 663-6300

February 15, 2024



Cleanup Status Report Technical Memo

Report Version: V.1 February 15, 2024

Site Name: Alatheia Riding Center

Site Address: Unassigned Easy St.
Wenatchee, WA 98801

Alternate Location Info: Parcel #232018430156;
47.482 N Lat. / -120.376 W Long.
T 23 N, R 20 EWM, Section 18, Quarter Section SE

Ecology Facility Site ID No: **99997706**

Voluntary Cleanup Program Project No: **CE0539**

Order No: N/A

Consent Decree No: N/A

Prepared By:
Eron Drew, Staff Biologist Grette Associates, a division of Farallon Consulting LLC

Reviewed By:
Ryan Walker, Senior Scientist Grette Associates, a division of Farallon Consulting LLC
151 South Worthen Street, Suite 101 Wenatchee, WA 98801

Cleanup Status Report Technical Memo Summary

This technical memo documents the progress at the Alatheia Riding Center site regarding their active Voluntary Cleanup Program (VCP) application with the Department of Ecology (Ecology); VCP Project No. CE0539, Cleanup Site No. 16661, Facility/Site No. 99997706. A letter was received by the applicant from Ecology dated January 25, 2024 requesting an update on the status of the project, along with the submittal of any completed reports, and a plan and schedule for completing the cleanup (Attachment A). All relevant information is included below.

Cleanup Status

The Alatheia Riding Center project is still in process. Following project enrollment in the VCP and receipt of an Opinion Letter from Ecology on October 20, 2022, the applicant submitted a SEPA checklist to Chelan County in January of 2023 as part of a Conditional Use Permit (CUP) application. The CUP 23-159 was granted on June 13, 2023. Following issuance of the CUP, the CSGP Permit No. WAR312616 was issued and all required reporting has been conducted on schedule. Grading work was started. Work was put on hold in the early fall due to a lack of excavation and grading equipment availability. The site was winterized and will remain dormant until moisture conditions allow reinitiation of construction starting in late February through March of 2024.

Cleanup Reports

No additional reports have been completed at this time. The applicant submitted the Remedial Action Plan (RAP) to Ecology during enrollment in the VCP and received an Opinion Letter, as described above. Upon project completion, a Remedial Action Report (RAR) will be submitted to Ecology documenting how the project implemented the Model Remedies for former orchard lands consistent with Ecology publication 21-09-006 *Model Remedies for Cleanup of Former Orchard Properties in Central and Eastern Washington July 2021* and the submitted RAP. The RAR will include compliance monitoring data, photo documentation of implementation, and any soil testing lab results. At that time, Ecology will be asked to prepare an Environmental Covenant for the property pursuant to the Model Toxics Control Act (MTCA) chapter 70.105D RCW and the Uniform Environmental Covenants Act (UECA) chapter 64.70 RCW and issue a No Further Action letter.

Plan and Schedule for Completing the Cleanup

It is expected that site grading and excavation will commence as soon as moisture conditions allow reinitiation of construction. The anticipated start work date is the end of February through beginning of March 2024. It is anticipated that construction of the hard and soft caps, and compliance monitoring will occur throughout the spring and into the summer, with an estimated project completion date in the of fall of 2024. It is expected that a Remedial Action Report (RAR) will be submitted to Ecology at the close of the project in early winter of 2024, with an expected

date of project close-out with the VCP program following Ecology preparation of the necessary Environmental Covenant occurring in early spring of 2025.

Conclusion

The Alatheia Riding Center VCP project remains active. Site preparation activities occurred throughout 2023 including the receipt of necessary permitting and site preparation. The project was put on hold in the early fall due to a lack of equipment availability and the onset of inclement winter weather. It is anticipated that site work will resume at the end of February through March of 2024. Remediation work including the construction of hard and soft caps, and compliance testing will occur throughout the spring and summer, with an expected Remedial Action Report submittal to Ecology occurring in late fall of 2024.

Limitations

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report are derived, in part, from data gathered by others and from conditions evaluated when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We do not warrant and are not responsible for the accuracy or validity of work performed by others or for the impact of changes in environmental standards, practices, or regulations.

Further, this report is limited in scope to the remediation of lead and arsenic in surface soils based on sampling and guidance set forth in Ecology publication *Model Remedies for Cleanup of Former Orchard Properties in Central and Eastern Washington*, April 2021; publication number 21-09-006. This document serves as guidance in supporting the implementation of an appropriate model remedy for remediation of lead and arsenic soils on former orchard lands and does not constitute a formal environmental site analysis.

Attachment A: Ecology Request for Information Letter



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

January 25, 2024

Nancy Grette
Alatheia Riding Center
2170 Sleepy Hollow Heights
Wenatchee, WA 98801

Re: Request for Information on Status of VCP Project for the following Site:

- **Site Name:** Alatheia Riding Center
- **Site Address:** Easy Street, Wenatchee
- **Facility/Site No.:** 99997706
- **Cleanup Site No.:** 16661
- **VCP Project No.:** CE0539

Dear Nancy Grette:

The Department of Ecology (Ecology) appreciates your decision to clean up the Alatheia Riding Center facility (Site) independently. However, our records indicate that you have not conducted any remedial actions during the past year at the Site. This letter requests information on the status of your cleanup and your continued interest in the Voluntary Cleanup Program (VCP).

Request for Information

Please submit the following information to Ecology within 30 days of the date of this letter:

1. Cleanup status report.
2. Any reports documenting the cleanup.
3. Plan and schedule for completing the cleanup.

Next Steps


Based on your response, Ecology will decide whether to continue providing you services under the VCP. We will notify you of our decision in writing. Please note that we will terminate the Agreement governing this Project if you do not respond to this request.

Nancy Grette
Alatheia Riding Center
January 25, 2024
Page 2

Contact Information

We are committed to working with you to accomplish the prompt and effective cleanup of the Site. If you have any questions about this request, please contact me at 509-406-5157 or Frosti.Smith@ecy.wa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Valerie Bound". To the right of the signature is a small, stylized mark that appears to be "FST".

Frosti Smith
VCP Coordinator
Toxics Cleanup Program
Central Regional Office

By certified mail: 9589 0710 5270 0589 5641 74

cc: Eron Drew, Grette Associates
Mary Monahan, Ecology