



Frank Wear Cleaners

SHARP Report — Part 1 of 2

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• SHARP first assessment	v2024.04.15	Ecology Info	
• SHARP rating	Medium	ERTS	n/a
• SHARP date	6/26/2024	CSID	4194
• EJFlagged?	✓ – No Override	FSID	444
• LD confidence level	medium	VCP	n/a
• Cleanup milestone	cleanup implementation	UST ID	n/a
• Assessor	Rachel Caron	LUST ID	n/a

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Assessment Media	Scores	Confidence	Additional Factors
Indoor air	A1	high	multiple chemical types ⊘
Groundwater	B1	high	risk to off-site people ✓
Surface water	D4	high	climate change impacts ⊘
Sediment	D4	high	plant/animal tissue data ⊘
Soil	B1	high	

Location and land use info	
106 S 3rd Ave, Yakima, Yakima County, 98902	
Parcel(s)	181324-41422
Responsible unit	CRO
Land use	commercial

Sources reviewed
2024, Vapor Intrusion Monitoring Report, Kennedy Jenks
2023, YRRA PCE Contamination Groundwater Quality Monitoring Data Summary, Ecology
2017, SVE System Report, Kennedy Kenks
2015, Annual Performance Report, Hart Crowser
2012, Data Gap Investigation Report, Hart Crowser
2012, DOH Health Consultation
1995, RI and IA Report, Maxim
1995, Soil Vapor Survey, AGRA Earth & Environmental



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Primary census tract	Associated census tracts
53077000100	53077000700

Local demographics comments	Go to top
<p>The groundwater plumes full extent has not been delineated and likely extends past the main census tract. The majority of surrounding census tracts have environmental health disparities ranks of 10.</p>	

Source/source area description	Go to top
<p>A dry cleaning facility operated on a portion of the site from the early 1940s to 2000, located at 106 South Third Avenue in Yakima, Washington. During many of those years, the dry cleaner used tetrachloroethene (PCE) as the dry cleaning solvent. As a result of the past dry cleaning operations, PCE has been detected in soil vapor, soil, and groundwater at and adjacent to the site. A building located adjacent to the former Frank Wear Cleaners building is currently operated as a childcare center (108 South Third Avenue).</p>	

Soil comments	Go to top
<p>2012 Data Gap Report indicates the presence of PCE soil contamination to 40-60 feet below ground surface. Groundwater concentrations indicate there is still likely PCE free product in the subsurface. Soil contamination likely does not exist on the surface due to gravel/fill being placed over a portion of the site during building removal and construction activities, but it may be present in areas that were not impacted by demolition/construction activities. Additional soil sampling would be necessary to confirm, so that is why the "maybe" answer was used for those questions. Diesel has been detected at the site above cleanup levels, and</p>	



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Groundwater comments

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PCE , TCE and Vinyl Chloride remain in high concentrations in onsite and downgradient off-site wells. This site is a part of the Yakima Railroad Area (YRRA) and monitored with 12 other potential sources of PCE. The combined YRRA is a potential threat to downgradient surface water. Groundwater plume from Frank Wear likely extends past YRRA and full extent has not been delineated. DNAPL is assumed to be present based on PCE groundwater concentrations.

Surface water comments

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no comments

Sediment comments

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no comments

Indoor air comments

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There is a daycare adjacent to the Frank Wear Site. There is an operating SVE system in place to prevent contaminated vapors from entering the daycare, however, maintenance has not been performed on the system since 2017. The one 2023 air sampling event indicated that the SVE system appeared to be preventing vapor contamination from the Frank Wear site from entering the adjacent daycare. It cannot be stated that the system is operating optimally due to the fact that carbon needs to be replaced and the additional air sampling and maintenance needs to be conducted. In 2011, an indoor air and subslab air assessment were conducted

Additional factors comments

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no comments



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Site contamination and cleanup history

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Investigations since 1987 have indicated that PCE was present in soil at the site. In 1995, groundwater samples confirmed the presence of PCE in groundwater. Some PCE soil has been removed (310 cubic yards in 1995, additional removal in 2000 when the dry cleaning building was demolished). Diesel was present above CULs in soil (1995 report) and excavated. In September and October 2011, a vapor intrusion study was performed at the childcare center to evaluate whether PCE or other volatile organic compounds (VOCs) might be migrating into the childcare center building that is occupied during the day by children or onsite staff. As part of the vapor intrusion study, indoor and ambient outdoor air samples, as well as sub-slab soil vapor samples were collected for chemical analyses. PCE was detected in indoor air samples collected at the childcare center at concentrations greater than the Model Toxics Control Act (MTCA) Method B indoor air cleanup level (CUL), prompting implementation of an interim remedial action.



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In 2012, an SVE system was constructed at the site with the primary objective of mitigating vapor intrusion of PCE and other chemicals of interest (COIs) by inducing a vacuum [i.e., sub-slab depressurization (SSD)] beneath the building concrete slab (Kennedy Jenks 2012a). Along with construction of the SVE system, five sub-slab monitoring points (SS-1 through SS-5) were installed inside the building (Figure 2). The sub-slab monitoring point SS-4 was decommissioned in 2015. Extracted soil vapor from the SVE system is treated using vapor-phase granular activated carbon (GAC) prior to atmospheric discharge, complying with the requirements from the Yakima Regional Clean Air Agency (YRCAA). The SVE system is currently operating today and one round of indoor, subslab, and ambient air monitoring was conducted in December 2023 and showed that the system is still preventing subsurface vapors from getting into the adjacent childcare center. However, maintenance has not been conducted on the system since 2017 and the GAC is due for replacement. A groundwater recirculation system operated from 2014-2016 (stopped due to operational constraints.)

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06/26/2024

SHARP First Assessment

Medium SHARP Rating

SHARP Report — Part 2 of 2

Conceptual site model



Assessment scores by environmental medium

