# VCP Application
# Standard and Expedited Processes

**Washington State Department of Ecology**
**Toxics Cleanup Program**

## Application Form

**Check the box** of the process you are applying for:

☒ **Standard VCP**
☐ **Expedited VCP**

The Department of Ecology (Ecology) may provide informal, site-specific, technical consultations to persons conducting independent remedial actions at contaminated sites under the Voluntary Cleanup Program (VCP).[1] Ecology may provide the consultations under either the **Standard VCP** process or the **Expedited VCP** process.

## Apply to the Standard VCP process

**To apply** for the **Standard VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← this form
- VCP agreement form,[2] signed by applicant
- Agency determination checklist,[3] completed.

**To request an opinion** on a planned or completed remedial action, you **must** complete **Part 1.F** in this form. Submit with this application one searchable pdf file and one hard copy of each report you want us to review. See our report requirements on our Working with the Voluntary Cleanup Program webpage.[4]

Send your completed application to our regional contact listed, based on your site's county.

**Northwest Region**
Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom counties

**Sonia Fernandez**
Sonia.Fernandez@ecy.wa.gov
(425) 649-7233

**Eastern Region**
Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman counties

**Ted Uecker**
Ted.Uecker@ecy.wa.gov
(509) 329-3522


**Southwest Region**
Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum counties

**Nicholas Acklam**
Nicholas.Acklam@ecy.wa.gov
(360) 407-6347

**Central Region**
Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima counties

**Frosti Smith**
Frosti.Smith@ecy.wa.gov
(509) 454-7841

[1] https://www.ecy.wa.gov/VCP
[2] https://fortress.wa.gov/ecy/publications/SummaryPages/ecy070324.html
[3] http://ecyapfass/Biblio2/SummaryPages/ECY070620.html
[4] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP

## Apply to the Expedited VCP process

You may apply for the **Expedited VCP** process only during periods specified by Ecology. To see when Ecology is accepting **Expedited VCP** applications, see the Expedited VCP process webpage[5] or subscribe to our **Expedited VCP** email list.

**To apply** for the **Expedited VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← this form
- Voluntary Cleanup Program Expedited Process agreement,[6] signed by applicant
- Agency determination checklist, completed
- Remedial investigation report or equivalent, meeting the elements of our remedial investigation checklist, and other reports you want us to review (one searchable pdf file and one hard copy each)
- Electronic environmental data submitted to the Environmental Information Management (EIM) system,[7] which provides automatically generated email as confirmation
- Project schedule.

See the Voluntary Cleanup Program (VCP): Guidance for the Expedited VCP Process[8] for additional information.

**To submit** your **Expedited VCP** application to Ecology, upload electronic files to Box.com,[9] after creating your online account:

Sarah Wollwage, Expedited VCP Planner
Toxics Cleanup Program
Department of Ecology
PO Box 47600 Lacey, WA 98504-7600

Do not send your **Expedited VCP** application materials to an Ecology regional office.

You **must pay** the **nonrefundable application fee** within seven calendar days of receiving our invoice, or we may reject your **Expedited VCP** application. After receiving the complete application, we will send the invoice to the email listed for the project billing contact in **Part 1.C** of this form. We will not process your application until we have received payment. Contact Sarah Wollwage at Sarah.Wollwage@ecy.wa.gov or (360) 407-7141 for additional information.

### Part 1 – Administration

| | |
|---|---|
| **1.A** | **Applicant.** The applicant is the person or organization requesting services from Ecology, and is responsible for paying Ecology's incurred costs incurred. The agreement explains the applicant's authority and duty. |
| Name of applicant: | B & M Rentals |
| What type of entity is the applicant? | |
| ☐ Person | A **person** applicant **must** serve as the project billing contact. Identify this person and their contact information in both **Parts 1.B and 1.C**. |
| ☒ Organization | An **organization** applicant **must** identify the project manager in **Part 1.B** and the project billing contact in **Part 1.C**. The organization **must** employ both persons. |

[5] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/VCP-Expedited
[6] http://ecyapfass/Biblio2/SummaryPages/ECY070633.html
[7] https://ecology.wa.gov/Research-Data/Data-resources/Environmental-Information-Management-database/EIM-submit-data
[8] https://fortress.wa.gov/ecy/publications/summarypages/2009053.html
[9] https://account.box.com/login

## Part 1 – Administration

What is the applicant's involvement at the site? Check **all that apply**.

- [x] property owner
- [ ] past property owner
- [ ] future property owner
- [ ] property lessee
- [ ] other – specify: _____
- [x] business owner (operator)
- [ ] mortgage holder
- [ ] consultant
- [ ] attorney
- [ ] agent of property owner
- [x] private person / organization
- [ ] public agency / organization

**Expedited VCP note:** The **Expedited VCP** applicant **must** have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. Agents for the property owner, such as a consultant, **may not apply** for the **Expedited VCP process**.

If not the current property owner, is the applicant authorized to grant property access? ☐ yes ☐ no

**1.B Project manager.** We will send the project manager all official correspondence. The project manager **must** be either the applicant or employed by the applicant. The project manager may not be an independent contractor hired by the applicant. Enter the required information.

| | | |
|---|---|---|
| Name: Brice Baxter | Title: Member | |
| Mailing address: 2521 River Rd | | |
| City: Yakima | State: WA | Zip: 98902 |
| Phone: 509-930-0348 | Email: brice@baxterconstruction.net | Fax: |

**1.C Project billing contact.** We will send the project billing contact monthly invoices. The project billing contact **must** be either the applicant or employed by the applicant. The project billing contact may not be an independent contractor hired by the applicant. Enter the required information.

| | | |
|---|---|---|
| Name: same | Title: | |
| Mailing address: | | |
| City: | State: | Zip: |
| Phone: | Email: | Fax: |

**1.D Project consultant.**

Is the applicant a consultant? ☐ yes ☒ no

If "**yes**", skip to **Part 1.E**.

If **"no"**, **and** the applicant hired a consultant to conduct the independent remedial action, enter the required information.

| | | |
|---|---|---|
| Name: Yancy Meyer | Title: Env. Professional | |
| Organization: Blue Mountain Environmental and Consulting Co., Inc. | | |
| Mailing address: PO Box 545/125 Main St. | | |
| City: Waitsburg | State: WA | Zip: 99361 |
| Phone: 509-520-4416 | Email: ymeyer@bmecww.com | Fax: |

Do you want us to contact the project consultant? ☒ yes ☐ no

## Part 1 – Administration

**1.E Property owner.**

Is the applicant the owner of the property where independent remedial action is being conducted?

☒ yes If **"yes"**, enter the type of entity and skip to **Part 1.F**.
☐ no If **"no",** enter below all of the required information.

| Name: | Title: |
|---|---|
| Organization: | |
| Mailing address: | |

| City: | State: | Zip: |
|---|---|---|
| Phone: | Email: | Fax: |

What type of entity is the property owner? Check **one**.

☒ private ☐ tribal ☐ federal ☐ state
☐ county ☐ municipal ☐ public school ☐ mixed
☐ other – specify: _____

**1.F Request for written opinion.**

Are you requesting a written opinion at this time? ☒ yes ☐ no

If **"yes"**, list the report(s) or plan(s) below you are requesting a written opinion for. Note: Your reports **must** meet the requirements on our Working with the Voluntary Cleanup Program webpage.[10]

E2024 0409 - Phase II Site investigation, 1702 Englewood Ave, Yakima, WA

**Attach to this application** additional remedial action reports or plans you want us to review. We will base our opinion on the information in the site file, including information attached to this application.

**1.G Reporting requirements.** Comply with the following two reporting requirements when requesting written opinions on planned or completed remedial actions.

**1.G.1 Professional licensing**. Documents submitted containing geologic, hydrogeologic, or engineering work **must** be stamped by of an appropriately licensed professional, as required by Chapters 18.220 and 18.43 RCW.

[10] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP

## Part 1 – Administration

**1.G.2** **Data submittal to EIM**. You **must** submit all site environmental sampling and analysis data in an electronic format that meets our requirements for transfer into our EIM system. Refer to our EIM webpage for instructions on how to apply for an account and submit your data. Failure to comply with these requirements may result in unnecessary delays.

For **Expedited VCP** applications **only**, the study ID and CSV file name **must** both begin with "XVC" in the title. **Do not** use spaces or hyphens in either the study ID or CSV file name.

Have you submitted all the site's environmental data to EIM? ☐ yes ☑ no

☐ yes If **"yes"**, enter the study ID and CSV file name below.

☐ no If **"no",** and data need to be submitted, submit your data to EIM first, and then complete the required information below.

**We will not accept** your **Expedited VCP** application unless you have satisfied these requirements.

**We will not issue** a no further action (NFA) opinion, unless you have satisfied these requirements.

| Study ID | CSV File name | Submitted to EIM? (y/n) |
|---|---|---|
| Ex: XVCNW9999 | Ex: XVCnw9999_June20_results.csv | yes |
| Study ID: | CSV File name: | |
| Study ID: | CSV File name: | |
| Study ID: | CSV File name: | |
| Study ID: | CSV File name: | |
| Study ID: | CSV File name: | |
| Study ID: | CSV File name: | |
| Study ID: | CSV File name: | |
| Study ID: | CSV File name: | |

## Part 2 – Site description

**2.A** **Site name.** If we have already identified the site, enter the site name we provided. Otherwise, enter a suggested name for the site. You may also include an alternative name.

Name: Original: Orchard Rite

Alternative name: Program: Elite Environmental Services LLC dba Safe Guard Abatement

## Part 2 – Site description

**2.B Source property.** The source property is the property where hazardous substances were released into the environment. For example, for an underground storage tank (UST) release, the source property is where the underground storage tank is located that caused the release.

Do you know on which property the releases occurred? ☒ yes ☐ no

If **"yes",** refer to the source property when identifying the physical address and geographic position below.

If **"no",** refer to the property addressed by your cleanup when identifying the physical address and geographic position below.

**2.B.1 Physical address.** Enter the property's physical address.

| | | |
|---|---|---|
| Street address: 1702 Englewood Ave | | |
| City: Yakima | State: WA | Zip: 98902 |

**2.B.2 Geographic position.** Enter the property's geographic position.

| | | | | |
|---|---|---|---|---|
| Coordinates | Latitude: | Degrees: 46 | Minutes: 36 | Seconds: |
| | Longitude: | Degrees: 120 | Minutes: 31 | Seconds: 54.62 |

| | |
|---|---|
| Location on property (e.g., point of release or center of parcel] | Point of release |
| Collection method (e.g., GPS or address matching) | Google Earth |
| Collection source (i.e., map scale) | Google Earth |
| Horizontal datum (i.e., base reference for coordinate system) | Google Earth |
| Accuracy level (i.e., +/- feet or meters) | +/- 1.0 feet |

Legal descriptions

| | | | | |
|---|---|---|---|---|
| TRS data | Township: 13 N | Range: 18 EWM | Section: 23 | Quarter-quarter: NE - NE |
| Tax parcels | 181323-11526 | | | |

**2.C Affected properties.** An affected property is a property affected by the hazardous substances released on the source property. For example, a leaking UST release on one property (source property) may migrate through the soil or groundwater to an adjacent property (affected property).

Do any of the releases affect any properties adjacent to the source property?

☐ yes — If **"yes"**, identify below each property you know has been affected by the releases on the source property. If you need to add more information, go to 2.C in the additional information pages at the end of this form.

☐ no — If **"no"**, skip to **Part 2.D**.

☒ unknown — If **"unknown"**, skip to **Part 2.D**.

| | |
|---|---|
| 1 | Address: |
| | Tax parcels: |
| 2 | Address: |
| | Tax parcels: |
| 3 | Address: |
| | Tax parcels: |

## Part 2 – Site description

| | |
|---|---|
| 4 | Address: |
| | Tax parcels: |

**2.D Public rights-of-way affected by the releases.**

Do any of the releases affect a public right-of-way (e.g., roadways)? ☐ yes ☐ no ☒ unknown

If **"yes"**, specify below. Otherwise, skip to **Part 2.E**. If you need to add more information, go to 2.D in the additional information pages at the end of this form.

**2.E Extent of the site.**

What is the approximate areal extent of the site? Check **only one**.

☐ < 5,000 square feet ☐ > 5,000 square feet, < 1 acre
☐ > 1 acre, < 10 acres ☐ > 10 acres ☐ unknown

**2.F Description of site release(s).**

**2.F.1 Release source(s).**

What are the source(s) of the release(s) at the site? Check **all that apply**.

☐ area-wide lead and arsenic soil contamination (see "Area-wide soil contamination" below)
☐ non-point source (e.g., contaminated soil used as fill)
☒ point source (e.g., leaking tank)
☐ unknown
☐ other – specify: _____

Describe below the release source(s). If you need to add more information, go to 2.F.1 in the additional information pages at the end of this form.

See attached report

See attached report

**2.F.2 Release circumstances.** Describe the release circumstances. If you need to add more information, go to 2.F.2 in the additional information pages at the end of this form.

## Part 2 – Site description

**2.F.3 Release discover circumstances.** Describe the release discovery circumstances. If you need to add more information, go to 2.F.3 in the additional information pages at the end of this form.

See attached report

**2.F.4 Area-wide soil contamination.** Visit the Dirt Alert Program webpage[11] or see the Management Plan for the Tacoma Smelter Plume project[12] for information about the area-wide soil contamination projects.

Is the site in an area affected by smelter emissions, such as from the Tacoma Smelter Plume area?

☐ yes ■ no ☐ unknown

See if the site is within the mapped Tacoma Smelter Plume area.

Is the site located in a former fruit orchard in operation before 1947? ☐ yes ■ no ☐ unknown

Is the site affected by area-wide arsenic or lead soil contamination? ☐ yes ■ no ☐ unknown

**2.G Nature and extent of contamination.** The following refers to conditions after the release but before cleanup.

**Hazardous substances and affected media.** Identify hazardous substances released and media (e.g., soil) affected by those substances to the extent known. Use the codes at the end of the table.

| Hazardous substance | Check affected media | | | | |
|---|---|---|---|---|---|
| | Soil | Ground-water | Surface water | Sediment | Air |
| Ex: benzene | C | S | N/A | N/A | B |
| Benzene | C | U | N/A | N/A | N/A |
| Diesel | U | C | N/A | N/A | N/A |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

[11] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program

[12] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Toxic-cleanup-sites/Tacoma-smelter

## Part 2 – Site description

| | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

C = confirmed, greater than cleanup level
B = confirmed, less than cleanup level
O = confirmed, not present
S = suspected
N/A = not suspected
U = unknown

### 2.G.1 Drinking water.

Does site contamination pose a threat or potential threat to an existing drinking water source (groundwater or surface water)? ☐ yes ☒ no ☐ unknown

If **"yes"**, what type of drinking water system is threatened by the contamination? Check **all that apply**.

☐ single family ☐ public

If **"public drinking water supply"** is selected, is the contamination located within or upstream of a 10-year wellhead protection area? ☐ yes ☒ no ☐ unknown

If **"yes"**, or help is needed, see the Source Water Assessment Program (SWAP) Mapping Tool[13] or call the Department of Health at (800) 521-0323 for information.

### 2.G.2 Indoor air.

Are contaminant odors noted in any buildings, underground utilities conduits, or other confined spaces?

☐ yes ☒ no ☐ unknown

If **"yes"**, specify below. If you need to add more information, go to 2.G.2 in the additional information pages at the end of this form.

### 2.H Site maps.

Attach to this application maps that identify:

- site location
- affected properties and public rights-of-way
- source(s) of release(s)
- nature and extent of contamination
- impacted human or ecological receptors (e.g., through drinking water supplies)
- site physical characteristics (e.g., property lines, building and roadway outlines, surface water bodies, water supply wells, groundwater flow direction, and utility rights-of-way)
- adjacent properties and their uses (e.g., gas station, dry cleaner, residential).

[13] https://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/SourceWater/GISMappingTool

## Part 3 – Operational History

**3.A Current use of source property.** The following refers to only the source property and **not** other properties affected by the site contamination. Add information to the best of your ability.

**3.A.1 Current property owners.** Identify the current owner of the source property.

| | | |
|---|---|---|
| Name: Brice Baxter | Title: Owner | |
| Organization: B & M Rentals | | |
| Mailing address: 2521 River Rd | | |
| City: Yakima | State: WA | Zip: 98902 |
| Phone: | | |

**3.A.2 Current business owner (operator).** Identify the current business owner operating on the source property.

| | | |
|---|---|---|
| Name: same as above | Title: | |
| Organization: | | |
| Mailing address: | | |
| City: | State: | Zip: |
| Phone: | | |

**3.A.3 Current business operations.** Identify the current business operations on the source property.

What is the current land use of the source property? Check **all that apply**.

☐ residential ■ commercial ☐ industrial ☐ agricultural ☐ childcare facility
☐ school ☐ park ☐ other – specify:

Does a commercial or industrial business currently operate on the source property?

☒ yes ☐ no ☐ unknown

If **"yes"**, identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.

| NAICS Code | Operations Description |
|---|---|
| Ex: 447110 | Gasoline stations with convenience stores |
| 532120 | Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing |
| | |
| | |
| | |
| | |

Is a solid waste handling facility located on the source property?

☐ yes ☒ no ☐ unknown

If **"yes"**, identify below. If you need to add more information, go to 3.A.3 in the additional information at the end of this form.

## Part 3 – Operational History

Is a dangerous waste treatment, storage, or disposal facility located on the source property?

☐ yes ☒ no ☐ unknown

If **"yes"**, identify here: .

If you need to add more information, go to 3.A.3 in the additional information pages at the end of this form.

### 3.A.4 Regulation of current business operations.

Does the business operate under any federal, state, or local permits (e.g., NPDES) related to the release of hazardous substances into the environment? ☐ yes ☒ no ☐ unknown

If **"yes"**, specify below the regulated operation, the name of the permit, and the date it was issued.

| Regulated operation | Permit | Date issued |
|---|---|---|
| Ex: wastewater discharge | NPDES permit | 02/02/02 |
| | | |
| | | |
| | | |
| | | |

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business? ☐ yes ☒ no ☐ unknown

If **"yes"**, specify notice and year issued: _____

Have business operations resulted in any other spills or other unpermitted releases on the source property? ☐ yes ☒ no ☐ unknown If **"yes"**, list in the following table.

| Release | Date of release | Status of release |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

### 3.A.5 Storage tank information. Identify all aboveground storage tanks (ASTs) and USTs that have been used to store hazardous substances on the source property, regardless of whether the tanks are still in service or in place. Enter "U" where unknown.

| Identification | | | | Status and Closure | | | | Releases | |
|---|---|---|---|---|---|---|---|---|---|
| Hazardous substance | AST or UST | Size (gal.) | Tank ID | Date installed | In use (y/n) | Date closed | Closure method (*) | Past (y/n) | Current (y/n) |
| Ex: diesel | UST | 10,000 | 4 | 02/87 | N | 5/98 | removed | Y | N |
| diesel | UST | 1,100 | U | U | N | 9/94 | removed | U | N |
| gasoline | UST | 1,100 | U | U | N | 9/94 | removed | U | N |
| unleaded gasoline | UST | 10,000 | U | U | N | 9/94 | removed | U | N |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

(*) Options = removed or closed in place.

## Part 3 – Operational History

**3.B Past use of source property.** The following refers to only the source property, not other properties affected by the site.

**3.B.1 Past property owners.** Identify the owner of the source property when the release occurred.

| | | |
|---|---|---|
| Name: | | Title: |
| Organization: Orchard Rite Yakima | | |
| Mailing address: 1702 Englewood Ave | | |
| City: Yakima | State: WA | Zip: 98902 |
| Phone: NA | Fax: | Email: NA |

**3.B.2 Past business owners (operators).** Identify the site business owner (operator) when the release occurred.

| | | |
|---|---|---|
| Name: | | Title: |
| Organization: same as above | | |
| Mailing address: | | |
| City: | State: | Zip: |
| Phone: | Fax: | Email: |

**3.B.3 Identification of past business operations.** Identify the past operations of businesses on the source property using the NAICS codes and/or specifying the operations.

| NAICS Code | Operations description |
|---|---|
| Ex: 447110 | Gasoline stations with convenience stores |
| 424480 | Fresh Fruit and Vegetable Merchant Wholesalers |
| | |
| | |
| | |
| | |
| | |

**3.C Future use of source and affected properties.** The following refers to both source and affected properties.

Will any ownership interest in the source property or affected properties be conveyed before or upon cleanup completion? ☐ yes ☐ no ☒ unknown

If **"yes"**, specify below. If you need to add more information, go to 3.C in the additional information pages at the end of this form.

## Part 3 – Operational History

**3.D Redevelopment plans as part of cleanup.**

Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup? ☐ yes ☐ no ☒ unknown

If **"yes"**, specify below the proposed land use. Check **all that apply**.

☐ residential ☐ school ☐ commercial ☐ industrial ☐ childcare facility

☐ agricultural ☐ park ☐ other – specify:

Also, specify below the activities proposed for that land use. If you need to add more information, go to 3.D in the additional information pages at the end of this form.

## Part 4 – Administrative history

Have you previously reported the release(s) of hazardous substances?

☐ yes ☒ no ☐ unknown If **"yes"**, when? _____

Has cleanup of the site, or any portion of the site, ever been managed under the **Standard VCP** or **Expedited VCP**? ☐ yes ☒ no ☐ unknown

If **"yes"**, specify **Standard VCP** or **Expedited VCP** project number: _____

Has the site cleanup, or any portion, ever been managed under a federal or state order or decree?

☐ yes ☒ no ☐ unknown If **"yes"**, specify type and docket number: _____

## Part 5 – Independent remedial actions

**5.A Scope of remedial actions.**

Do you plan to characterize and investigate all site contamination, including contamination on affected adjacent properties, as part of your cleanup project? ☐ yes ☐ no ☒ unknown

If **"no"**, describe below the scope of the cleanup project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you **do not** plan on characterizing or investigation as part of the **Standard VCP** or **Expedited VCP** project. If you need to add more information, go to 5.A in the additional information pages at the end of this form.

## Part 5 – Independent remedial actions

**5.B Status of remedial actions.**

What is the current status of remedial actions at the site? Check **all that apply** in table.

| Remedial action | Planned | Ongoing | Completed | Not applicable |
|---|---|---|---|---|
| Initial response (UST only) | | | | |
| Interim action | | | | |
| Remedial investigation | | | | |
| Feasibility study | | | | |
| Cleanup action | | | | |

**5.C Documentation of remedial actions.**

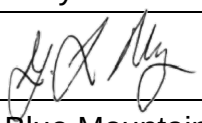
List all known remedial action plans or reports produced for the site, including:

- title
- preparer
- date produced
- whether submitted to us
- date submitted to us

If you need to add more information, go to 5.C in the additional information pages at the end of this form.

| | Title | Preparer | Date | Submitted to Ecology | |
|---|---|---|---|---|---|
| | | | | yes/no | date |
| Ex: | Jane Doe site: Remedial Investigation Work Plan | Freedom Consulting | 02/20/19 | no | n/a |
| 1 | Closure Site Assessment & Independent Remedial Action Report | Sage Earth Sciences, Inc. | 12/1994 | yes | 12/30/1994 |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |

## Part 6 – Statement and signature

| | | | |
|---|---|---|---|
| **6.A** | **Statement and signature.** The undersigned **affirms** that the information provided in this application is true and accurate to the best of the applicant's knowledge. Someone other than the **applicant** may sign this application form. | | |
| Name: Yancy Meyer | | Title: Environmental Professional | |
| Signature:  | | | Date: 7/17/2024 |
| Organization: Blue Mountain Environmental and Consulting Co., Inc. (BMEC) | | | |
| Mailing address: PO Boz 545/125 Main St. | | | |
| City: Waitsburg | | State: WA | Zip: 99361 |
| Phone: 509-520-4416 | Email: ymeyer@bmecww.com | Fax: | |

**6.B Affiliation.**

What is the signatory's involvement at the site? Check **all that apply**.

☐ applicant ☐ property owner ■ consultant ☐ attorney

☐ other - specify:

**Expedited VCP note:** While anyone may sign the **application form**, only certain types of applicants are eligible to join **Expedited VCP process** and sign the **Expedited VCP agreement**. To sign the agreement, the applicant **must** have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. If the applicant is a corporation, a representative authorized to bind the corporation **must** sign the **Expedited VCP** agreement.

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170 or visit our Toxics Cleanup Program webpage.[14] Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

[14] https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup

## Additional Information Pages

Insert information here that does not fit into the application format above.

| 2.C Affected properties (continued) | |
|---|---|
| 5 | Address: |
| | Tax parcels: |
| 6 | Address: |
| | Tax parcels: |
| 7 | Address: |
| | Tax parcels: |
| 8 | Address: |
| | Tax parcels: |
| 9 | Address: |
| | Tax parcels: |
| 10 | Address: |
| | Tax parcels: |

| 2.D Public rights-of-way affected by the releases (continued) |
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| 2.F.1 Release source(s) (continued) |
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| 2.F.2 Release circumstances (continued) |
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| 2.F.3 Release discovery circumstances (continued) |
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| 2.G.2 Indoor air (continued) |
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| 3.A.3 Current business operations (continued) |
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| 3.C Future use of source and affected properties (continued) |
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| 3.C Future use of source and affected properties (continued) |
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| 3.D Redevelopment plans (continued) |
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| 5.A Scope of remedial actions (continued) |
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| 5.C Documentation of remedial actions (continued) |
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# PHASE II SITE INVESTIGATION
**At**

## COMMERCIAL PROPERTY

1702 Englewood Ave.
Yakima, Washington 98902

May 13, 2024

Prepared for:

B & M Rentals
Brice Baxter
2521 River Rd.
Yakima, WA 98902

Prepared by:
Yancy Meyer
*Environmental Professional*
*and*
Peter Trabusiner
*Environmental Engineer*

Blue Mountain Environmental and Consulting Co., Inc.
PO Box 545/125 Main St.
Waitsburg, WA 99361
509-520-6519

## PROJECT SUMMARY

| | |
|---|---|
| Client: | B & M Rentals<br>2521 River Rd.<br>Yakima, WA 98902 |
| Point of Contact: | Brice Baxter |
| Property: | 1702 Englewood Ave.<br>Yakima, Washington 98902 |
| Environmental Professional: | Yancy Meyer, E. P. |
| License Number/Expiration: | UST Decommissioning Supervisor #5226971<br>Exp. 1/10/2026<br>WA Site Assessor #5226971 Exp. 1/10/2026 |
| Project Number: | E2024/0409 |
| Report Date: | May 13, 2024 |

Legal Description: Parcel number 181323-11526, in the northeast quarter of Section 23, in Township 13 N., and Range 18 E.W.M.

# CONTENTS



## APPENDIX:

# 1.0 EXECUTIVE SUMMARY

On May 2, 2024, Blue Mountain Environmental and Consulting Co., Inc. (BMEC) conducted a limited Phase II environmental site assessment (ESA) with groundwater sampling at 1702 Englewood Ave., in Yakima, Washington. Groundwater sampling of the existing well on the subject property was performed by Yancy Meyer, Environmental Professional and employee of BMEC, of Waitsburg, Washington.

One groundwater sample was taken from the existing groundwater well on the subject property (see Sample Location Map), and sent to OnSite Environmental Laboratory in Redmond, Washington, to be analyzed for gasoline by NWTPH-Gx, diesel by NWTPH-Dx, Volatile Organic Compounds by EPA Method 8260D, and Total Lead by EPA Method 200.8. Sample analysis results indicate no analytes above laboratory detection limits (see Section 5.0: Laboratory Results).

A site location map, sample location map, site pictures, a copy of the laboratory reports, the Sage report, and the well log report are included in the Appendix.

## 1.1 Action Summary:

BMEC performed the limited Phase II Site Investigation on May 2, 2024, as the Environmental Consultant for the client. Groundwater sampling was conducted at the existing groundwater well at the subject property. A copy of the Well Log is included in the Appendix.

## 1.2 Site Background:

The information below was obtained online from the Washington Department of Ecology (DOE):

**SITE:** Orchard Rite Yakima
1702 Englewood Ave.
Yakima, WA 98902

**Facility Site ID:57471125**
**Cleanup Site ID:9773**

In September 1994, three underground storage tanks (USTs) were decommissioned and removed from the Site by HMB Construction, and supervised by Sage Earth Sciences, Inc. (Sage). Two of the tanks were 1,100 gallon capacity and historically contained diesel and unleaded gasoline fuels. The third tank was 10,000 gallon capacity and historically contained unleaded gasoline. The tanks appeared to be in good condition, and no evidence of a release associated with the tanks was observed during removal activities.

Samples were collected from the base and sidewalls of two excavation areas and from three stockpiles generated during the removal activities. One sample from the stockpile generated during the removal of the 10,000 gallon UST exceeded MTCA cleanup levels for gasoline and

benzene. The clean stockpiled soil was used to backfill the excavations.

Approximately 35 cubic yards of petroleum impacted soil from the stockpile was classified as "Class 4 Soil" and apparently land farmed at another facility associated with Orchard Rite, located at 1615 W. Ahtanum Road, Yakima. The requirements for land farming soil at the time included tilling the soil on a bi-monthly basis and collecting at least three samples to verify the treatment progress after three months. No landfarming documentation has been received.

Groundwater wasn't encountered in the excavations up to depths of 13 feet below ground surface. A domestic water well is located approximately 15 feet north of the excavation at the Site. In 2008, results of TPH analysis of the well water were submitted. Diesel exceeding MTCA Method A cleanup levels was reported.

According to DOE, the last investigation of the subject property was the sampling of the domestic water well. The other concern that DOE has for the subject property is the landfarming of petroleum-contaminated soil (PCS) at a separate location by Orchard Rite. The 1702 Englewood Ave. property has changed ownership several times since Orchard Rite owned the subject property.

A copy of the Closure Site Assessment & Independent Remedial Action Report by Sage, dated December 1994, is included in the Appendix.

## 1.3 Purpose:

The purpose of this Phase II site investigation was to investigate, review, assess, and evaluate--through research, document and record review, visual and physical observations:

- Contamination by petroleum hydrocarbons.

- A brief overview, evaluation, and assessment of the severity of the current potential environmental risk based upon known standards or applicable regulations.

## 1.4 Protocol:

The procedure for this site investigation was to perform in practical and reasonable steps, employing currently available technology, existing regulations, and generally acceptable engineering practices, an investigation to ascertain the possibility, presence, or absence of the chemicals of concern as it was required by the scope of work.

## 2.0 GENERAL SITE OVERVIEW

BMEC was retained by B & M Rentals to conduct a Phase II site investigation with groundwater sampling at the subject property. The site investigation was conducted on May 2, 2024, and the weather was sunny with temperatures in the 70s.

## 3.0 SUBJECT PROPERTY SITE DESCRIPTION

### 3.1 Physical Setting Source

The subject property consists of one parcel of land with improvements. The subject property is accessible from Englewood Ave. The nearest major roadway is Highway 12, approximately 1.16 mile north of the subject property. The elevation is 1,090 feet above mean sea level. The nearest major body of water is the Naches River, approximately 1.28 miles north of the subject property. There are no flood zones or wetlands associated with the subject property.

### 3.2 Soil Conditions

Source: USDA Soil Conservation Service STATSGO data.

The review of U.S. Soil Conservation Service data indicates that the subject property is underlain by Ashue silt loam, 0 to 2 percent slopes. These soils are in the Class B hydrologic group with moderate infiltration rates. Deep and moderately deep, moderately well and well-drained soils with moderately coarse textures.

The annual precipitation is 8-10 inches, the mean annual temperature is 49.5 degrees F., and the frost-free season is about 210 days.

It should be noted that the characterization previously described is merely a generalization extrapolated from available soils and geologic data.

### 3.3 Ground Water Conditions

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. The groundwater flow direction inferred from topography is to the northeast toward the Naches River.

## 4.0 Sampling Methodology

Sampling was conducted by Mr. Meyer. The water sample was taken using a peristaltic pump to obtain groundwater from the existing well, after purging approximately 10 gallons of stagnant water from the well by slowly settling the intake tubing within the approximate middle of the screened interval and purging until temperature, conductivity, and pH are stabilized. The water sample was placed in two 500 mL amber glass jars preserved with hydrochloric acid (HCl), one 500 mL polyethylene bottle preserved with nitric acid (HNO3), and six 40-oz. vials preserved with HCl. The samples were stored in a cool environment (4 degrees C) until released, with a chain-of-custody, to the laboratory. A copy of the groundwater sampling field log is included in the Appendix.

## 5.0 Laboratory Results

Groundwater was sampled and analyzed for gasoline by NWTPH-Gx, diesel and lube oil by NWTPH-Dx, and Total Lead by EPA Method 200.8:

Matrix: Groundwater Units: ug/L (ppb)

| Sample Number (a) | | WW1-5-2-24-GW |
|---|---|---|
| Sample Depth (ft) | | 20.9’ |
| Analyte | MTCA(b) Level A Criteria | |
| Gasoline | 1000/800(c) | <100 |
| Diesel | 500 | <200 |
| Lube Oil | 500 | <200 |
| Lead | 15 | <0.50 |

Notes:
(a) Samples taken May 2, 2024
(b) MTCA – Model Toxics Control Act, Washington State
Analyses by OnSite Environmental, Redmond, WA
(c) 800 ug/L for Gasoline range TPH with Benzene present; 1000 ug/L for Gasoline range TPH without Benzene, and with Ethylbenzene, Toluene, and Xylenes less than 1% of gasoline mixture

Groundwater was sampled and analyzed for Volatile Organics by EPA Method 8260D:

| Sample Number (a) | | WW1-5-2-24-GW |
|---|---|---|
| Volatiles (EPA 8260D) | CLARC Criteria(b) | |
| Dichlorodifluoromethane | 1600 | <0.20 |
| Chloromethane | NL | <1.0 |
| Vinyl Chloride | 0.2 | <0.20 |
| Bromomethane | 11.0 | <1.4 |
| Chloroethane | NL | <1.4 |
| Trichlorofluoromethane | 2400 | <0.20 |
| 1,1-Dichloroethene | 16000 | <0.20 |
| Acetone | 7200 | <7.7 |
| Iodomethane | NL | <1.0 |
| Carbon Disulfide | 800 | <0.20 |
| Methylene Chloride | 5 | <1.0 |
| (trans) 1,2-Dichloroethene | 160 | <0.20 |
| Methyl t-Butyl Ether | 20 | <0.20 |
| 1,1-Dichloroethane | 1600 | <0.20 |
| Vinyl Acetate | NL | <1.0 |
| 2,2-Dichloropropane | NL | <0.20 |
| (cis) 1,2-Dichloroethene | 160 | <0.20 |
| 2-Butanone | NL | <5.0 |
| Bromochloromethane | NL | <0.20 |
| Chloroform | 80 | <0.20 |
| 1,1,1-Trichloroethane | 200 | <0.20 |
| Carbon Tetrachloride | 32 | <0.20 |
| 1,1-Dichloropropene | NL | <0.20 |
| Benzene | 5.0 | <0.20 |
| 1,2-Dichloroethane | 5.0 | <0.20 |
| Trichloroethene | 5.0 | <0.20 |
| 1,2-Dichloropropane | 320 | <0.20 |
| Dibromomethane | 160 | <0.20 |
| Bromodichloromethane | 160 | <0.20 |
| 2-Chloroethyl Vinyl Ether | NL | <0.20 |
| (cis) 1,3-Dichloropropene | 240 | <0.20 |
| Methyl Isobutyl Ketone | 640 | <2.0 |
| Toluene | 1000 | <1.0 |
| (trans)1,3-Dichloropropene | 240 | <0.20 |
| 1,1,2-Trichloroethane | 32 | <0.20 |
| Tetrachloroethene | 5.0 | <0.20 |
| 1,3-Dichloropropane | 160 | <0.20 |
| 2-Hexanone | NL | <2.0 |
| Dibromochloromethane | 160 | <0.20 |
| 1,2-Dibromoethane | NL | <0.20 |
| Chlorobenzene | 160 | <0.20 |
| 1,1,1,2-Tetrachloroethane | 240 | <0.20 |

| | | |
|---|---|---|
| Ethylbenzene | 700 | <0.20 |
| m,p-Xylene | 1000 | <0.40 |
| o-Xylene | 1000 | <0.20 |
| Styrene | 1600 | <0.20 |
| Bromoform | 160 | <1.0 |
| Isopropylbenzene | NL | <0.20 |
| Bromobenzene | 64 | <0.20 |
| 1,1,2,2-Tetrachloroethane | 160 | <0.20 |
| 1,2,3-Trichloropropane | 32 | <0.20 |
| n-Propylbenzene | 800 | <0.20 |
| 2-Chlorotoluene | 160 | <0.20 |
| 4-Chlorotoluene | 160 | <0.20 |
| 1,3,5-Trimethylbenzene | 80 | <0.20 |
| Tert-Butylbenzene | 800 | <0.20 |
| 1,2,4-Trimethylbenzene | 80 | <0.20 |
| Sec-Butylbenzene | 800 | <0.20 |
| 1,3-Dichlorobenzene | NL | <0.20 |
| p-Isopropyltolulene | NL | <0.20 |
| 1,4-Dichlorobenzene | 560 | <0.20 |
| 1,2-Dichlorobenzene | 720 | <0.20 |
| n-Butylbenzene | 400 | <0.20 |
| 1,2-Dibromo-3-chloropropane | 1.6 | <1.0 |
| 1,2,4-Trichlorobenzene | 80 | <0.20 |
| Hexachlorobutadiene | 8.0 | <1.0 |
| Naphthalene | 160 | <1.0 |
| 1,2,3-Trichlorobenzene | 6.4 | <0.20 |

Units: ug/L (ppb)

Notes:

(a) Samples taken May 2, 2024

(b) MTCA – Model Toxics Control Act, Washington State

Analyses by OnSite Environmental, Redmond, WA

## 6.0 Conclusions

One groundwater sample was taken from the existing groundwater well on the subject property (see Sample Location Map), and sent to OnSite Environmental Laboratory in Redmond, Washington, to be analyzed for gasoline by NWTPH-Gx, diesel by NWTPH-Dx, Volatile Organic Compounds by EPA Method 8260D, and Total Lead by EPA Method 200.8. Sample analysis results indicate no analytes above laboratory detection limits (see Section 5.0: Laboratory Results).

According to DOE, the last investigation of the subject property was the sampling of the domestic water well. The other concern that DOE has for the subject property is the landfarming of petroleum-contaminated soil (PCS) at a separate location by Orchard Rite. The 1702 Englewood Ave. property has changed ownership several times since Orchard Rite owned the subject property.

It is the opinion of BMEC that enforcement of the landfarming issue pertains to Orchard Rite and not to the subject property, and groundwater sampling indicates natural attenuation has effectively reduced any groundwater petroleum contamination to below MTCA Method A cleanup screening levels. It is the opinion of BMEC that the status of the subject property should be changed to "No Further Action".

A site location map, sample location map, site pictures, a copy of the laboratory reports, the Sage report, and the well log report are included in the Appendix.

## 7.0 Statement of the Environmental Professionals

### Statement of Quality Assurance

The objective of this Phase II ESA was to ascertain the potential presence or absence of environmental problems that could impact the subject property, as delineated by the Scope of Work. The procedure was to perform reasonable steps in accordance with the existing regulations, currently available technology, and generally accepted engineering practices in order to accomplish the stated objective. To the best of my knowledge, this Phase II ESA has been performed in compliance with BMEC's Standard Operating Procedures protocol for Environmental Site Assessments.

Blue Mountain Environmental Consulting, Inc.

Peter Trabusiner, Engineer

### Statement of Quality Control

I have performed this Phase II ESA in accordance with generally accepted environmental practices and procedures, as of the date of this report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this Site Assessment are based upon site conditions I readily observed or which were reasonably ascertainable and present at the time of the site inspection.

The conclusions and recommendations stated in this report are based upon personal observations made by employees of BMEC and upon information provided by others. I have no reason to suspect or believe that the information provided by others is inaccurate.

Blue Mountain Environmental Consulting, Inc.

Yancy Meyer, Environmental Professional

## 8.0 Report Limitations

The enclosed Phase II ESA has been performed for the exclusive use by Brice Baxter, or agents specified by him, for the transaction at issue concerning the subject property in Yakima, Washington.

The purpose of an environmental assessment is to evaluate potential or actual effects of past or current practices on a given site. In performing an environmental assessment, a balance must be struck between reasonable inquiry into environmental issues and an exhaustive analysis of every conceivable issue of possible concern. This environmental assessment contains BMEC opinion regarding environmental issues of concern and/or additional issues that may need to be addressed. In rendering our professional opinion, BMEC warrants that the services provided within the scope of this assessment were performed, within the limits described, in accordance with generally accepted environmental consulting principles and practices. No other warranty, expressed or implied, is made. The following paragraphs describe the assumptions and standard parameters under which such opinion is rendered.

Any opinions and/or recommendations presented in this report apply to site conditions existing at the time of performance of services. BMEC is unable to report on or accurately predict events that may affect the site after performance of services, whether occurring naturally or caused by human forces. BMEC assumes no responsibility for conditions BMEC did not investigate, or conditions not generally recognized as environmentally unacceptable at the time services were performed.

Where subsurface work was performed, BMEC's professional opinions are based in part on the interpretation of data from discrete sample locations that may not represent actual conditions at the non-sampled locations.

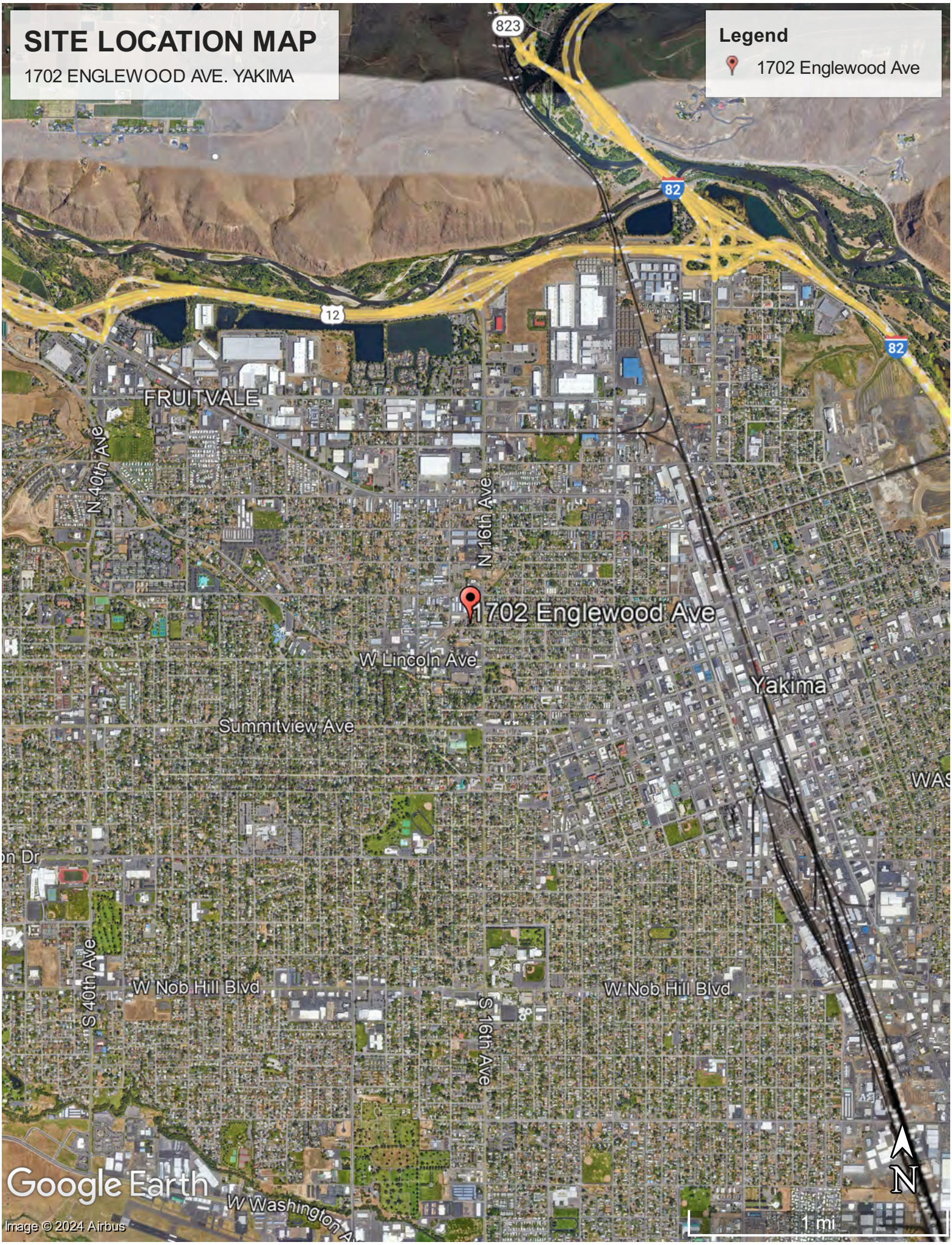
Except where there is expressed concern of our client, or where specific environmental contaminants have previously been reported by others, naturally occurring toxic substances, or contaminant concentrations not of current environmental concern, may not be addressed in this document.

No assessment is thorough enough to exclude the presence of hazardous materials at a given site. Therefore, if specific hazardous materials have not been identified during this assessment, the lack of such identifications should not be construed as a guarantee of the absence of hazardous materials, but merely as the result of services performed within the scope, limitations, and cost of work done.

BMEC is not responsible for the effects of changes in applicable environmental standards, practices, or regulations after the performance of services.

Services provided for this assessment were performed in accordance with BMEC's agreement and understanding with our client, which may not be fully disclosed in this report. Opinions and/or recommendations are intended for the client, purpose, site, location, time frame, and project parameters indicated.

This report was prepared solely for the use of our client and should be reviewed in its entirety; BMEC is not responsible for subsequent separation, detachment, or partial use of this document. Any reliance on this report by a third party shall be at such party's sole risk.


SITE LOCATION MAP
1702 ENGLEWOOD AVE. YAKIMA
Legend
1702 Englewood Ave
823
82
12
82
FRUITVALE
N 40th Ave
N 16th Ave
1702 Englewood Ave
W Lincoln Ave
Yakima
Summitview Ave
S 40th Ave
W Nob Hill Blvd
W Nob Hill Blvd
S 16th Ave
W Washington A
Google Earth
Image © 2024 Airbus
N
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SAMPLE LOCATION MAP
1702 ENGLEWOOD AVE. YAKIMA
Legend
1702 Englewood Ave
WW1
1702 Englewood Ave
N
Google Earth
100 ft


SITE LOOKING SOUTHWEST

WELL LOCATED BEHIND CONCRETE FOOTING

LOCATION OF WW1

PURGING WW1

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

# WATER WELL REPORT
**STATE OF WASHINGTON**

Application No. .....
Permit No. A

**(1) OWNER:** Name ORCHARD RITE Address 1702 ENGLEWOOD AV YAK.98902

**(2) LOCATION OF WELL:** County ..... NE ¼ NE ¼ Sec. 23 T. 13 N., R. 18 W.M.

Bearing and distance from section or subdivision corner

**(3) PROPOSED USE:** Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

**(4) TYPE OF WORK:** Owner's number of well (if more than one) 1
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☒ Jetted ☐

**(5) DIMENSIONS:** Diameter of well 6 inches.
Drilled 79 ft. Depth of completed well 79 ft.

**(6) CONSTRUCTION DETAILS:**

**Casing installed:** ..." Diam. from ... ft. to ... ft.
Threaded ☐ ..." Diam. from ... ft. to ... ft.
Welded ☒ 6 " Diam. from +2 ft. to 78 ft.

**Perforations:** Yes ☐ No ☒
Type of perforator used ...
SIZE of perforations ... in. by ... in.
... perforations from ... ft. to ... ft.
... perforations from ... ft. to ... ft.
... perforations from ... ft. to ... ft.

**Screens:** Yes ☐ No ☒
Manufacturer's Name ...
Type ... Model No. ...
Diam. ... Slot size ... from ... ft. to ... ft.
Diam. ... Slot size ... from ... ft. to ... ft.

**Gravel packed:** Yes ☐ No ☒ Size of gravel: ...
Gravel placed from ... ft. to ... ft.

**Surface seal:** Yes ☒ No ☐ To what depth? 20 ft.
Material used in seal ...
Did any strata contain unusable water? Yes ☐ No ☐
Type of water? ... Depth of strata ...
Method of sealing strata off ...

**(7) PUMP:** Manufacturer's Name ?
Type: ... H.P. ...

**(8) WATER LEVELS:** Land-surface elevation above mean sea level .... ft.
Static level 12.5 ft. below top of well Date 7/22/87
Artesian pressure ... lbs. per square inch Date ...
Artesian water is controlled by ... (Cap, valve, etc.)

**(9) WELL TESTS:** Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☒ If yes, by whom? ...
Yield: ... gal./min. with ... ft. drawdown after ... hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

| Time | Water Level | Time | Water Level | Time | Water Level |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |

Date of test ...
Bailer test ... gal./min. with ... ft. drawdown after ... hrs.
Artesian flow ... g.p.m. Date ...
Temperature of water ... Was a chemical analysis made? Yes ☐ No ☐

**(10) WELL LOG:**

Formation: *Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.*

| MATERIAL | FROM | TO |
|---|---|---|
| SOIL AND GRAVEL | 0 | 6" |
| GRAVEL SAND COBBELS | 6" | 17 |
| SAND SILT GRVL BLDRS trc W | 17 | 28 |
| TIGHT KEYED GRVL BLDRS 10-15 gpm | 32 | |
| GRAVEL AND CLAY TRACE | 32 | 48 |
| GRAVEL SAND BLDRS LITTLE W | 48 | 55 |
| CONGL WITH COARSE SAND60+gpm | 55 | 69 |
| SAND GRAVEL CLAY SILT 15 gpm | 69 | 75 |
| GRAVEL COARSE SAND 80gpm | 75 | 79 |

RECEIVED
JUL 29 1987
DEPARTMENT OF ECOLOGY
CENTRAL REGION

Work started 7/20/87 19 Completed 7/22/87 19

**WELL DRILLER'S STATEMENT:**

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME RIEBE WELL DRILLING INC
(Person, firm, or corporation) (Type or print)

Address P.O. BOX 10866-98909-1866

[Signed] John H. Riebe
(Well Driller)

License No. 042 Date 7/23/87, 19

(USE ADDITIONAL SHEETS IF NECESSARY)

ECY 050-1-20

# GROUNDWATER SAMPLE FIELD LOG

| | |
|---|---|
| DAY/DATE: THURSDAY 5-2-24 | SHEET 1 of |
| PROJECT NAME: 1702 ENGLEWOOD | PROJECT NO.: E2024/0409 |
| PROJECT LOCATION: 1702 ENGLEWOOD YAKIMA | |

| | |
|---|---|
| Weather: ☒Fair ☐Overcast ☐Fog ☐Rain ☐Snow | Wind: ☐Calm ☒Light ☐Moderate ☐Strong |
| Temp.: ☐<0 ☐0-32 ☐33-54 ☒55-79 ☐>80 | Wind from: ☐N ☐NE ☐E ☐SE ☐S ☒SW ☐W ☐NW |
| Humidity %: ☐<25 ☒26-49 ☐50-74 ☐>75 | Precip.: ☒None ☐Mist ☐Light ☐Moderate ☐Heavy |

| | |
|---|---|
| **WELL NO. (or Boring, Location):** MW1-1 | **SAMPLE NUMBER:** MW1-5-2.24 GW |
| Well depth: / Screen length: | Laboratory: |
| Well install date: | COC and/or RFA Number: |
| Pre-purge SWL: 20.9' | Casing diameter: 6" |
| **Time Sample Collected:** 13:15 | SWL at sample time: 20.9' |
| Sample Turbidity: 28.66 | Sample Conductance: 273.2 |
| Sample Color: — | Sample pH: 7.52 |
| Sample Temperature: 13.9 | Sample Odor: — |

**Field Data**

| Time (24 HR) | Temp | Cond | pH | Pump Rate or Bail No. | Turbidity | Other |
|---|---|---|---|---|---|---|
| 1150 | 14.8 | 273.1 µ | 7.15 | 1 gal | 47.62 | |
| 1205 | 14.1 | 273.1 | 7.43 | 2 | 40.10 | |
| 1220 | 14.0 | 273.2 | 7.50 | 4 | 32.22 | |
| 1235 | 14.0 | 273.2 | 7.50 | 6 | 31.11 | |
| 1250 | 13.9 | 273.2 | 7.51 | 8 | 29.01 | |
| 1310 | 13.9 | 273.2 | 7.52 | 10 | 28.66 | |

**Sample Collection Method:**

**The monitor well was purged:**

☒ of stagnant water in the casing and filter by slowly setting a pump or intake tubing within the approximate middle of the screened interval or slightly above the middle until the until the temperature, conductivity and pH stabilized. OR,

☐ of stagnant water in the casing and filter by slowly setting a pump or intake tubing at approximately _____ feet above the bottom of the casing until the temperature, conductivity and pH stabilized. OR,

☐ by hand bailing until temperature, conductivity and pH stabilized.

**Samples were collected:**

☒ by setting a pump, or tubing attached to a pump, within the approximate middle of the screened interval until the temperature, conductivity and pH stabilized.

☐ by setting a pump, or tubing attached to a pump, at approximately _____ feet above the bottom of the casing until the temperature, conductivity and pH stabilized.

☐ with disposable bailers until the temperature, conductivity and pH stabilized.

**Sample Shipment:**

Water samples were placed in appropriate containers suitable for analyses requested. As necessary, the containers were prepared by the lab. The containers were filled to prevent air-entrapment, sealed, labeled, and placed in an ice chest at approximately 4°C (e.g. blu-ice) for transport to the laboratory.

**Analysis Requested:** (per laboratory protocols)

☐ NWTPH-HCID; ☒ NWTPH-Gx; ☒ NWTPH-Dx; ☐ NWTPH-Gx/BTEX; ☒ VOC; ☐ HVOC;

☐ SemiVOC; ☐ PAH; ☐ PCB; ☐ Pesticides; (☐8, ☐10, ☐13) Metals; ☐ TCLP; ☐ MTBE;

☒ OTHER: LEAD

SIGNATURE: _____

PRINT NAME: NANCY MEYER

Notes: 2-inch, Schedule 40 PVC casing = 0.163 gallons per foot; 6" Hole = 1.469 gallons per foot

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

May 8, 2024

Yancy Meyer
Blue Mountain Environmental, Inc.
90 Baldwin Road
Walla Walla, WA 99362

Re: Analytical Data for Project E2024/0409; 1702 Englewood Ave Yakima
Laboratory Reference No. 2405-047

Dear Yancy:

Enclosed are the analytical results and associated quality control data for samples submitted on May 3, 2024.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**Case Narrative**

Samples were collected on May 2, 2024 and received by the laboratory on May 3, 2024. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below. However the soil results for the QA/QC samples are reported on a wet-weight basis.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**GASOLINE RANGE ORGANICS**
**NWTPH-Gx**

Matrix: Water
Units: ug/L (ppb)

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **Client ID:** | **WW1-5-2-24-GW** | | | | | |
| Laboratory ID: | 05-047-01 | | | | | |
| Gasoline | **ND** | 100 | NWTPH-Gx | 5-6-24 | 5-6-24 | |
| *Surrogate:* | *Percent Recovery* | *Control Limits* | | | | |
| *Fluorobenzene* | *85* | *61-122* | | | | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**GASOLINE RANGE ORGANICS**
**NWTPH-Gx**
**QUALITY CONTROL**

Matrix: Water
Units: ug/L (ppb)

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **METHOD BLANK** | | | | | | |
| Laboratory ID: | MB0506W1 | | | | | |
| Gasoline | **ND** | 100 | NWTPH-Gx | 5-6-24 | 5-6-24 | |
| *Surrogate:* | *Percent Recovery* | *Control Limits* | | | | |
| *Fluorobenzene* | *84* | *61-122* | | | | |

| Analyte | Result | | Spike Level | | Source Result | Percent Recovery | Recovery Limits | RPD | RPD Limit | Flags |
|---|---|---|---|---|---|---|---|---|---|---|
| **DUPLICATE** | | | | | | | | | | |
| Laboratory ID: | 05-047-01 | | | | | | | | | |
| | ORIG | DUP | | | | | | | | |
| Gasoline | **ND** | **ND** | NA | NA | | NA | NA | NA | 30 | |
| *Surrogate:* | | | | | | | | | | |
| *Fluorobenzene* | | | | | | *85* | *76* | *61-122* | | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**DIESEL AND HEAVY OIL RANGE ORGANICS**
**NWTPH-Dx**

Matrix: Water
Units: mg/L (ppm)

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **Client ID:** | **WW1-5-2-24-GW** | | | | | |
| Laboratory ID: | 05-047-01 | | | | | |
| Diesel Range Organics | **ND** | 0.20 | NWTPH-Dx | 5-6-24 | 5-6-24 | |
| Lube Oil Range Organics | **ND** | 0.20 | NWTPH-Dx | 5-6-24 | 5-6-24 | |
| *Surrogate:* | *Percent Recovery* | *Control Limits* | | | | |
| *o-Terphenyl* | *72* | *50-150* | | | | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**DIESEL AND HEAVY OIL RANGE ORGANICS**
**NWTPH-Dx**
**QUALITY CONTROL**

Matrix: Water
Units: mg/L (ppm)

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **METHOD BLANK** | | | | | | |
| Laboratory ID: | MB0506W1 | | | | | |
| Diesel Range Organics | **ND** | 0.16 | NWTPH-Dx | 5-6-24 | 5-6-24 | |
| Lube Oil Range Organics | **ND** | 0.16 | NWTPH-Dx | 5-6-24 | 5-6-24 | |
| *Surrogate:* | *Percent Recovery* | *Control Limits* | | | | |
| *o-Terphenyl* | *68* | *50-150* | | | | |

| Analyte | Result | | Spike Level | | Source Result | Percent Recovery | | Recovery Limits | RPD | RPD Limit | Flags |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **DUPLICATE** | | | | | | | | | | | |
| Laboratory ID: | SB0506W1 | | | | | | | | | | |
| | ORIG | DUP | | | | | | | | | |
| Diesel Fuel #2 | **0.415** | **0.404** | NA | NA | | NA | | NA | 3 | 40 | |
| *Surrogate:* | | | | | | | | | | | |
| *o-Terphenyl* | | | | | | *70* | *79* | *50-150* | | | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**VOLATILE ORGANICS EPA 8260D**
page 1 of 2

Matrix: Water
Units: ug/L

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **Client ID:** | **WW1-5-2-24-GW** | | | | | |
| Laboratory ID: | 05-047-01 | | | | | |
| Dichlorodifluoromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chloromethane | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Vinyl Chloride | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromomethane | ND | 1.4 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chloroethane | ND | 1.4 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Trichlorofluoromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1-Dichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Acetone | ND | 7.7 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Iodomethane | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Carbon Disulfide | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Methylene Chloride | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (trans) 1,2-Dichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Methyl t-Butyl Ether | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1-Dichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Vinyl Acetate | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2,2-Dichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (cis) 1,2-Dichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2-Butanone | ND | 5.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromochloromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chloroform | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1,1-Trichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Carbon Tetrachloride | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1-Dichloropropene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Benzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Trichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Dibromomethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromodichloromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (cis) 1,3-Dichloropropene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Methyl Isobutyl Ketone | ND | 2.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Toluene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (trans) 1,3-Dichloropropene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**VOLATILE ORGANICS EPA 8260D**
page 2 of 2

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **Client ID:** | **WW1-5-2-24-GW** | | | | | |
| Laboratory ID: | 05-047-01 | | | | | |
| 1,1,2-Trichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Tetrachloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,3-Dichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2-Hexanone | ND | 2.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Dibromochloromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dibromoethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1,1,2-Tetrachloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Ethylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| m,p-Xylene | ND | 0.40 | EPA 8260D | 5-3-24 | 5-3-24 | |
| o-Xylene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Styrene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromoform | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Isopropylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1,2,2-Tetrachloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,3-Trichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| n-Propylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2-Chlorotoluene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 4-Chlorotoluene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,3,5-Trimethylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| tert-Butylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,4-Trimethylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| sec-Butylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,3-Dichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| p-Isopropyltoluene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,4-Dichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| n-Butylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dibromo-3-chloropropane | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,4-Trichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Hexachlorobutadiene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Naphthalene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,3-Trichlorobenzene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| *Surrogate:* | *Percent Recovery* | *Control Limits* | | | | |
| *Dibromofluoromethane* | *96* | *75-127* | | | | |
| *Toluene-d8* | *98* | *80-127* | | | | |
| *4-Bromofluorobenzene* | *94* | *78-125* | | | | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**VOLATILE ORGANICS EPA 8260D**
**QUALITY CONTROL**
page 1 of 2

Matrix: Water
Units: ug/L

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **METHOD BLANK** | | | | | | |
| Laboratory ID: | MB0503W1 | | | | | |
| Dichlorodifluoromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chloromethane | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Vinyl Chloride | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromomethane | ND | 1.4 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chloroethane | ND | 1.4 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Trichlorofluoromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1-Dichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Acetone | ND | 7.7 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Iodomethane | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Carbon Disulfide | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Methylene Chloride | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (trans) 1,2-Dichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Methyl t-Butyl Ether | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1-Dichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Vinyl Acetate | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2,2-Dichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (cis) 1,2-Dichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2-Butanone | ND | 5.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromochloromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chloroform | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1,1-Trichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Carbon Tetrachloride | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1-Dichloropropene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Benzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Trichloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Dibromomethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromodichloromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (cis) 1,3-Dichloropropene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Methyl Isobutyl Ketone | ND | 2.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Toluene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| (trans) 1,3-Dichloropropene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**VOLATILE ORGANICS EPA 8260D**
**QUALITY CONTROL**
page 2 of 2

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **METHOD BLANK** | | | | | | |
| Laboratory ID: | MB0503W1 | | | | | |
| 1,1,2-Trichloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Tetrachloroethene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,3-Dichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2-Hexanone | ND | 2.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Dibromochloromethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dibromoethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Chlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1,1,2-Tetrachloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Ethylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| m,p-Xylene | ND | 0.40 | EPA 8260D | 5-3-24 | 5-3-24 | |
| o-Xylene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Styrene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromoform | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Isopropylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Bromobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,1,2,2-Tetrachloroethane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,3-Trichloropropane | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| n-Propylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 2-Chlorotoluene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 4-Chlorotoluene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,3,5-Trimethylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| tert-Butylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,4-Trimethylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| sec-Butylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,3-Dichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| p-Isopropyltoluene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,4-Dichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| n-Butylbenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2-Dibromo-3-chloropropane | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,4-Trichlorobenzene | ND | 0.20 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Hexachlorobutadiene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| Naphthalene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| 1,2,3-Trichlorobenzene | ND | 1.0 | EPA 8260D | 5-3-24 | 5-3-24 | |
| *Surrogate:* | *Percent Recovery* | *Control Limits* | | | | |
| *Dibromofluoromethane* | *95* | *75-127* | | | | |
| *Toluene-d8* | *100* | *80-127* | | | | |
| *4-Bromofluorobenzene* | *94* | *78-125* | | | | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**VOLATILE ORGANICS EPA 8260D**
**QUALITY CONTROL**
page 1 of 2

Matrix: Water
Units: ug/L

| Analyte | Result | | Spike Level | | Percent Recovery | | Recovery Limits | RPD | RPD Limit | Flags |
|---|---|---|---|---|---|---|---|---|---|---|
| **SPIKE BLANKS** | | | | | | | | | | |
| Laboratory ID: | SB0503W1 | | | | | | | | | |
| | SB | SBD | SB | SBD | SB | SBD | | | | |
| Dichlorodifluoromethane | **8.60** | **7.86** | 10.0 | 10.0 | 86 | 79 | 34-166 | 9 | 21 | |
| Chloromethane | **8.56** | **8.10** | 10.0 | 10.0 | 86 | 81 | 45-145 | 6 | 19 | |
| Vinyl Chloride | **8.87** | **8.40** | 10.0 | 10.0 | 89 | 84 | 67-130 | 5 | 15 | |
| Bromomethane | **7.38** | **8.05** | 10.0 | 10.0 | 74 | 81 | 27-165 | 9 | 36 | |
| Chloroethane | **7.27** | **6.56** | 10.0 | 10.0 | 73 | 66 | 61-132 | 10 | 18 | |
| Trichlorofluoromethane | **9.55** | **8.99** | 10.0 | 10.0 | 96 | 90 | 67-136 | 6 | 17 | |
| 1,1-Dichloroethene | **8.84** | **8.60** | 10.0 | 10.0 | 88 | 86 | 74-125 | 3 | 15 | |
| Acetone | **6.52** | **6.45** | 10.0 | 10.0 | 65 | 65 | 49-140 | 1 | 20 | |
| Iodomethane | **9.67** | **9.72** | 10.0 | 10.0 | 97 | 97 | 15-154 | 1 | 49 | |
| Carbon Disulfide | **8.40** | **7.97** | 10.0 | 10.0 | 84 | 80 | 58-122 | 5 | 18 | |
| Methylene Chloride | **8.37** | **8.02** | 10.0 | 10.0 | 84 | 80 | 70-123 | 4 | 15 | |
| (trans) 1,2-Dichloroethene | **9.02** | **8.68** | 10.0 | 10.0 | 90 | 87 | 77-125 | 4 | 15 | |
| Methyl t-Butyl Ether | **8.92** | **8.61** | 10.0 | 10.0 | 89 | 86 | 64-133 | 4 | 15 | |
| 1,1-Dichloroethane | **8.96** | **8.77** | 10.0 | 10.0 | 90 | 88 | 75-125 | 2 | 15 | |
| Vinyl Acetate | **9.75** | **9.44** | 10.0 | 10.0 | 98 | 94 | 61-138 | 3 | 16 | |
| 2,2-Dichloropropane | **9.96** | **9.88** | 10.0 | 10.0 | 100 | 99 | 74-152 | 1 | 15 | |
| (cis) 1,2-Dichloroethene | **9.17** | **8.89** | 10.0 | 10.0 | 92 | 89 | 78-130 | 3 | 15 | |
| 2-Butanone | **8.16** | **7.82** | 10.0 | 10.0 | 82 | 78 | 58-144 | 4 | 16 | |
| Bromochloromethane | **8.43** | **8.43** | 10.0 | 10.0 | 84 | 84 | 79-132 | 0 | 15 | |
| Chloroform | **8.45** | **8.33** | 10.0 | 10.0 | 85 | 83 | 73-128 | 1 | 15 | |
| 1,1,1-Trichloroethane | **9.04** | **8.87** | 10.0 | 10.0 | 90 | 89 | 72-127 | 2 | 15 | |
| Carbon Tetrachloride | **8.80** | **8.63** | 10.0 | 10.0 | 88 | 86 | 68-131 | 2 | 15 | |
| 1,1-Dichloropropene | **8.96** | **8.76** | 10.0 | 10.0 | 90 | 88 | 73-125 | 2 | 15 | |
| Benzene | **8.86** | **8.68** | 10.0 | 10.0 | 89 | 87 | 76-124 | 2 | 15 | |
| 1,2-Dichloroethane | **8.82** | **8.63** | 10.0 | 10.0 | 88 | 86 | 68-133 | 2 | 15 | |
| Trichloroethene | **9.33** | **9.16** | 10.0 | 10.0 | 93 | 92 | 80-126 | 2 | 15 | |
| 1,2-Dichloropropane | **9.17** | **8.95** | 10.0 | 10.0 | 92 | 90 | 78-124 | 2 | 15 | |
| Dibromomethane | **9.17** | **9.07** | 10.0 | 10.0 | 92 | 91 | 76-131 | 1 | 15 | |
| Bromodichloromethane | **9.67** | **9.46** | 10.0 | 10.0 | 97 | 95 | 81-128 | 2 | 15 | |
| (cis) 1,3-Dichloropropene | **8.20** | **8.08** | 10.0 | 10.0 | 82 | 81 | 80-131 | 1 | 15 | |
| Methyl Isobutyl Ketone | **8.95** | **9.01** | 10.0 | 10.0 | 90 | 90 | 67-133 | 1 | 16 | |
| Toluene | **9.10** | **8.83** | 10.0 | 10.0 | 91 | 88 | 75-120 | 3 | 15 | |
| (trans) 1,3-Dichloropropene | **9.11** | **8.99** | 10.0 | 10.0 | 91 | 90 | 77-128 | 1 | 15 | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**VOLATILE ORGANICS EPA 8260D**
**QUALITY CONTROL**
page 2 of 2

| Analyte | Result | | Spike Level | | Percent Recovery | | Recovery Limits | RPD | RPD Limit | Flags |
|---|---|---|---|---|---|---|---|---|---|---|
| **SPIKE BLANKS** | | | | | | | | | | |
| Laboratory ID: | SB0503W1 | | | | | | | | | |
| | SB | SBD | SB | SBD | SB | SBD | | | | |
| 1,1,2-Trichloroethane | **10.3** | **10.2** | 10.0 | 10.0 | 103 | 102 | 80-124 | 1 | 15 | |
| Tetrachloroethene | **11.1** | **11.2** | 10.0 | 10.0 | 111 | 112 | 80-125 | 1 | 15 | |
| 1,3-Dichloropropane | **9.54** | **9.40** | 10.0 | 10.0 | 95 | 94 | 82-121 | 1 | 15 | |
| 2-Hexanone | **9.54** | **9.36** | 10.0 | 10.0 | 95 | 94 | 65-134 | 2 | 20 | |
| Dibromochloromethane | **8.92** | **8.79** | 10.0 | 10.0 | 89 | 88 | 81-131 | 1 | 15 | |
| 1,2-Dibromoethane | **10.2** | **10.2** | 10.0 | 10.0 | 102 | 102 | 82-129 | 0 | 15 | |
| Chlorobenzene | **9.70** | **9.67** | 10.0 | 10.0 | 97 | 97 | 80-119 | 0 | 15 | |
| 1,1,1,2-Tetrachloroethane | **10.4** | **10.3** | 10.0 | 10.0 | 104 | 103 | 80-124 | 1 | 15 | |
| Ethylbenzene | **10.1** | **10.1** | 10.0 | 10.0 | 101 | 101 | 80-121 | 0 | 15 | |
| m,p-Xylene | **20.0** | **19.9** | 20.0 | 20.0 | 100 | 100 | 80-122 | 1 | 15 | |
| o-Xylene | **9.93** | **9.93** | 10.0 | 10.0 | 99 | 99 | 80-121 | 0 | 15 | |
| Styrene | **10.2** | **10.2** | 10.0 | 10.0 | 102 | 102 | 82-128 | 0 | 15 | |
| Bromoform | **8.64** | **8.67** | 10.0 | 10.0 | 86 | 87 | 77-131 | 0 | 15 | |
| Isopropylbenzene | **10.2** | **10.2** | 10.0 | 10.0 | 102 | 102 | 80-126 | 0 | 15 | |
| Bromobenzene | **10.5** | **10.5** | 10.0 | 10.0 | 105 | 105 | 73-131 | 0 | 15 | |
| 1,1,2,2-Tetrachloroethane | **10.8** | **10.8** | 10.0 | 10.0 | 108 | 108 | 66-138 | 0 | 15 | |
| 1,2,3-Trichloropropane | **8.81** | **9.24** | 10.0 | 10.0 | 88 | 92 | 67-127 | 5 | 18 | |
| n-Propylbenzene | **10.9** | **11.0** | 10.0 | 10.0 | 109 | 110 | 78-134 | 1 | 15 | |
| 2-Chlorotoluene | **10.5** | **10.8** | 10.0 | 10.0 | 105 | 108 | 77-131 | 3 | 15 | |
| 4-Chlorotoluene | **10.6** | **10.7** | 10.0 | 10.0 | 106 | 107 | 79-133 | 1 | 15 | |
| 1,3,5-Trimethylbenzene | **10.7** | **10.8** | 10.0 | 10.0 | 107 | 108 | 79-132 | 1 | 15 | |
| tert-Butylbenzene | **9.73** | **10.8** | 10.0 | 10.0 | 97 | 108 | 77-133 | 10 | 16 | |
| 1,2,4-Trimethylbenzene | **10.3** | **10.4** | 10.0 | 10.0 | 103 | 104 | 80-132 | 1 | 15 | |
| sec-Butylbenzene | **10.8** | **10.8** | 10.0 | 10.0 | 108 | 108 | 79-135 | 0 | 15 | |
| 1,3-Dichlorobenzene | **10.4** | **10.5** | 10.0 | 10.0 | 104 | 105 | 79-131 | 1 | 15 | |
| p-Isopropyltoluene | **10.9** | **11.2** | 10.0 | 10.0 | 109 | 112 | 80-137 | 3 | 15 | |
| 1,4-Dichlorobenzene | **10.3** | **10.6** | 10.0 | 10.0 | 103 | 106 | 78-127 | 3 | 15 | |
| 1,2-Dichlorobenzene | **10.4** | **10.6** | 10.0 | 10.0 | 104 | 106 | 79-129 | 2 | 15 | |
| n-Butylbenzene | **11.2** | **11.4** | 10.0 | 10.0 | 112 | 114 | 78-144 | 2 | 16 | |
| 1,2-Dibromo-3-chloropropane | **8.66** | **9.04** | 10.0 | 10.0 | 87 | 90 | 62-140 | 4 | 18 | |
| 1,2,4-Trichlorobenzene | **11.4** | **11.7** | 10.0 | 10.0 | 114 | 117 | 72-142 | 3 | 21 | |
| Hexachlorobutadiene | **10.9** | **11.4** | 10.0 | 10.0 | 109 | 114 | 69-149 | 4 | 24 | |
| Naphthalene | **8.87** | **9.73** | 10.0 | 10.0 | 89 | 97 | 53-144 | 9 | 25 | |
| 1,2,3-Trichlorobenzene | **10.8** | **11.5** | 10.0 | 10.0 | 108 | 115 | 63-146 | 6 | 30 | |
| *Surrogate:* | | | | | | | | | | |
| *Dibromofluoromethane* | | | | | *99* | *96* | *75-127* | | | |
| *Toluene-d8* | | | | | *99* | *97* | *80-127* | | | |
| *4-Bromofluorobenzene* | | | | | *97* | *98* | *78-125* | | | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**TOTAL LEAD**
**EPA 200.8**

Matrix: Water
Units: ug/L (ppb)

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **Client ID:** | **WW1-5-2-24-GW** | | | | | |
| Laboratory ID: | 05-047-01 | | | | | |
| Lead | **ND** | 0.50 | EPA 200.8 | 5-8-24 | 5-8-24 | |

Date of Report: May 8, 2024
Samples Submitted: May 3, 2024
Laboratory Reference: 2405-047
Project: E2024/0409; 1702 Englewood Ave Yakima

**TOTAL LEAD**
**EPA 200.8**
**QUALITY CONTROL**

Matrix: Water
Units: ug/L (ppb)

| Analyte | Result | PQL | Method | Date Prepared | Date Analyzed | Flags |
|---|---|---|---|---|---|---|
| **METHOD BLANK** | | | | | | |
| Laboratory ID: | MB0508WH1 | | | | | |
| Lead | **ND** | 0.50 | EPA 200.8 | 5-8-24 | 5-8-24 | |

| Analyte | Result | | Spike Level | | Source Result | Percent Recovery | | Recovery Limits | RPD | RPD Limit | Flags |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **DUPLICATE** | | | | | | | | | | | |
| Laboratory ID: | 04-348-12 | | | | | | | | | | |
| | ORIG | DUP | | | | | | | | | |
| Lead | **1.09** | **1.15** | NA | NA | | NA | | NA | 6 | 20 | |
| **MATRIX SPIKES** | | | | | | | | | | | |
| Laboratory ID: | 04-348-12 | | | | | | | | | | |
| | MS | MSD | MS | MSD | | MS | MSD | | | | |
| Lead | **98.0** | **98.4** | 100 | 100 | 1.09 | **97** | **97** | 75-125 | 0 | 20 | |

OnSite Environmental Inc.

**Data Qualifiers and Abbreviations**

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

# Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com



Company: BMEC
Project Number: E2024/0409
Project Name: 1702 ENGLEWOOD AVE YAKIMA
Project Manager: Y. MEYER
Sampled by: Y. MEYER

**Turnaround Request (in working days)**

(Check One)

- ☐ Same Day
- ☐ 1 Day
- ☐ 2 Days
- ☒ 3 Days
- ☐ Standard (7 Days)
- ☐ _____ (other)

**Laboratory Number:** 05-047

| Lab ID | Sample Identification | Date Sampled | Time Sampled | Matrix | Number of Containers | NWTPH-HCID | NWTPH-Gx/BTEX (8021☐ 8260☐) | NWTPH-Gx | NWTPH-Dx (SG Clean-up☐) | Volatiles 8260 | Halogenated Volatiles 8260 | EDB EPA 8011 (Waters Only) | Semivolatiles 8270/SIM (with low-level PAHs) | PAHs 8270/SIM (low-level) | PCBs 8082 | Organochlorine Pesticides 8081 | Organophosphorus Pesticides 8270/SIM | Chlorinated Acid Herbicides 8151 | ~~Total RCRA Metals~~ TOTAL LEAD | Total MTCA Metals | TCLP Metals | HEM (oil and grease) 1664 | | | | | % Moisture |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | WW1-5-2-24-CW | 5-2-24 | 13:15 | H2O | 9 | | | X | X | X | | | | | | | | | X | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | Signature | Company | Date | Time |
|---|---|---|---|---|
| Relinquished | | BMEC | 5-2-24 | 1400 |
| Received | | OSE | 5/3/24 | 1000 |
| Relinquished | | | | |
| Received | | | | |
| Relinquished | | | | |
| Received | | | | |
| Reviewed/Date | | Reviewed/Date | | |

**Comments/Special Instructions**

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

# Closure Site Assessment
# & Independent Remedial Action Report

Associated With Removal of Three UST's
At The Orchard Rite Ltd. Facility,
Yakima, WA

Prepared For:

Orchard Rite Ltd.
P.O. Box 9308
Yakima, WA 98909

Prepared By:

SAGE
Earth Sciences, Inc.
P.O. BOX 1644, ZILLAH, WA 98953
PHONE (509) 829-6400



December, 1994

## Executive Summary

On September 26 & 27, 1994, HMB Construction, Inc. (HMB) decommissioned and removed three (3) Underground Storage Tanks at the Orchard Rite Ltd. facility, located at 1702 Englewood Avenue, Yakima, WA. The tanks consisted of one (1) 10,000 gallon regular gasoline tank, one (1) 1,100 gallon unleaded gasoline tank and one (1) 1,00 gallon diesel tank. Sage Earth Sciences, Inc. (Sage) performed site assessment services during and after removal of the tanks and associated ancillary equipment. Sage used a Flame Ionization Detector (FID) and Thin Layer Chromatography (TLC) for field screening. Representative soil samples were submitted to Materials Testing & Consulting, Inc. (MTC), Burlington, WA for independent laboratory analysis.

The two (2) 1,100 gallon UST's were removed from within a single excavation. Field screening indicated the absence of petroleum impacted soils within this UST excavation and the resulting soil stockpile. Inspection of these tank found them to be in very good condition with no indication of leakage. Laboratory analysis of soil samples collected from within this multiple tank excavation, as well as the associated soil stockpile, found no detectable petroleum hydrocarbons.

Field screening indicated the presence of organic vapors beneath the original location of the fuel dispenser island. This dispenser island was located immediately west of the 10,000 gallon UST position. This UST was removed during impacted soil removal activities. Inspection of this tank found it to be in very good condition with no indication of leakage. HMB excavated approximately thirty-five (35) cubic yards of petroleum impacted soil and temporarily stockpiled it at the site. Apparently non-impacted soil was separated from apparently impacted soil. Laboratory analysis of soil samples collected from within the final remedial excavation found no detectable petroleum hydrocarbons or total lead. Analysis of soil samples collected from the apparently non-impacted soil stockpile found no detectable petroleum hydrocarbons or total lead. However, analysis of soil samples collected from the apparently impacted soil stockpile found concentrations which designate the stockpile as "Class 4 Soil" according the WSDOE "End Use Criteria for Petroleum Contaminated Soils". Orchard Rite ltd. proposes to treat the impacted soil stockpile by the landfarming method at another Orchard Rite Ltd. property, located at 1615 West Ahtanum Road (parcel # 191206-23404), Yakima, WA.

# TABLE OF CONTENTS



# LIST OF APPENDICES

# 1.0 Introduction

## 1.1 Purpose

The purpose of this closure site assessment is to describe findings and actions taken associated with the removal of three (3) Underground Storage Tanks (UST's) and Petroleum Contaminated Soil (PCS) removal at the Orchard Rite LTD facility (the site), Yakima, Washington. This tank removal and closure site assessment project responds to regulatory requirements set forth by the Washington State Department of Ecology (WSDOE).

## 1.2 Scope of Work

HMB Construction Inc. (HMB), Kennewick, WA, decommissioned and removed the UST system. Sage Earth Sciences, Inc. (Sage) provided closure site assessment services upon removal of the UST system. Upon discovery of petroleum impacted soil, HMB provided additional excavating services to remove impacted soil. Sage collected soil samples and submitted them to Materials Testing & Consulting (MTC), Burlington, WA, for independent laboratory analysis.

## 1.3 Site Location

The site is located at 1702 Englewood Avenue, Yakima, WA. It is situated within the NE 1/4 of the NE 1/4 of Section 23, Township 13 North, Range 18 East, Willamette Meridian. The site latitude is 46°, 36', 25" and the longitude is 120°, 31', 50". The location of the site is shown by Figure 1.

## 1.4 Site Description

The site is occupied by an orchard equipment manufacturing facility. Two buidlings occupy the site as shown by Figure 2. The general topography of the site is flat-lying. The site authorized site contact is:

Mr. Jim Decoto
**Orchard Rite LTD**
1702 Englewood Avenue
Yakima, WA 98902
Phone (509) 248-8785

## 1.5 Adjacent Land Use

Englewood Avenue lies immediately north of the site as shown by Figure 2. A storage building is located north of Englewood Avenue. The Juvenile Justice facility is under construction west of the storage building. A car wash facility is located east of the storage building. A church is located east of the site. The area south of the site is residential. The property west of the site is occupied by a storage rental facility.


SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929


QUADRANGLE LOCATION

FOR SALE BY U. S. GEOLOGICAL SURVEY

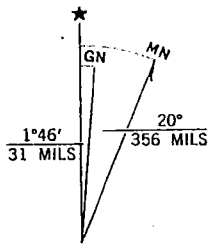



Figure 1. Site Location Map

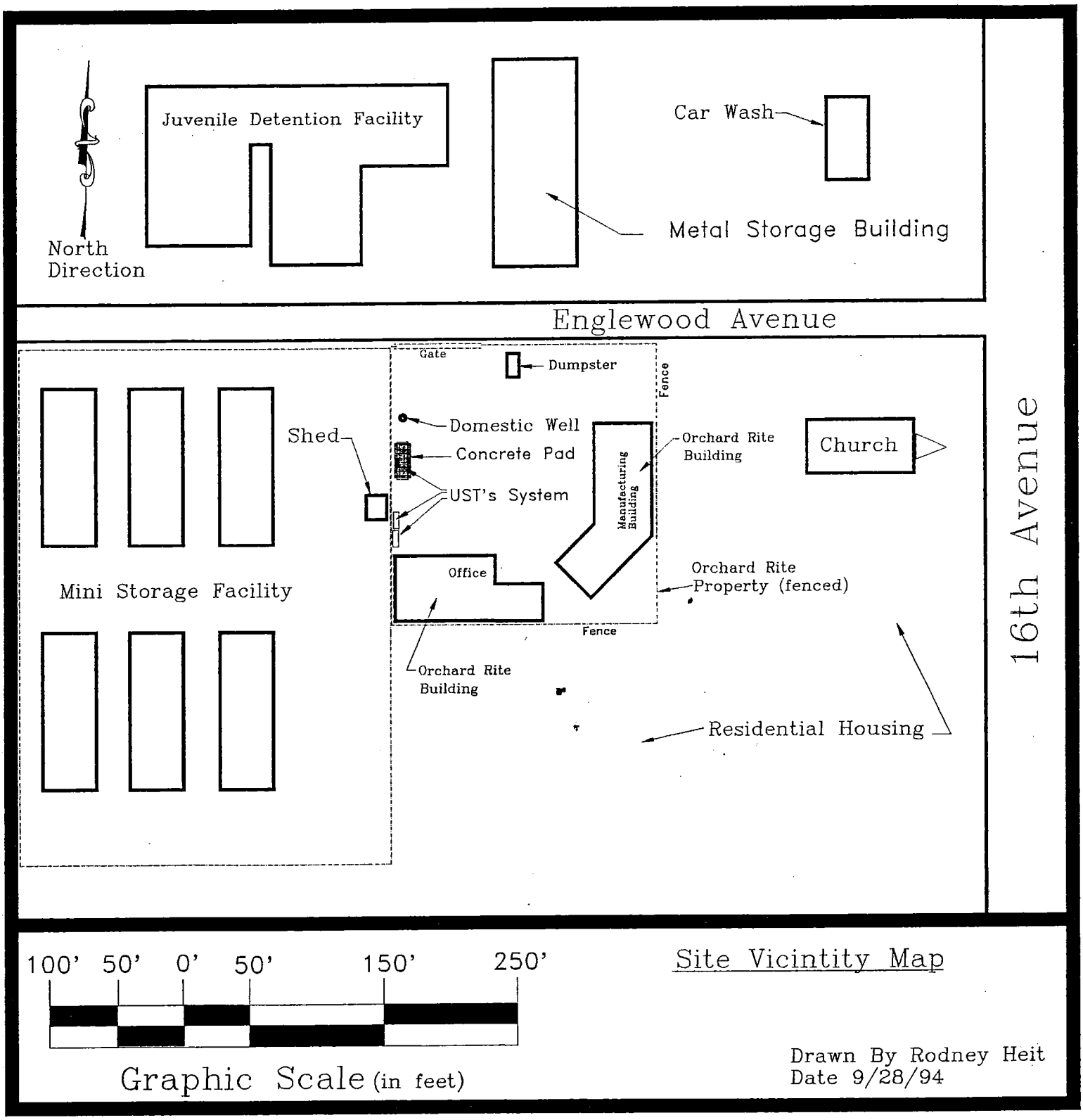



Figure 2. Site Vicinity Map

1.6 UST System Information

The WSDOE Site Identification Number is 010738. The tanks were installed by the previous land owner. The age of the UST system is unknown. Use of the tanks was discontinued in approximately 1989. Prior to this time, the tanks were used to refuel company vehicles and equipment. The UST system was situated at the western portion of the subject property as shown by Figure 3. The UST system consists of:

- one (1) 10,000 gallon regular gasoline tank (Tank #1),
- one (1) 1,100 gallon unleaded gasoline tank (Tank #2) and
- one (1) 1,100 gallon diesel tank (Tank #3).

The fuel dispensers were positioned at the western edge of Tank #1. Undergound fuel lines led directly from each tank to the fuel dispenser island. Underground vent pipes led from the tanks to the northwest corner of the west building.

1.7 Soils Description

Soils encountered during excavation activities consisted of basaltic and andesitic boulders and cobbles (conglomerate) deposited by mainstream river currents. The matrix consisted of sandy gravel composed primarily of lithic fragments. This soil type extends to the floor of the final excavation which was established to a depth of approximately thirteen (13) feet below ground surface (BGS). The conglomerate is classified as "GP" according to the Unified Soil Classification System. Soils encountered within the excavation are described by the Soil Excavation Profile (Appendix A).

1.8 Hydrogeology

No hydrogeologic investigation was conducted during the investigation. Groundwater was not encountered during tank removal or remediation activities. Depth to groundwater at the site was not determined.

## 2.0 Field Activities

2.1 Closure Site Assessment & Remedial Activities

HMB provided tank decommissioning and removal services on September 26 & 27, 1994. Upon removal of the tanks, Rodney Heit, a site assessor registered with the WSDOE Underground Storage Tank Section, provided closure site assessment services. Soil samples were collected for field screening and independent laboratory analysis. Soil sampling methods are described in Appendix B. Soil sample descriptions are documented on the Daily Field Sampling Log (Appendix C). Field screening was accomplished using a Field Ionization Detector (FID) and Thin Layer Chromatography (TLC). Field screening methods are described in Appendix D. Findings of the closure site assessment are discussed below.

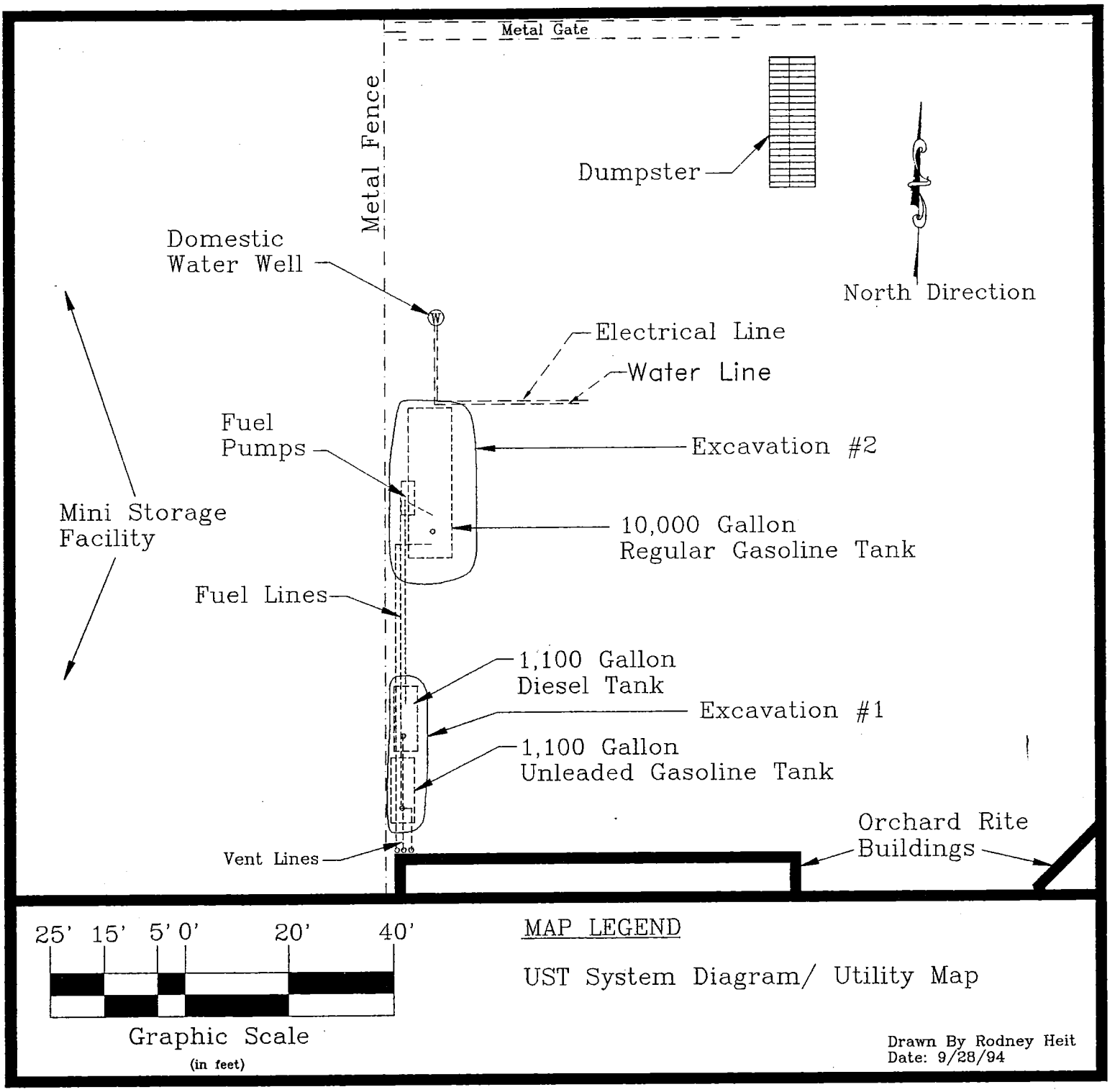



Figure 3. UST System Diagram

2.1.1 1,100 Gallon UST's

The 1,100 gallon unleaded gasolin tank (Tank #2) and the 1,100 gallon diesel tank (Tank #3) were removed from a single excavation. Sage performed a visual inspection of the tanks upon removal. The inspection found the tanks to be in very good condition with no indication of leakage. Inspection of soils exposed within the excavation, as well as soils excavated during the tank removal process, found no evidence of petroleum contamination.

Sage collected six (6) soil samples from within the UST excavation for field screening and laboratory analyses. One (1) soil sample was collected from each sidewall of the excavation (OR-0194-S1 through OR-0194-S4). Sample OR-0194-S1 was collected from beneath fuel lines entering the UST excavation. Sample OR-0194-S5 was collected from beneath the gasoline tank and sample OR-0194-S6 was collected from beneath the diesel tank. Soil sampling locations are shown by Figure 4. Soil samples OR-0194-S1 through OR-0194-S6 were submitted to MTC for independent laboratory analysis. Adjacent sidewall samples were composited at the laboratory prior to analysis.

MTC analyses found no detectable petroleum hydrocarbons in soil samples collected from within this UST excavation or beneath fuel lines. In addition, analysis of a soil sample (OR-0194-S5) collected from beneath the gasoline tank, found no detectable total lead. The analytical results are attached as Appendix E.

The analytical results were compared to "Method A Cleanup Levels" (Cleanup Levels) of WAC 173-340-740 (Appendix F) to determine if remedial action was required. The comparison indicates that no remedial action is required associated with the use or removal of these tanks.

2.1.2 Dispenser Island & 10,000 Gallon UST

The fuel dispenser island was positioned immediately adjacent to, and above, the 10,000 gallon gasoline tank. Field screening indicated that petroleum impacted soil existed beneath this dispenser island. The release appears to have originated from the regular gasoline dispenser which as associated with the 10,000 gallon tank. The petroleum appeared to migrate downward from the island location, adjacent to the 10,000 gallon gasoline tank.

The 10,000 gallon UST was removed during impacted soil removal activities. A visual inspection of the tank found it to be in very good condition with very little corrosion. Sage found no evidence that this UST had leaked.

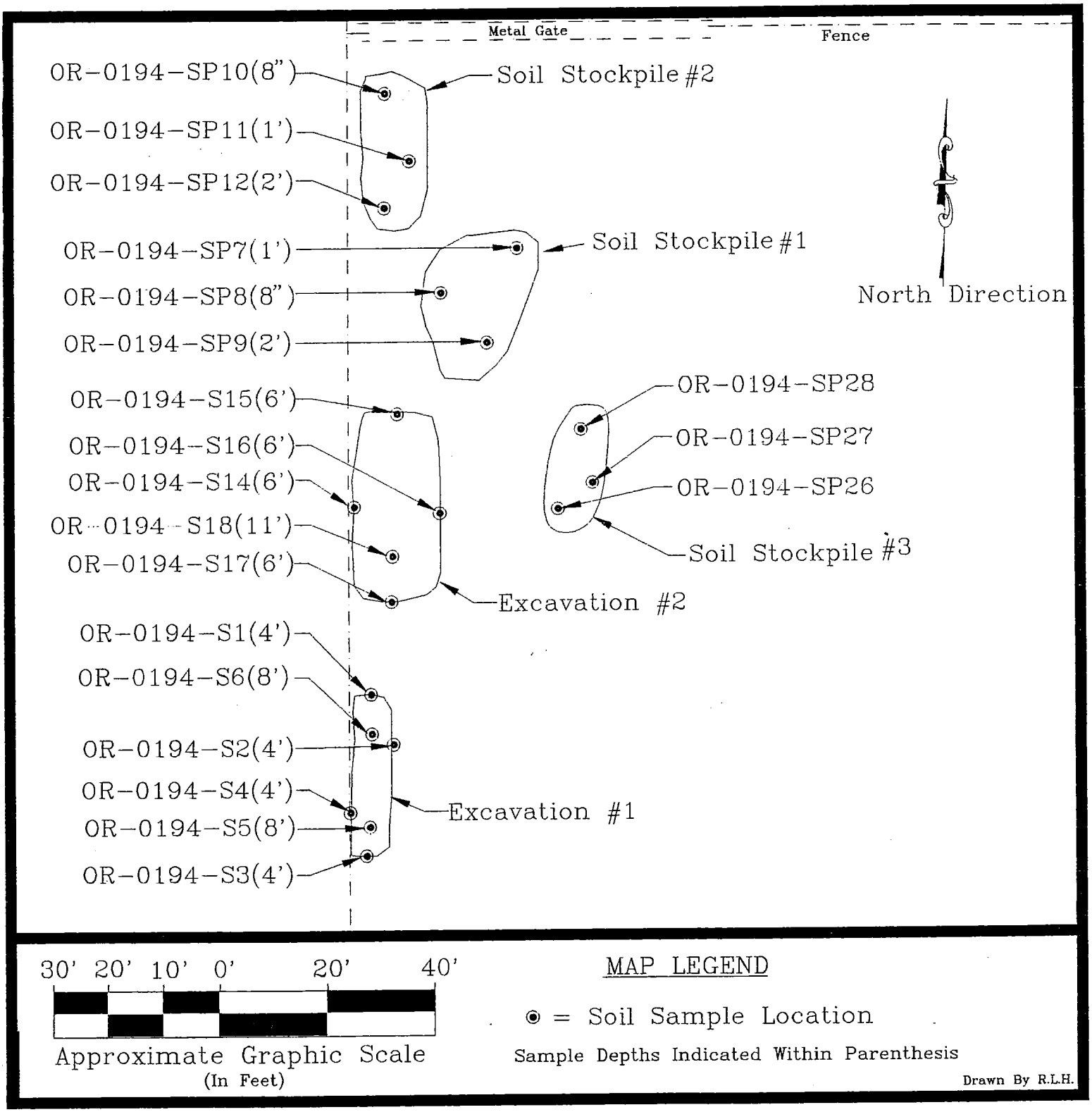



Figure 4. Soil Sampling Locations

Apparently impacted soil was excavated from beneath the fuel dispenser island. Apparently impacted soil was seperated from apparently non-impacted soil during the tank removal process. Approximately thirty-five (35) cubic yards of apparently impacted soil was placed upon, and covered by, a plastic liner for temporary storage at the site.

Upon completion of impacted soil removal activities, Sage collected five (5) soil samples (OR-0194-S14 through OR-0194-S18) from the remedial excavation. These soil sampling locations are shown by Figure 4. The soil samples were submitted to MTC for independent laboratory analysis. Adjacent sidewall samples (OR-0194-S14,S15 and OR-0194-S16,S17) were composited at the laboratory. MTC analyses found no petroleum hydrocarbons or lead in soil samples collected from the final remedial excavation. Comparison of the analytical results (Appendix E) with the Cleanup Levels (Appendix F) indicates that no additional remedial action is required at this location.

Upon completion of the UST removal project, Sage completed a copy of the Underground Storage Tank Site Check/Site Assessment Checklist and a copy of this checklist is attached as Appendix G.

### 2.1.3 Soil Stockpile #1

Soil stockpile #1 was generated during removal of the 10,000 gallon UST. It is composed of approximately fifteen (15) cubic yards of apparently non-impacted soil. Sage collected three (3) soil samples (OR-0194-SP7 through OR-0194-SP9) and submitted them to MTC for independent laboratory analysis. Analysis of these soil samples found no detectable petroleum hydrocarbons. This soil stockpile was used to backfill the remedial excavation in accordance with the WSDOE "End Use Criteria for Petroleum Contaminated Soils" (Appendix H).

### 2.1.4 Soil Stockpile #2

Soil stockpile #2 was generated during removal of the 10,000 gallon UST. It is composed of approximately thirty-five (35) cubic yards of apparently impacted soil. Sage collected three (3) soil samples (OR-0194-SP10 through OR-0194-SP12) and submitted them to MTC for independent laboratory analysis. Analysis of these soil samples found no detectable petroleum hydrocarbons in samples OR-0194-SP10 and OR-0194-SP11. However, analysis of sample OR-0194-SP12 found:

- gasoline at a concentration of 329 parts per million (ppm),
- benzene at a concentration of 717 parts per billion (ppb),
- toluene at a concentration of 849 ppb,
- ethylbenzene at a concentration of 981 ppb and
- xylenes at a concentration of 5,397 ppb.

Comparison of the analytical results (Appendix E) with the WSDOE "End Use Criteria for Petroleum Contaminated Soils" (Appendix H) indicates that Soil Stockpile #2 is designated as "Class 4 Soil". Orchard Rite, Ltd. transported the soil to another of their properties for treatment using the landfarming method. This property is located at 1615 West Ahtanum Road (Parcel # 191206-23404).

2.1.5 Soil Stockpile #3

Soil stockpile #3 was generated during removal of the two (2) 1,100 gallon UST's. It is composed of approximately thirty (30) cubic yards of apparently non-impacted soil. Sage collected three (3) soil samples (OR-0194-SP26 through OR-0194-SP28) and submitted them to MTC for independent laboratory analysis. Analysis of these soil samples found no detectable petroleum hydrocarbons or total lead. This soil stockpile was used to backfill the UST excavation in accordance with the WSDOE "End Use Criteria for Petroleum Contaminated Soils" (Appendix H).

## 3.0 Recommendations

Based upon the analytical results, Sage finds that no additional soil remediation is required at the UST removal locations. However, Sage recommends treatment of Soil Stockpile #2 to reduce gasoline and aromatic hydrocarbon (BTEX) concentrations. According to the Guidance for Remediation of Releases from Underground Storage Tanks, July 1991; 91-30, "Untreated or treated soils with residual petroleum contamination greater than "Class 3" should be treated (or re-treated), landfilled in a permitted, municipal landfill, or permitted as a new PCS landfill. The goal of any treatment should be to meet the Cleanup Standards". If the landfarming method is chosen the following criteria should be met:

- Obtain approval from the Yakima Health District prior to treatment activities,
- Obtain approval from the Yakima County Clean Air Authority prior to treatment activities,
- The depth to groundwater at the treatment site should be greater than ten (10) feet.
- The soil should be spread to a maximum thickness of six (6) inches.
- Construct an impermeable barrier (dike) around the treatment area to prevent surface water runoff from contacting PCS.
- Restrict public access to the PCS storage site by implementing sturdy fencing must be installed around the perimeter of the treatment area.
- Signage must be installed to prevent acces by the general public. The name of a contact person should also be displayed on signage in case of emergency.
- The soil should be tilled on a bi-monthly basis to provide adequate oxygen for micro-organisms to metabolize the hydrocarbons.
- Cover the PCS during periods of precipitation with a plastic liner.
- A minimum of three (3) soil samples should be collect after three (3) months of treatment to ensure adequate treatment progress and/or to determine if treatment activities are complete.

## 4.0 Limitations

In performance of this project, Sage Earth Sciences has conducted its activities in accordance with current regulatory guidelines. The conclusions and recommendations are based upon our field observations, field screening and laboratory analyses. Since the investigation is limited to the closure site assessment of three (3) UST's and contaminated soil removal project, this document does not imply that the property is free of other environmental constraints.

# Appendix A

# SOIL EXCAVATION PROFILE

SAGE
Earth Sciences, Inc.
602 Cherryhill Lane
P.O. Box 1644
Zillah, WA 98953
Phone (509) 829-6400

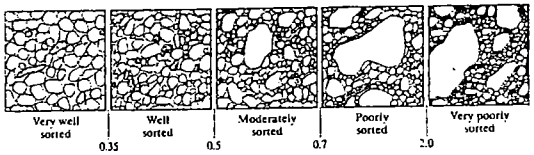
Field Crew RODNEY HEIT

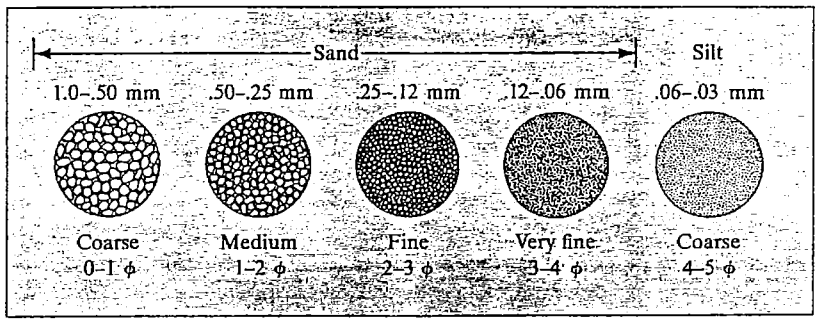
Project Name ORCHARD RITE Project # OR-0194

Address 1702 ENGLEWOOD AVE Date 9-27-94

Location N.E. 1/4 N.E. 1/4 Sec. 23 T. 13 N. R. 18 E., W.M. Elevation 1,100(FT) Datum M.S.L

Pit Dimensions See MAPS Finish Depth 13' Pit Orientation X2 (NORTH-SOUTH)




Additional Detrital Rock Classifications on Reverse

| Sample # | Matrix | Groundwater | Depth (13') | Graphic Log | Unified Soil Classification | Description of Lithologies |
|---|---|---|---|---|---|---|
| | | NOT ENCOUNTERED | 1 | | | Sandy gravely matrix with River Boulders and Cobbles (Conglomerate) |
| | | | 2 | | | Interbedded silty sands |
| | | | 3 | | | Sparse |
| | | | 4 | | | Basaltic and Andesitic Boulder and Cobbles up to 1.5 feet in diameter |
| | | | 5 | | GP | |
| | | | 6 | | | |
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| | | | 8 | | | |
| | | | 9 | | | |
| | | | 10 | | | |
| | | | 11 | | | |
| | | | 12 | | | |
| | | | 13 | | | EXCAVATION TERMINATED @ 13' BGS. |

Rodney Heit 9-27-94

SAGE Representative Date

# Appendix B

## Soil Sampling Methodology

Soil sampling locations were chosen at locations considered representative of soil conditions. To collect representative soil samples, Sage Earth Sciences uses the methodology outlined below.

1. Select a new sample jar whose volume is adequate for the appropriate analysis.

2. Remove a minimum of six (6) inches of soil to minimize the loss of volatile compounds.

3. Immediately transfer to soil to the sample container, using the container itself to collect the sample. Using new nitrile gloves, pack the soil tightly into the container to prevent the loss of volatile compounds. Ensure that the container is filled completely to exclude any airspace in the sample.

4. Label the jar with a unique identification number, the analytical procedure to be used, the time and date of sample collection and the person who collected the sample.

5. Enter the sample on the Chain-of-Custody form and the Daily Field Sampling Log.

6. Place the sample in wet ice to cool the samples to approximately four (4) degrees Celsius.

7. Place the samples in a shipping cooler packed with absorbent material and blue ice for shipment.

8. Secure the Chain-of-Custody form to the underside of the cooler lid in a sealable plastic bag with tape.

9. Upon completion of sampling activities, secure the lid of the cooler with strapping tape and affix custody seals across the lid/cooler interface. Place appropriate shipping waybills atop the cooler.

10. Ship the samples to the laboratory via commercial courier.

# Appendix C

# L..ly Field Sampling Log

Project # OR-0194
Date 9-26-94
Sampler Rodney Heit
Sheet 1 of 3

| Sample # | Location | Matrix | Staining | Odors | Depth | TOV | TLC |
|---|---|---|---|---|---|---|---|
| OR-0194-S1 | North end wall Piping | Soil | None | None | 4' | N.D | N.D |
| OR-0194-S2 | East Side Wall | Soil | None | None | 4' | N.D | N.D |
| OR-0194-S3 | South end wall | Soil | None | None | 4' | N.D | N/A. |
| OR-0194-S4 | West sidewall | Soil | None | None | 4' | N.D | N.D |
| OR-0194-S5 | Floor Tank #1 | Soil | None | None | 8' | N.D | N/A |
| OR-0194-S6 | Floor Tank #2 | Soil | None | None | 8' | N.D | N.D |
| OR-0194-SP7 | Temp Soil Stockpile Tnk#1&2 | Soil | None | None | 1' | N.D | N/A |
| OR-0194-SP8 | " " | Soil | None | None | 8" | N.D | N/A |
| OR-0194-SP9 | " " | Soil | None | None | 2' | N.D | N/A |
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Ambient Vapors 3 Units
TLC Standards 200 ppm Diesel
50 ppm Diesel

✓ S = Soil Sample
GW = Groundwater Sample
SW = Surface Water Sample
D = Duplicate Sample (10 % of samples/matrix)
TB = Travel Blank

# Daily Field Sampling Log

Project # OR-0194
Date 9-27-94
Sampler Rodney Hert
Sheet 1 of 3

| Sample # | Location | Matrix | Staining | Odors | Depth | TOV | TLC |
|---|---|---|---|---|---|---|---|
| OR-0194-S10 | Below Dispenser South Center (STOCKPILE) | Soil | NONE | GAS | 2' | 1,500 | N/D |
| OR-0194-S11 | Below Dispenser Center | Soil | None | GAS | 8" | 7500 | \| |
| OR-0194-S12 | Below Island Dispenser area | Soil | None | GAS | 9' | 2,500 | \| |
| OR-0194-S13 | West of TANK FIOOR | Soil | None | NONE | 11 | 50 | \| |
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Ambient Vapors 4 Units
TLC Standards 200 ppm Diesel

✓S = Soil Sample
GW = Groundwater Sample
SW = Surface Water Sample
D = Duplicate Sample (10 % of samples/matrix)
TB = Travel Blank

# L ..y Field Sampling Log

Project # OR-0194
Date 9-28-94
Sampler Rodney Heit
Sheet 3E of 3

| Sample # | Location | Matrix | Staining | Odors | Depth | TOV | TLC |
|---|---|---|---|---|---|---|---|
| OR-0194-SP10 | STOCKPILE SAMPLE | SOIL | N. OBSV | NONE | 8" | N.D | N.D |
| OR-0194-SP11 | STOCKPILE SAMPLE | SOIL | NOT OBSV. | NONE | 1' | N.D. | |
| OR-0194-SP12 | STOCKPILE SAMPLE | SOIL | NOT OBSV. | NONE | 2' | N.D. | |
| * OR-0194-S13 | WEST SIDE WALL DUPLICATE OF S14 | SOIL | NOT OBSV. | NONE | 6' | N.D. | |
| OR-0194-S14 | WEST SIDEWALL 10,000 gal | SOIL | | | 6' | N.D. | |
| OR-0194-S15 | NORTH Radiwall " " | SOIL | | | 6' | N.D. | |
| OR-0194-S16 | EAST SIDE WALL " " | SOIL | | | 6' | N.D | |
| OR-0194-S17 | SOUTH Endwall " " | SOIL | | | 6' | N.D | |
| OR-0194-S18 | FLOOR OF 10,000 | SOIL | | | 11' | N.D | |
| OR-0194-S19 | DISPENSER AREA N.E | SOIL | | | 6 | N.D | |
| OR-0194-S20 | EAST SIDE WALL | SOIL | | | 11' | N.D | |
| OR-0194-S21 | SOUTHEAST Sidewall | SOIL | | | 8' | N.D | |
| OR-0194-S22 | SOUTH SIDE WALL | SOIL | | | 6' | N.D | |
| OR-0194-S23 | SOUTH WEST SIDEWALL | SOIL | | | 13' | N.D | |
| OR-0194-S24 | WEST FLOOR/SIDE | SOIL | | | 13' | N.D | |
| OR-0194-S25 | FLOOR | SOIL | | | 12' | N.D | |
| OR-0194-SP26 | BACKFILLED STOCKPILE MATERIAL | SOIL | | | 8" | N.D | |
| OR-0194-SP27 | STOCKPILE | SOIL | | | 1' | N.D | |
| OR-0194-SP28 | STOCKPILE | SOIL | | | 2' | N.D | |
| OR-0194-TB29 | TRAVEL BLANK | $H_2O$ | N/A | N/A | N/A | N/A | N/A |
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* LISTED ON 9/27/94

Ambient Vapors 4 Units
TLC Standards _____
_____
_____

✓S = Soil Sample
GW = Groundwater Sample
SW = Surface Water Sample
✓D = Duplicate Sample (10 % of samples/matrix)
✓TB = Travel Blank

# Appendix D

## Field Screening with the Flame Ionization Detector

For semi-quantitative analysis of organic vapors, such as those found in gasoline, Sage uses a Heath Porta-FID Organic Vapor Detector. The headspace method is used to detect organic vapors emitted by soils contaminated by volatile petroleum products. The field screening methodology, using the headspace method, is described as follows:

1. Place a discrete soil sample into a clean one quart mason jar, filling the jar approximately 1/3 full.

2. Immediately place aluminum foil over the top of the jar and secure it with a ring to prevent loss of volatile compounds.

3. Place the sample in boiling water for ten (10) minutes. This causes the volatile compounds to be released from soil particles and collect in the space above the soil.

4. Remove the sample from the boiling water and insert the instrument probe through the aluminum foil.

5. Record the instrument response on the Daily Field Sampling Log.

## Field Screening with Thin Layer Chromatography

For qualitative and semi-quantitative analysis of semi-volatile and non-volatile compounds such as those found in medium and high boiling compounds (e.g. diesel, waste oil, grease), Sage uses Thin Layer Chromatography (TLC). The analysis allows comparison of samples collected in the field, to standards of known composition and concentration. The analysis methodology is described below.

1. Place approximately 5 grams of a discrete soil sample into a clean 40 ml. vial.

2. Add 5 ml. of nanograde hexane (a solvent) to the sample.

3. Place the lid on the vial and agitate the sample to mix the solvent with the soil.

4. Using a graduated syringe, remove 20 ml. of the extract and elute the extract onto the TLC slide.

5. Decontaminate the syringe and elute appropriate Quality Assurance samples and standards onto the plate, decontaminating the syringe after each use.

6. Inspect the elute, under short-wave & long-wave ultraviolet light, for compounds. If no compounds are observed, the compounds are either not present or are at non-detectable concentrations.

7. If compounds are observed, place the base of the slide into hexane to initiate the chromatographic process. Stop the process before the solvent front encounters the top edge of the slide.

8. Inspect the slide under short-wave and long-wave ultraviolet light and compare the sample to known standards (diesel, waste oil, grease).

9. Record the type of product observed and approximate concentration on the Daily Field Sampling Log.

# Appendix E

MTC *Analytical/Environmental Services*

***Materials Testing & Consulting, Inc***
WSDOE Laboratory #C057
WSDOH Laboratory #046

P.O. Box 309
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

84
Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Attn: Mr Dave Green

Report Date: 11/14/94
Reference: 94-1838
Date Analyzed: 10/2/94

Project: Orchard Rite
Date Sampled: 9/29/94

## Data Report



| Lab Number | Sample Description | ppm TPH | ppb Benzene | ppb Toluene | ppb Ebenzene | ppb Xylenes | Surrogate % Recovery |
|---|---|---|---|---|---|---|---|
| 84-94-04191.0S | OR-0194-S1,S2 | nd | nd | nd | nd | nd | 99 |
| 84-94-04192.0S | OR-0194-S3,S4 | nd | nd | nd | nd | nd | 104 |
| 84-94-04193.0S | OR-0194-S5 | nd | nd | nd | nd | nd | 100 |
| 84-94-04194.0S | OR-0194-S6 | nd | nd | nd | nd | nd | 98 |
| 84-94-04195.0S | OR-0194-SP7 | nd | nd | nd | nd | nd | 96 |
| 84-94-04196.0S | OR-0194-SP8 | nd | nd | nd | nd | nd | 103 |
| 84-94-04196.0S | MS OR-0194-SP8 | 137-G | | | | | 100 |
| 84-94-04197.0S | OR-0194-SP9 | nd | nd | nd | nd | nd | 103 |
| 84-94-04198.0S | OR-0194-SP10 | nd | nd | nd | nd | nd | 104 |
| 84-94-04199.0S | OR-0194-SP11 | nd | nd | nd | nd | nd | 108 |
| 84-94-04199.0S | Lab Dup OR-0194-SP11 | nd | nd | nd | nd | nd | 115 |
| 84-94-04200.0S | OR-0194-SP12 | 329-G | 717 | 849 | 981 | 5397 | 119 |
| 84-94-04201.0S | OR-0194-S13 | nd | nd | nd | nd | nd | 122 |
| 84-94-04202.0S | OR-0194-S14,S15 | nd | nd | nd | nd | nd | 117 |
| 84-94-04203.0S | OR-0194-S16,S17 | nd | nd | nd | nd | nd | 117 |
| 84-94-04204.0S | OR-0194-S18 | nd | nd | nd | nd | nd | 120 |
| 84-94-04205.0S | OR-0194-S19,S20 | nd | nd | nd | nd | nd | 113 |
| | Methods: WSDOE: WTPH-G/WTPH-D G- Gasoline A-Aged D-Diesel | Soil/Water | Soil/Water | Soil/Water | Soil/Water | Soil/Water | Method Acceptance Limits |
| | Method Reporting Limit (MRL)** | 10.0/0.10 | 100/1.0 | 100/1.0 | 100/1.0 | 100/1.0 | Soil: 50-150 |
| | Maximum Contamination Levels | 100/1 | 500/5 | 40000/40 | 20000/30 | 20000/20 | H20: 50-150 |

Comments: * - indicates heavier hydrocarbons
** - A value of "<n" indicates elevated detection limits due to dilution or chromatographic interference
MS - Matrix Spike at 200 ppm Gasoline\Diesel

QC Review:

MTC *Analytical/Environmental Services*

***Materials Testing & Consulting, Inc***
WSDOE Laboratory #C057
WSDOH Laboratory #046

P.O. Box 309
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

84

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Attn: Mr Dave Green

Report Date: 11/14/94
Reference: 94-1838
Date Analyzed: 10/2/94

Project: Orchard Rite
Date Sampled: 9/29/94

## Data Report



| Lab Number | Sample Description | ppm TPH | ppb Benzene | ppb Toluene | ppb Ebenzene | ppb Xylenes | Surrogate % Recovery |
|---|---|---|---|---|---|---|---|
| 84-94-04206.0S | OR-0194-S21,S22 | nd | nd | nd | nd | nd | 105 |
| 84-94-04206.0S | Lab Dup OR-0194-S21, | nd | nd | nd | nd | nd | 109 |
| 84-94-04207.0S | OR-0194-S23,S24 | nd | nd | nd | nd | nd | 91 |
| 84-94-04208.0S | OR-0194-S25 | nd | nd | nd | nd | nd | 90 |
| 84-94-04209.0S | OR-0194-SP26 | nd | nd | nd | nd | nd | 91 |
| 84-94-04210.0S | OR-0194-SP27,SP28 | nd | nd | nd | nd | nd | 100 |
| | Methods: WSDOE: WTPH-G/WTPH-D G- Gasoline A-Aged D-Diesel | Soil/Water | Soil/Water | Soil/Water | Soil/Water | Soil/Water | Method Acceptance Limits |
| | Method Reporting Limit (MRL)** | 10.0/0.10 | 100/1.0 | 100/1.0 | 100/1.0 | 100/1.0 | Soil: 50-150 |
| | Maximum Contamination Levels | 100/1 | 500/5 | 40000/40 | 20000/30 | 20000/20 | H20: 50-150 |

Comments: * - indicates heavier hydrocarbons
** - A value of "<n" indicates elevated detection limits due to dilution or chromatographic interference
MS - Matrix Spike at 200 ppm Gasoline\Diesel

QC Review: KL

**MTC** *Analytical/Environmental Services*

*Materials Testing & Consulting, Inc*
WSDOE Laboratory #C057
WSDOH Laboratory #046

P.O. Box 309
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Attn:

Date: 10/25/94
Reference: 94-1838

Project: Orchard Rite

# Data Report

| Lab Number | Sample Description | Pb | Units | | | | |
|---|---|---|---|---|---|---|---|
| 84-94-04193.1S | OR-0194-S5 | <25 | mg/Kg | | | | |
| 84-94-04198.1S | OR-0194-SP10 | <25 | mg/Kg | | | | |
| 84-94-04199.1S | OR-0194-SP11 | <25 | mg/Kg | | | | |
| 84-94-04200.1S | OR-0194-SP12 | <25 | mg/Kg | | | | |
| 84-94-04202.1S | OR-0194-S14,S15 | <25 | mg/Kg | | | | |
| 84-94-04203.1S | OR-0194-S16,S17 | <25 | mg/Kg | | | | |
| 84-94-04204.1S | OR-0194-S18 | <25 | mg/Kg | | | | |
| 84-94-04205.1S | OR-0194-S19,S20 | <25 | mg/Kg | | | | |
| 84-94-04206.1S | OR-0194-S21,S22 | <25 | mg/Kg | | | | |
| 84-94-04207.1S | OR-0194-S23,S24 | <25 | mg/Kg | | | | |
| 84-94-04208.1S | OR-0194-S25 | <25 | mg/Kg | | | | |
| 84-94-04209.1S | OR-0194-SP26 | <25 | mg/Kg | | | | |
| 84-94-04210.1S | OR-0194-SP27,SP28 | <25 | mg/Kg | | | | |
| | Method Blank | <.5 0 | mg/L | | | | |
| | Method QC 5.00 ppm | 4.94 | mg/L | | | | |
| | | Soil | | | | | |
| | Method Reporting Limit (MRL) | 25 | | | | | |
| | Maximum Contamnation Limit (MCL) | 250 | | | | | |

Mary Price
Chemist

SAGE
Earth Sciences, Inc.

P.O. Box 1644
601 Glenwood Drive
Zillah, WA 98953
Phone (509) 829-6400
Fax (509) 829-6443

# CHAIN-OF-CUSTODY FORM

Project Name ORCHARD RITE
Project Number OR-0194
Sampler ROONEY HEIT
Date 9-29-94 Time 3:00 pm
Destination MATERIALS TESTING & CONSULTING

| Sample Number | Matrix | Number of Containers | Container Size | Analyses Requested: HCID | WTPH D&G | 8020 | TOTAL LEAD | 602 | | | | | | | | PLEASE ARCHIVE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| OR-0194-S1 | SOIL | 1 | 4 oz | X | X | X | | | > | PLEASE COMPOSITE SAMPLES | | | | | | |
| OR-0194-S2 | SOIL | 1 | 4 oz | X | X | X | | | > | S1 - S2 | | | | | | |
| OR-0194-S3 | SOIL | 1 | 4 oz | X | X | X | | | > | PLEASE COMPOSITE SAMPLES | | | | | | |
| OR-0194-S4 | SOIL | 1 | 4 oz | X | X | X | | | > | S3 - S4 | | | | | | |
| OR-0194-S5 | SOIL | 1 | 4 oz | X | X | X | | | | | | | | | | |
| OR-0194-S6 | SOIL | 1 | 4 oz | X | X | X | | | | | | | | | | |
| OR-0194-SP7 | SOIL | 1 | 4 oz | X | X | X | | | | | | | | | | |
| OR-0194-SP8 | SOIL | 1 | 4 oz | X | X | X | | | | | | | | | | |
| OR-0194-SP9 | SOIL | 1 | 4 oz | X | X | X | | | | | | | | | | |
| OR-0194-SP10 | SOIL | 1 | 4 oz | X | X | X | X | | | | | | | | | |
| OR-0194-SP11 | SOIL | 1 | 4 oz | X | X | X | X | | | | | | | | | |
| OR-0194-SP12 | SOIL | 1 | 4 oz | X | X | X | X | | | | | | | | | |
| * OR-0194-S13 | SOIL | 1 | 4 oz | X | X | X | | | | | | | | | | |
| OR-0194-S14 | SOIL | 1 | 4 oz | X | X | X | X | | > | PLEASE COMPOSITE SAMPLES | | | | | | |
| OR-0194-S15 | SOIL | 1 | 4 oz | X | X | X | X | | > | S14 & S15 | | | | | | |

Relinquished by: Rodney Heit Date: 9-29-94
Firm: Sage Earth Sciences Inc. Time: 3:00pm

Received By: J Meadows Date: 9/30/94
Firm: MTC Time: 9 a.m.

Relinquished by: Date:
Firm: Time:

Received By: Date:
Firm: 94-1838 Time:
4191-

Container Condition: Good Violated Cool (4°C): Yes No Custody Seals: (Intact) Violated

SAGE
Earth Sciences, Inc.

P.O. Box 1644
601 Glenwood Drive
Zillah, WA 98953
Phone (509) 829-6400
Fax (509) 829-6443

# CHAIN-OF-CUSTODY FORM

Project Name ORCHARD RITE
Project Number OR-0194
Sampler RODNEY HEIT
Date 9-29-94 Time 3:00 pm
Destination MATERIALS TESTING & CONSULTING

| Sample Number | Matrix | Number of Containers | Container Size | Analyses Requested: HCID | WTPH DEG | 8020 | TOTAL LEAD | 602 | PLEASE ARCHIVE | |
|---|---|---|---|---|---|---|---|---|---|---|
| OR-0194-S16 | SOIL | 1 | 4 oz | X | X | X | X | | | PLEASE COMPOSITE SAMPLES S16 & S17 |
| OR-0194-S17 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-S18 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-S19 | SOIL | 1 | 4 oz | X | X | X | X | | | PLEASE COMPOSITE SAMPLES S19 & S20 |
| OR-0194-S20 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-S21 | SOIL | 1 | 4 oz | X | X | X | X | | | PLEASE COMPOSITE SAMPLES S21 & S22 |
| OR-0194-S22 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-S23 | SOIL | 1 | 4 oz | X | X | X | X | | | PLEASE COMPOSITE SAMPLES S23 & S24 |
| OR-0194-S24 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-S25 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-SP26 | SOIL | 1 | 4 oz | X | X | X | X | | | PLEASE COMPOSITE SAMPLES SP27 & SP28 |
| OR-0194-SP27 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-SP28 | SOIL | 1 | 4 oz | X | X | X | X | | | |
| OR-0194-TB29 | $H_2O$ | 1 | 40 ml | X | X | | | X | | |
| | | | | | | | | | | |

Relinquished by: Rodney Heit
Firm: Sage Earth Sciences Inc.
Date: 9-29-94
Time: 3:00 pm

Received By: J McCadow
Firm: MTC
Date: 9/30/94
Time: 9 a.m.

Relinquished by:
Firm:
Date:
Time:

Received By:
Firm: 94-1838
Date:
Time:

Container Condition: Good Violated

Cool (4°C): Yes No

Custody Seals: (Intact) Violated

# Appendix F

## Method A Cleanup Levels - Soil [a]

| Hazardous Substance | CAS Number | Cleanup Level |
|---|---|---|
| Arsenic | 7440-38-2 | 20.0 mg/kg [b] |
| Benzene | 71-43-2 | 0.5 mg/kg [c] |
| Cadmium | 7440-43-9 | 2.0 mg/kg [d] |
| Chromium | 7440-47-3 | 100.0 mg/kg [e] |
| DDT | 50-29-3 | 1.0 mg/kg [f] |
| Ethylbenzene | 100-41-4 | 20.0 mg/kg [g] |
| Ethylene dibromide | 106-93-4 | 0.001 mg/kg [h] |
| Lead | 7439-92-1 | 250.0 mg/kg [i] |
| Lindane | 58-89-9 | 1.0 mg/kg [j] |
| Methylene chloride | 75-09-2 | 0.5 mg/kg [k] |
| Mercury (inorganic) | 7439-97-6 | 1.0 mg/kg [l] |
| PAHs (carcinogenic) | | 1.0 mg/kg [m] |
| PCB Mixtures | | 1.0 mg/kg [n] |
| Tetrachloroethylene | 127-18-4 | 0.5 mg/kg [o] |
| Toluene | 108-88-3 | 40.0 mg/kg [p] |
| TPH (gasoline) | | 100.0 mg/kg [q] |
| TPH (diesel) | | 200.0 mg/kg [r] |
| TPH (other) | | 200.0 mg/kg [s] |
| 1,1,1 Trichloroethane | 71-55-6 | 20.0 mg/kg [t] |
| Trichloroethylene | 79-01-5 | 0.5 mg/kg [u] |
| Xylenes | 1330-20-7 | 20.0 mg/kg [v] |

# Appendix G

# UNDERGROUND STORAGE TANK
## Site Check/Site Assessment Checklist

WASHINGTON STATE DEPARTMENT OF ECOLOGY

For Office Use Only
Owner # U00111 78
Site # 010738

## INSTRUCTIONS:

When a release has **not** been confirmed and reported, this Site Check/Site Assessment Checklist must be completed and signed by a person registered with Ecology. **The results of the site check or site assessment must be included with this checklist.** This form must be submitted to Ecology at the address shown below within 30 days after completion of the site check/site assessment.

SITE INFORMATION: Include the Ecology site ID number if the tanks are registered with Ecology. This number may be found on the tank owner's invoice or tank permit.

TANK INFORMATION: Please list all tanks for which the site check or site assessment is being conducted. Use the owner's tank ID numbers if available, and indicate tank capacity and substance stored.

REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT: Please check the appropriate item.

CHECKLIST: Please initial each item in the appropriate box.

SITE ASSESSOR INFORMATION: This form must be signed by the registered site assessor who is responsible for conducting the site check/site assessment.

Underground Storage Tank Section
Department of Ecology
P. O. Box 47655
Olympia, WA 98504-7655

## SITE INFORMATION

Site ID Number (on invoice or available from Ecology if the tanks are registered): # 010738

Site/Business Name: ORCHARD RITE (used to be HILLS CONSTRUCTION)

Site Address: 1702 ENGLEWOOD (Street) Telephone: (509) 248-8785

YAKIMA (City) WA. (State) 98902 (ZIP-Code)

## TANK INFORMATION

| Tank ID No. | Tank Capacity | Substance Stored |
|---|---|---|
| TANK #1 | 10,000 GALLON | REGULAR/UNLEADED GASOLINE |
| TANK #2 | 1,100 GALLON | REGULAR/UNLEADED GASOLINE |
| TANK #3 | 1,100 GALLON | DIESEL FUEL |
| | | |

## REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT

Check one:

- ____ Investigate suspected release due to on-site environmental contamination
- ____ Investigate suspected release due to off-site environmental contamination
- ____ Extend temporary closure of UST system for more than 12 months.
- ____ UST system undergoing change-in-service.
- ____ UST system permanently closed-in-place.
- ✓ UST system permanently closed with tank removed.
- ____ Abandoned tank containing product.
- ____ Required by Ecology or delegated agency for UST system closed before 12/22/88.
- ____ Other (describe): ____

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## CHECKLIST

Each item of the following checklist shall be initialed by the person registered with the Department of Ecology whose signature appears below.

| | | YES | NO |
|---|---|---|---|
| 1. | The location of the UST site is shown on a vicinity map. | RSH | |
| 2. | A brief summary of information obtained during the site inspection is provided. (see Section 3.2 in site assessment guidance) | RSH | |
| 3. | A summary of UST system data is provided. (see Section 3.1) | RSH | |
| 4. | The soils characteristics at the UST site are described. (see Section 5.2) | RSH | |
| 5. | Is there any apparent groundwater in the tank excavation? | | RSH |
| 6. | A brief description of the surrounding land use is provided. (see Section 3.1) | RSH | |
| 7. | Information has been provided indicating the number and types of samples collected, methods used to collect and analyze the samples, and the name and address of the laboratory used to perform the analyses. | RSH | |
| 8. | A sketch or sketches showing the following items is provided: | | |
| | - location and ID number for all field samples collected | RSH | |
| | - groundwater samples distinguished from soil samples (if applicable) | RSH | |
| | - samples collected from stockpiled excavated soil | RSH | |
| | - tank and piping locations and limits of excavation pit | RSH | |
| | - adjacent structures and streets | RSH | |
| | - approximate locations of any on-site and nearby utilities | RSH | |
| 9. | If sampling procedures different from those specified in the guidance were used, has justification for using these alternative sampling procedures been provided? (see Section 3.4) | RSH | |
| 10. | A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method and detection limit for that method. | RSH | |
| 11. | Any factors that may have compromised the quality of the data or validity of the results are described. | RSH | |
| 12. | The results of this site check/site assessment indicate that a confirmed release of a regulated substance has **not** occurred. | | RSH |

## SITE ASSESSOR INFORMATION

RODNEY L HEIT — Person registered with Ecology

Sage Earth Sciences Inc. — Firm Affiliated with

Business Address: P.O. Box 1644 (Street)

Telephone: (509) 829-6400

Ellensburg (City) WA. (State) 98953 (ZIP+Code)

*I hereby certify that I have been in responsible charge of performing the site check/site assessment described above. Persons submitting false information are subject to penalties under Chapter 173.360 WAC.*

10-20-94 — Date

Rodney L Heit — Signature of Person Registered with Ecology

# Appendix H

TABLE V. END USE CRITERIA FOR PETROLEUM-CONTAMINATED SOILS

| Analyte | Analytical Method | Soil Class (ppm) 1 | 2 | 3 | 4 |
|---|---|---|---|---|---|
| Heavy fuel hydrocarbons (C24-C30) | WTPH-418.1 mod. | <60 | 60-200 | 200-2000 | >2000 |
| Diesel (C12-C24) | WTPH-D | <25 | 25-200 | 200-500 | >500 |
| Gasoline (C6-C12) | WTPH-G | <5 | 5-100 | 100-250 | >250 |
| Benzene | 8020 | <0.005 | 0.005-0.5 | ≤0.5 | >0.5 |
| Ethylbenzene | 8020 | <0.005 | 0.005-20 | ≤20 | >20 |
| Toluene | 8020 | <0.005 | 0.005-40 | ≤40 | >40 |
| Xylenes (total) | 8020 | <0.005 | 0.005-20 | ≤20 | >20 |

Treatment is recommended for all Class 3 and 4 soils.

**NOTES:**

Class 1 Soil Uses:
Any use which will not cause threat to human health or the environment.

Class 2 Soil Uses:
Backfill at the cleanup site
Fill in commercial or industrial areas
Cover or fill in permitted landfills
Road subgrade or other road construction fill
Fill in or near: wetlands, surface water, ground water, drinking water wells or utility trenches is NOT recommended. Use as residential topsoil is also NOT recommended.

Class 3 Soil Uses:
Treatment
Disposal at the original site (no solid waste diposal permit needed)
Road construction (no solid waste diposal permit needed)
Use or disposal in permitted, municipal landfills.
Permitted as a new PCS landfill
(An evaluation should be made to ensure that disposal will not cause a threat to human health or the environment, e.g. use near water bodies)

Class 4 Soil Uses:
Treatment
Disposal in a permitted, municipal landfill
Permitted as a new PCS landfill

WASHINGTON STATE DEPARTMENT OF ECOLOGY

# UNDERGROUND STORAGE TANK TEMPORARY/PERMANENT CLOSURE and SITE ASSESSMENT NOTICE

See back of form for instructions
Please ☑ the appropriate box(es) O
Please type or print information

Office Use Only
Owner # 40003188
Site # 010738

☐ Temporary Tank Closure ☒ Permanent Tank Closure ☐ Change-In-Service ☐ Site Assessment/ Site Check

## SITE INFORMATION:

Site ID Number (on invoice or available from Ecology if the tanks are registered): ~~01070~~ 010738

Site/Business Name: ORCHARD Rite

Site Address: 1702 ENGLEWOOD Avenue (Street) Telephone: (509) 248-8785

YAKIMA (City), WA. (State) 98902 (ZIP-Code)

## TANK INFORMATION:

| Tank ID | Closure Date | Tank Capacity | Substance Stored |
|---|---|---|---|
| 3 | 9/28/94 | 1100 GAL | DIESEL |
| 2 | 9/28/94 | 1100 GAL | PREMIUM |
| 1 | 9/28/94 | 10,000 GAL | REGULAR |

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**CONTAMINATION PRESENT AT THE TIME OF CLOSURE**

☒ Yes ☐ No

☐ Unknown

Check unknown if no obvious contamination was observed and sample results have not yet been received from analytical lab.

## UST SYSTEM OWNER/OPERATOR:

UST Owner/Operator: ORCHARD Rite Jim Chulos

Owners Signature: [signature] Telephone: (509) 248-8785

Address: 1702 ENGLEWood Avenue (Street) P.O. Box

YAKIMA, WA. (City) 98902 (State) (ZIP-Code)

## TANK CLOSURE/CHANGE-IN-SERVICE PERFORMED BY:

Service Provider: HAB Construction, Inc. License Number: 5002376

Licensed Supervisor: Daryl D. Burnett Decommissioning License Number: W002039

Supervisors Signature: [signature]

Address: P.O. Box 6308 (Street) P.O. Box

Kennewick, (City) Wa (State) 99336 (ZIP-Code)

Telephone: (509) 582-9653

## SITE CHECK/SITE ASSESSMENT CONDUCTED BY:

Name of Registered Site Assessor: SAGE Earth Sciences, Inc.

Telephone: (509) 829-6400

Address: 802 Cherry hill Lane (Street) P.O. Box 1644 (P.O. Box)

Zillah, (City) WA. (State) 98953 (ZIP-Code)

ECY 020-34

WASHINGTON STATE DEPARTMENT OF ECOLOGY

# UNDERGROU STORAGE TANK
# 30 DAY NOTICE

See back of form for instructions
Please ☑ the appropriate box

☐ Intent to Install ☒ Intent to Close ☐ Both

For Office Use Only JS
Owner # U0003188
Site # 010738

## SITE INFORMATION:

SEP 22 1994

Site ID Number (on invoice or available from Ecology if the tank is registered): 010738

Site/Business Name: Orchard Rite

Site Address: 1702 Englewood Avenue (Street)
Yakima (City), Wa. (State) 98902 (ZIP Code)

Owner/Operator Telephone: (509) 248-8785

## TANK INFORMATION:

### TANKS TO BE CLOSED

This section to be filled out ONLY if tanks are being removed

| Tank ID | Projected Closure Date | Tank Capacity | Substance Stored | Date tank last used | Is there product in the tank? (yes/no) | If no, date tank was pumped |
|---|---|---|---|---|---|---|
| 3 | 9/94 | 500 | Diesel | 5+ years + date unkn. | No | 5yrs + date unknown |
| 2 | ↓ | 1000 | Premium | " | No | 5yrs + date unknown |
| 1 | ↓ | 8000 | Regular | " | No | 5yrs + Date unkn |

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### TANKS TO BE INSTALLED

This section to be filled out ONLY if tanks are being installed

| Tank ID | Approx. Install Date |
|---|---|
| | |

## TANK INSTALLATION TO BE PERFORMED BY (If known):

This section to be filled out ONLY if tanks are being installed

Service Provider: _____ Contact Name: _____

Telephone: (____) _____

Address: _____ (Street) _____ (P.O. Box)

_____ (City) _____ (State) _____ (ZIP-Code)

## TANK PERMANENT CLOSURE TO BE PERFORMED BY (If known):

This section to be filled out ONLY if tanks are being removed

Service Provider: HMB Construction, Inc.

Contact Name: Daryl D. Burnett

Telephone: (509) 582-9653

Address: 100 W. Canal Dr. (Street) _____ (P.O. Box)

Kennewick, Wa (State) 99336 (ZIP-Code)

This form will be returned to this address

UST OWNER/ OPERATOR: Orchard Rite Attn: Jim

MAILING ADDRESS: 1702 Englewood Avenue (Street)

Yakima (City), Wa. (State) 98902 (ZIP Code)

Once validated by Ecology, this form serves as your temporary permit for the tanks listed above.

Please type or print information

ECY 020-33