Roy Farms Inc

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	none
• SHARP date	03/03/2025	CSID	6830
• EJFlagged?	⃠ - No Override	FSID	89739294
• LD confidence level	high	VCP	none
• Cleanup milestone	site hazard assessment	UST ID	3865
• SHARPster	Chelsea Wisotzkey	LUST ID	361697

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⃠
Groundwater	C4	high	risk to off-site people	⃠
Surface water	D4	high	climate change impacts	⃠
Sediment	D4	high	plant/animal tissue data	⃠
Soil	C1	high		

Location and land use info

401 Walters Road, Moxee, Yakima County, 98936

Primary parcel	20120532002
Land use	agricultural
Responsible unit	CRO

Sources reviewed

GeoEngineers, Inc. 2024. “Site Assessment, Roy Farms, 401 Walters Road, Moxee, Washington.” December 4, 2024.

PLSA 2001. “Site Assessment Engineering Report, Underground Storage Tank Removal”, Roy Farms, 401 Walter Road, Moxee, Washington. December 2001.

PLSA 1991. “Site Assessment and Intermediate Cleanup Reort on Leaking Underground Storage Tank Removal” Roy Farms, Moxee, Washington. July 1991.

Primary census tract	Associated census tracts
0	SHARP it

Local demographics comments

no comments

Source/source area description

The source of contamination was a diesel UST used to fuel farm equipment before it was removed in 1991. Two gasoline tanks were also onsite and reportedly removed in 1993, but Ecology was not notified when the tanks were removed.

Soil comments

Gasoline, xylenes and naphthalene were detected at concentrations above MTCA Method A cleanup levels in soil during a 2024 Ecology-led site assessment. Extent of contamination in soil unknown- additional investigation needed.

Groundwater comments

Gasoline and diesel were detected at concentrations above MTCA Method A cleanup levels in groundwater during a 2024 Ecology-led site assessment. One boring had measureable free product.

Surface water comments

Not a surface water site.

Sediment comments

Not a sediment site.

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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The site has been listed since 1991 after PCS was discovered during the decommissioning of one 8000-gallon diesel UST. Approximately 500 cubic yards of PCS was excavated and land-farmed on the property, which was (and is) being used as farmland and crop processing. Some PCS was left behind due to an onsite building and disruptions to farm operations. Method A exceedances in soil in the excavation included DRPH (10,380 mg/kg), toluene (9.79 mg/kg), ethylbenzene (12 mg/kg) and xylene (48.1 mg/kg). The pit was later converted into the basement of an office building extension. Groundwater was encountered at 12 ft bgs. No contamination was detected in the single groundwater sample that was analyzed for TPH and BTEX.

Two additional tanks were reported by the property owner to have been removed in 1993- one 1000 gallon gasoline tank and one 8000 gallon gasoline tank. The tanks were decommissioned and removed independently of tank closure protocols and requirements. A site assessment was performed in November 2000 based on the reported locations of the tanks removed in 1993. Soil samples taken from the (reported) former tank basin and analyzed for GRPH had no detectable contamination.

In 2007 three soil samples were collected, analyzed for diesel (results were ND) and sent to Ecology for review, along with a request to issue an NFA for the site. However, no report was attached to the analytical data showing sample locations or depths. Ecology collected environmental samples at the site in July 2024 to determine whether contamination related to the historic release of petroleum products was present in soil or groundwater at the site. Soil and groundwater samples were tested for gasoline, diesel, oil, toluene, ethylbenzene, xylenes (BTEX), naphthalenes, ethylene dichloride (EDC), ethylene dibromide (EDB), methyl tert-buty lether (MTBE) and lead. Gasoline, xylenes and naphthalene were detected at concentrations above MTCA Method A cleanup levels in soil. Gasoline and diesel were detected at concentrations above MTCA Method A cleanup levels in groundwater.

Overflow - Site contamination and cleanup history

No overflow

Roy Farms Inc

6830 Roy Farms Inc 20250303
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
03/03/2025

SHARP