

Bee Jay Scales



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	None
• SHARP date	05/19/2025		CSID	3641
• EJFlagged?	⊘ - Overridden		FSID	504
• LD confidence level	high		VCP	None
• Cleanup milestone	cleanup implementation		UST ID	11404
• SHARPster	Rachel Caron		LUST ID	None

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	medium	multiple chemical types	✓
Groundwater	B1	high	risk to off-site people	✓
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	B1	medium		

Location and land use info

116 N 1st St , Sunnyside, Yakima County, 98944

Primary parcel 22102522014

Land use mixed use

Responsible unit CRO

Sources reviewed

Third Quarter 2024 Groundwater Monitoring Report for the Bee Jay Scales Site, March 14, 2025

Five-Year Periodic Review Bee Jay Scales Site February 20, 2025

Cleanup Action Plan Bee Jay Scales, March 8, 2013

Phase 3 Remediation Report for the Bee Jay Scales Site, October 26, 2007

Primary census tract	Associated census tracts
None	53077002001

Local demographics comments

Override due to information from WTN.

Source/source area description

There are six main study areas: Liquid Fertilizer Plant and Truck Wash Area, Dry Fertilizer Area, Drum Storage Area, Suspected Historic Washdown Area, North Area, Hickenbottom Property. GW flow is to E/NE in northern portion of site, to SE through the rest of site. Soil CULs established for nitrate and ammonia developed for the site. Groundwater CULs developed for 12 indicator hazardous substances: 1,2-Dichloropropane, 2-Methylnaphthalene, 2,4-D, arsenic, benzene, chlorobenzene, dinoseb, iron, manganese, nitrate, nitrite, TPH-Gx.

Soil comments

no comments

Groundwater comments

Additional well information: two municipal wells (City of Sunnyside Well No. 5 and Well No. 8) were reported as situated within a 0.25-mile radius of the Site. Well No. 5 is screened between 388 feet and 450 feet bgs. Well No. 8 is screened between 305 feet and 375 feet bgs. One other municipal well (Well No. 4A) was located at a distance between 0.25- and 0.5-miles from the Site. This well was drilled in 1998 after two municipal wells (Well No. 3 and Well No. 4)

<p>Surface water comments</p> <p>no comments</p>
<p>Sediment comments</p> <p>no comments</p>
<p>Indoor air comments</p> <p>No VI studies have been conducted at the site, but some of the site COCs are volatile.</p>
<p>Additional factors comments</p> <p>no comments</p>

Site history

[Go to top](#)

The two parcels where contaminants were historically released are located at 110 North 1st Street and at 301 Warehouse Avenue and owned by Western General Land, LLC (WGL). The BJS and WGL parcels and the surrounding area have been the location of agricultural warehouses, lumber yards, coal storage, and railroad transportation activities since approximately 1906. This facility consisted of buildings and aboveground storage tanks.

(ASTs), a lagoon was constructed in the early 1980s to collect water from the washdown of farm chemical applicator vehicles. Since 1960, the WGL parcel has been used for food packing, storage and a transportation business.

Overflow - Site contamination and cleanup history

Parcel numbers 22102522014, 22102522015 are the original site but the following parcels have been impacted and are considered part of the Site: 22102522016, 22102522904,221025225559,22102523416, 22102523418, 22102523419, 22102523420, 22102523421,22102523437, 22102523438, 22102523439, 22102523440, and 22102523441,22102523901,22102523417.

Bee Jay Scales

3641 Bee Jay Scales 20250519

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

05/19/2025



Assessment scores by environmental medium

