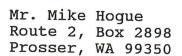


DEPARTMENT OF ECOLOG

CAYUSE ENVIRONMENTAL 60 Olden Way Toppenish, WA 98948 (509) 865-5086

March 11, 1994



Final Report for Tank Closure and Soil Remediation at property in Sunnyside, Washington

Dear Mr. Hoque:

Enclosed please find three (3) copies of the UST Closure and Site Clean up Report as required by the Washington State Department of Ecology (WSDOE), for the above referenced site. This report addresses tank removal and clean up actions taken to remove petroleum contaminated soil identified after removal of tanks.

Based on the data and findings reported herein, we found several areas of contamination which was removed and placed into a stockpile located on the southeast side of the property.

In our opinion, all contamination has been excavated from the property and after Bio-Remediation, the stockpile is complete. The petroleum contamination left from underground storage tank will be cleaned up.

We appreciate the opportunity to provide you with technical assistance for your UST closure and remediation project. Please do not hesitate to call if you have any questions or need any additional information.

Sincerely,

CAYUSE ENVIRONMENTAL

Bryan Mull

Project Manager

BM:BC/rh

Enc.

EXECUTIVE SUMMARY

Cayuse Environmental (CE) provided site Assessment upon removal of three underground fuel storage tanks, one 1,000 gallon hydraulic oil tank, one 1,000 gallon diesel tank and one 1,200 gallon gas tank; also two cement tanks, one which contained used oil and one which was a holding tank from floor drains in the shop area. After product was in holding tank, it drained through perforated line to a dray well at the far end of the property.

After all tanks and holding tanks were removed, contamination was found under the drain line and under the diesel tank, the contamination was removed and placed into a stockpile which has plastic under it. Lewis Construction of Union Gap, Washington performed the tank removal and contaminated soil removal. Approximately 2,000 yards of contaminated soil was removed and placed into the stockpile.

The large excavated area was backfilled immediately after laboratory analysis revealed a clean excavation.

CE recommends remedial action be taken on the stockpile to clean petroleum contamination out of soil. After this task is complete, no further action is needed at this site.

1.0 INTRODUCTION

1.1 Purpose.

This report describes findings and actions taken for work associated with the removal of underground fuel storage tank, cement holding tank and removal of petroleum contaminated soil. The work and investigation responds to regulatory requirements set forth by the United States Environmental Protection Agency (EPA) and the Washington State Department of Ecology (WSDOE).

1.2 Scope of Work.

This report completes the services provided by Cayuse Environmental (CE) for a UST closure and clean up of petroleum contaminated soil at the former Green Valley Implement site located in Sunnyside, Washington.

2.0 BACKGROUND INFORMATION

2.1 Site Location.

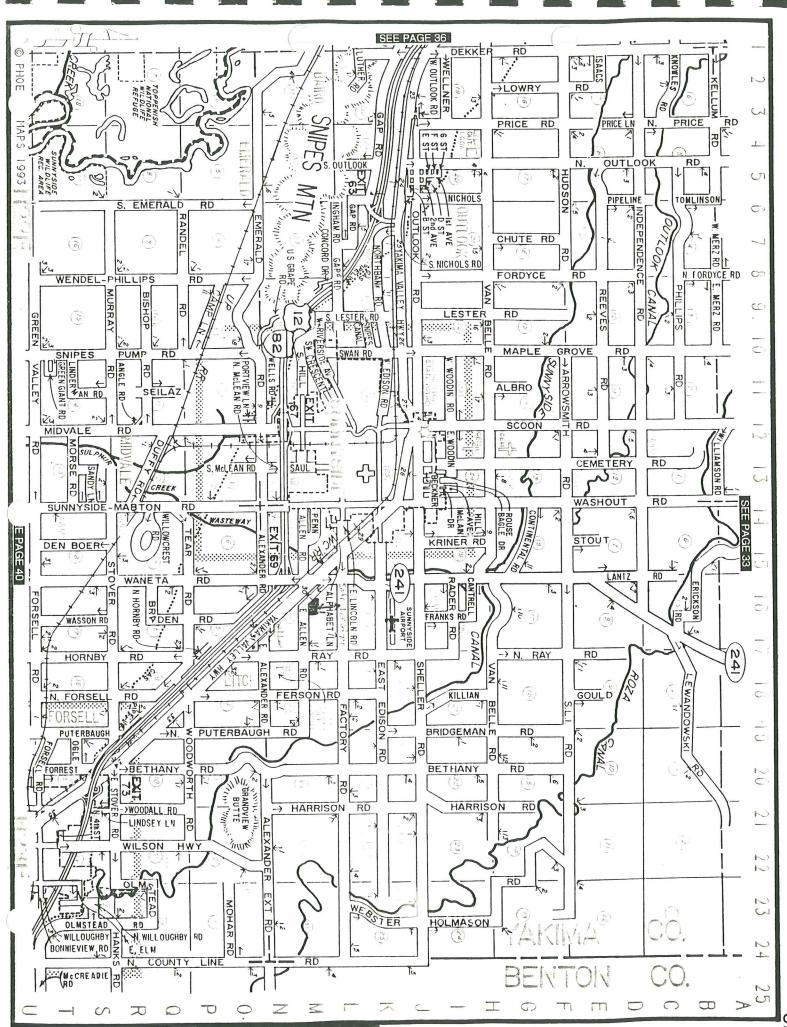
The site is located just off Highway 12 in Sunnyside, Washington on the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 32, Township 10 North, Range 23 East, Willamette Meridian. (See site map next page.)

2.2 Site Description.

The UST were located on the south side of the shop area. The hydraulic tank was right next to the building. The gasoline and diesel tank were located 30 feet further south. The sump holding the waste oil was two feet from the building just west of the tank location. The oil water separator was located next to the building just east of the hydraulic oil tank (see tank location map in back of report). A 4" perforated plastic pipe ran from the separator south to the far side of the property to a dry well. The largest area of contamination came from this pipe and dray well. No ground water was encountered during the excavation. All excavation went to a depth of 7 feet.

2.3 Soils Description.

The soil that was excavated was a mixture of clay and sandy silt matrix. There was also a gravel cover over the entire excavation to a depth of 6 inches.



3.0 FIELD ACTIVITIES

3.1 General Investigative Methods.

The soils within the excavation were visually inspected for contamination. Interviews, field screening and analytical laboratory analyses were used for data. The methods and general conclusions are discussed below.

3.2 Clean up Action/Site Assessment.

After the underground storage tanks and two sumps were removed from ground, approximately 2,000 yards of petroleum contaminated soil were excavated to a depth of 7 feet by Lewis Construction of Union Gap, Washington. The main area of which excavation was done was under the pipe line and under where the dry well was located. (See map in back of report.)

The petroleum contaminated soil was stockpiled on plastic in the southeast corner of the property.

3.3 Soil Sampling.

The sampling plan in the back of this report shows location of samples. The Field Sampling Log shows location depth and types of samples taken. In general, sample collection and control followed the following protocol:

- 1. Select a laboratory certified clean sample jar for sample collection.
- 2. Using clean latex gloves and clean sampling utensils (tri-sodium phosphate, chlorine solution, tap water rinse and distilled water rinse cycle.) Tightly pack the soil sample in the sample jar (4 oz.) to the top of the jar to prevent any air space.
- 3. Label the jar with soil sample number, the type of laboratory test required, the date, name of site and sampler. The sample is then entered on the chain of custody form.
- 4. Cool the sample in wet ice to approximately 4 degrees centigrade.
- 5. Repack the samples for shipment to the laboratory in blue ice and a cooler.

6. Relinquish samples to courier for shipment to the lab.

3.4 Ground Water Sampling.

No ground water was encountered during this excavation.

4.0 INVESTIGATIVE RESULTS

4.1 <u>Summary of Soil Analyses</u>.

After receiving laboratory reports from Spectra Laboratories, Tacoma, Washington, CE reviewed the analyses. Tests show site is clean of petroleum contamination.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusion.

The large petroleum spill under oil/water separator and assorted piping was cleaned up effectively by Lewis Construction. All contaminated product was placed on plastic for later land farming.

5.2 Recommendations.

Approximately 2,000 yards of contaminated soil remain on site. This material will need to be land farmed through Solar Evaporation and the use of Bio-Remediation. The site and clean up plan will have to be approved by Yakima County Health Department. Except for stockpile, no further work will be needed at this site.

6.0 LIMITATIONS

In performing our professional services, CE uses a degree of care ordinarily exercised under similar circumstances by members of our profession. No warranty, expressed or implied, is made or intended. Our conclusions and recommendations developed from our field and laboratory investigation reported herein are based upon this firm's understanding of the project and are in concurrence with generally accepted practice.



Independent Remedial Action Report Summary

This report summary is an important part of the independent Remedial Action Report. Please complete the summary and submit it with your independent Remedial Action Report. If this document does not accompany your cleanup report, or if it is not fully completed, your report cannot enter the review process necessary for Ecology to provide you with a "no further action" determination, or to remove your site from the hazardous sites lists.

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Mike House		509-973-2247
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FACILITY INFORMATION

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Site Contact Person if Other Than Owner/Operator (This is	nust be a pers	son who is on-site during nor	mal working hours and is
and demined to answer questions about the site	e, or a person	who is available during nom	nal business hours and has
moviedge about the site and the remediation.)			1281
Name Mike Hogue		Phone 57	09-973-2247
			V1
Site Mailing Address (or site contact mailing address)			
Rowte 2 130x2898 Pros Site Location Address (including zip code)	Ser (VA. 96250	
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	Land Disposa	VContainment	Institutional Controls	Others	
-	Containment or On-site Landfill	Off-site Landfill	Specify	Specify treatment method	
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Wastes		,		a captions	

LUST-SITE INFORMATION

Was free product encountered: on ground water? Yes No in excavation? Yes No

	Tank Description			Tank Status (Y or N)
Tank ID	Product	Size	In Place?	Removed?	Closed in Place?
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Tank 2	Gus	1200 Gull		X	
rank?	Hydralic	1000 6-11		X	
				, with a street	7

ENVIRONMENTAL INDICATORS

Answer the following questions as they are applicable to your site:

How many cubic yards of soil have been treated? 2000 401 done on-site, off-site, or both? (circle one)	How many cubic yards of soil have been disposed of off-site?
Provide the name and address of the facility where soil was treated off-site. Name Address	(Calculate these quantities of soil while the soil is in place, prior to any excavation and/or treatment.)
State/Zip Provide the name and address of the facility where soft was disposed	if ground water pump and treatment was conducted, how many gallons of ground water have been treated to date? gals.
Name CD F Lessing Address 61 East When Rd. Hate/Zip Sunnesq Side WA. 98944	How many years is the ground water extraction system expected to continue in operation?

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Date of	Release (If known)	Date of Discove	ery	nere	any drinking	Weder eve	toma elle	1.10
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If drinki	ng water systems are affected	are the	If drinking water syste	ms are affe	cted has a	Harnets del	-1.1	
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Genera (A more	Hazardous Substance Cate	gorles Using the	contaminants listed be	elow, compl	ete the tabl	Θ.	- In	. Av. ben
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appropri	linants. For each of the appli ate letter designating the statu	cable contaminar	nts, enter the		Af	fected Me	dla	A/
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2.	Metals - Priority Pollutants	-			r bes Son			
3.	Metals - Other	. 100		. 17-18				
4.	Polychlorinated Bi-Phenyls (F	PCBs)		1				
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<u> </u>	Other (Specify)			10.1				
7.	Phenolic Compounds							
8.	Non-Halogenated Solvents		The same				- 1 1 1 1 H	41,4,4
9.	Dioxins						NAME OF THE OWNER.	
10.	Polynuclear Aromatic Hydroc	arbons (PAHs)					- dua-	1/6 1
11.	Reactive Wastes					100	F 44.0	,,,,,
12.	Corrosive Wastes			- 1-11	A PERCON		P. December	12 (52
13.	Radioactive Wastes	*(E)			1.0			7
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17.	Asbestos					E 170		
LEANU	PINFORMATION		100000		4	•		y As was

Indicate cleanup level methods used by completing Table 5-A below. (Check all that apply)

THE REPORT OF THE PARTY OF THE		e den Kr		
	Soil	Ground Water	Air	Surface Water
Method A	×			Odriace Water
В				11121
C		19.00		
Have these levels been met throughout the site?				1 15 %
(circle only one)	(YES) NO	YES NO	YES NO	YES NO



UNDERGROUNG TORAGE TANK Site Check/Site Assessment Checklist

The purpose of this form is to certify the proper investigation of an UST site for the presence of a release. These activities shall be conducted in accordance with Chapter 173.360 WAC. A description of the various situations requiring a site check or site assessment is provided in the guidance document for UST site checks and site assessments.

This Site Check/Site Assessment Checklist shall be completed and signed by a person registered with the Department of Ecology to perform site assessments.

Two copies of the results of the site check or site assessment should be included with this checklist according to the reporting requirements in the guidance document for UST site checks and site assessments.

For further information about completing this form, please contact the Department of Ecology UST Program.

The completed checklist should be mailed to the following address:

Underground Storage Tank Section Department of Ecology Mail Stop PV-11 Olympia, WA 98504-8711

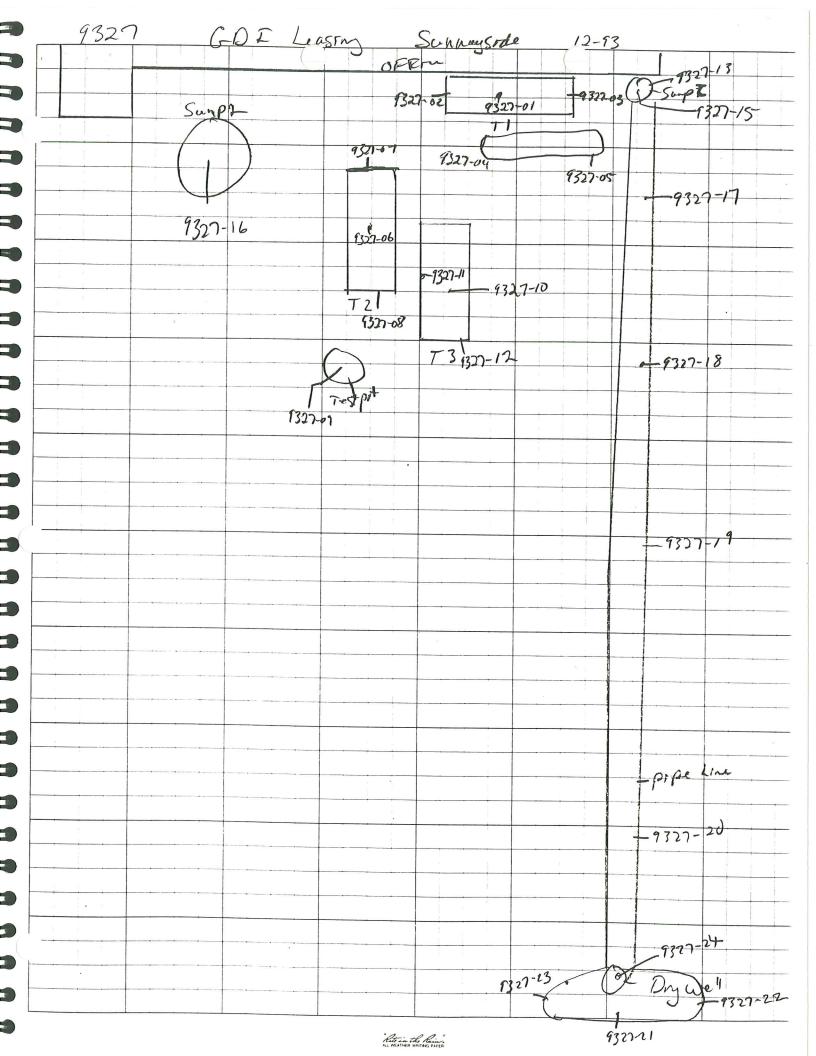
I. USI SYSIEM O	WNER AND LOCATION	THE RESERVE THE PERSON OF THE
UST Owner/Operator:	- UT reasing	
Owners Address:	Route 2 Box 2898	
	Prosser WA.	P.O. Box 99357)
Telephone:	(509) 973-2247	ZIP-Code
	Careful Control	engal provide sentra esta esta de la
Site ID Number (on invo	pice or available from Ecology if tank is registered):	man do to a misson and gala.
Site/Business Name:	GDI leasing	· Januar 19 Mei 19 Maria
Site Address:		Yaking
28.00	Siret Sing State State State State	County 984 44 DP-Code
2. SITE CHECK/SIT	E ASSESSMENT CONDUCTED BY:	4. 48.49
Registered Person:	Bryan Mull	
Address:	60 Olden Way	
	- Toffenich WA.	P.O. Bost 9 844 f
elephone:	1509 1 865-5086.	ZIP-Code

3. TANK INFORMATION		Kangara Pilip		is.
Tank ID Number (as registered with Ecology):	2. Year installed:	un Known		1.7
3. Tank capacity in gallons: / OUV Gal	4. Last substance st	4	01	
1 000 C-ul		Diesel	(Nut)	
AV REASON FOR CONDUCTING SITE CHECK/SITE ASSESSM	IENT A A A A A A A A A A A A A A A A A A A	Presidential	1111111	M
Check one: Investigate suspected release due to on-site environmental Investigate suspected release due to off-site environmental Extend temporary closure of UST system for more than 12 UST system undergoing change-in-service UST system permanently closed-in-place UST system permanently closed with tank removed Required by Ecology or delegated agency for UST system Other (describe): 5. CHECKLIST.	contamination contamination months closed before December	er 22, 1988		
Each item of the following checklist shall be initialed by the perso signature appears below.	on registered with the I	Department of Ecol	logy wh	ose
Has the site check/site assessment been conducted according to applicate check/site assessment guidance issued by the Department of Eco.	licable procedures spec llogy?	ified in the UST	Ϋ́	20
2. Has a release from the UST system been confirmed?				
NOTE: Owners/operators must report all confirmed releases to the Departmen hours.	t of Ecology or delegated a	gency within 24		* *- 1
NOTE: Owners/operators must report all confirmed releases to the Departmen	ecklist?	, 2 1	<u> </u>	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Rite in the Rain.

	9327 GD	I Leasin	La Su	nnysode	12-93	
j .F	*		U			
Sample	Locution	matrix	Ospth	odor	TLC	Head spew
9377-01	Tank 1 Botton	Soil	7'	no		
95m 1-02	Tantil South Wall	Soil	6'	NO		
1327-03	Tank 1 East wall	Sort	6'	465		4
327-04	Test Pit west wall	Soil	6'	NO		
327-05	Test pot Eastwall	Sort	61	1/eS		
327-06	Thuk 2 Botton	Sol	7'	no		
32707	Tunk 2 Northwall	_	6'	no		
1327-08	Tunkz Soulywall		6'	no		
1527-09	Trest Atz	5011	7'	NO		
1327-10		Sort	7'	NO		
9327-11	Tunk 3 Westwall	Sorl	6'	N		
1327-12	Tank 3 South Wall	50,1	6'	no		
1327-13	Test Prt 1	Soil	7'	no		
7327-15	Samp 1. Botton	Soil	81	NO	,	
327-16	Sump 2 Botton	Sorl	6'	w		
9327-17	Prpe Line	Serl	61	no		
1327-18	prpe Lone	hez	5'	NO		
37-7-20	prae Lone	surl	5'	wo		
12-7-21	Organil South Soll	Sort	41	No		
1327-22	Prywed Eigh Side	sorl	41	NO		
1327-23	Dry Well west	Sorl	4'	N6		
9327-24	Dry well Bottom	Sotl	51	NO	0	
	0					
n						



2221 Ross Way

Tacoma, WA 98421

• (206) 272-4850

December 17, 1993

Cayuse Environmental

60 Olden Way

Toppenish, WA 98948

Attn: Gordon Mull

P.O. #9327

Sample Matrix: Soil

Date Received: 12-16-93

Spectra Project: S312-117

RUSH

Spectra #	<u>ID</u>	Total Petroleum Hydrocarbons, mg/Kg
8067	9327-001	< 20
8068	9327-002	<20
8069	9327-003	800
8070	9327-004	24
8071	9327-005	10,000

Total Petroleum Hydrocarbons testing performed by WTPH-418.1 Modified

SPECTRA LABORATORIES, INC.

2221 Ross Way •

Tacoma, WA 98421 • (206) 272-4850

December 17, 1993

Cayuse Environmental 60 Olden Way Toppenish, WA 98948

Attn: Gordon Mull

P.O. #9327

Sample Matrix: Soil

Date Received: 12-16-93

Spectra Project: S312-117

RUSH

Spectra #	Sample ID:	WTPH-D, mg/Kg	Surrogate Recovery p-terphenyl
8072	9327-006	<25	22*
8073	9327-007	< 25	44*
8074	9327-008	<25	66
8075	9327-009	<25	73

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December 17, 1993

Cayuse Environmental

60 Olden Way

Toppenish, WA 98948

Attn: Gordon Mull

P.O. #9327

Sample Matrix: Soil

Date Received: 12-16-93

Date Analyzed: 12-16-93

Spectra Project: S312-117

RUSH

Spectra #	Sample ID:	WTPH-G, mg/Kg	Surrogate Recovery Trifluorotoluene
8076	9327-001	38	90%
8077	9327-011	< 20	83%
8078	9327-012	< 20	81%
8079	9327-013	< 20	83%

SPECTRA LABORATORIES, INC.



1106 Ledwich Ave., Yakima, WA 98902 (509) 248-4695 FAX (509) 452-1265

Chemistry, Microbiology, and Technical Services
CLIENT : Cayuse Environmental

Certificate of Analysis

Work Order # T4-01-060

TESTS PERFORMED AND RESULTS:

Analyte	Units	01	02	03
Total Solids in Soil	*	77.0	83.2	76.5
WTPH-418.1	mg/kg DB	(25	(25	(25







1106 Ledwich Ave., Yakima, WA 98902 (509) 248-4695 FAX (509) 452-1265

Chemistry, Microbiology, and Technical Services

CI TENT

: Cayuse Environmental

Certificate of Analysis

Work Order # T4-01-081

TESTS PERFORMED AND RESULTS:

Analyte	Units	01
Total Solids in Soil	*	82
WTPH-418.1	mg/kg DB	(25

A division of





2221 Ross Way • Tacoma, WA 98421 • (206) 272-4850

February 2, 1994

Cayuse Environmental

60 Olden Way

Toppenish, WA 98948

Attn: Gordon Mull

Method: WTPH-418.1 Mod.

Sample Matrix: Soil

Spectra Project: S401-186

Applies to Spectra #'s

1293 through 1297

HYDROCARBON ANALYSIS QUALITY CONTROL RESULTS

MS/MSD

Spiked Sample: 1-24-94

Units: mg/Kg

Date Analyzed: 1-31-94

Sample Spike Spike Dup. Dup. % % Compound Result Amount Result Recovery Result Recovery RPD **TPH** 224 205 91 183 82 11 < 20

METHOD BLANK

Date Extracted: 1-28-94

Date Analyzed: 1-28-94

Total Petroleum Hydrocarbons, mg/Kg

< 20

SPECTRA LABORATORIES, INC.

2221 Ross Way

Tacoma, WA 98421 • (206) 272-4850

February 2, 1994

Cayuse Environmental

60 Olden Way

Toppenish, WA 98948

Attn: Gordon Mull

Project: Sunnyside

Sample Matrix: Soil Date Sampled: 1-24-94

Date Received: 1-26-94

Spectra Project: S401-186

Spectra #	<u>ID</u>	Total Petroleum Hydrocarbons, mg/Kg
1293	9327-20	< 20
1294	9327-21	<20
1295	9327-22	<20
1296	9327-23	<20
1297	9327-24	<20

Total Petroleum Hydrocarbons testing performed by WTPH-418.1 Modified

SPECTRA LABORATORIES, INC.

YAKIMA, WA 98902 1106 LEDWICH AVE

DATE

CHAIN OF CUSTODY RECORD

(509) 248-4695 SPECIAL SHIPMENT, HANDLING OR STORAGE REQUIREMENTS OBSERVATIONS, COMMENTS. SPECIAL INSTRUCTIONS SHIPMENT METHOD: zo OL OOZHA-ZME0 2. Complete in ballpoint pen. Draw one line through Be specific in test requests.
 Check off tests to be performed for each sample.
 Retain final copy after signing.
 Provide name and telephone of your contact person. TOTAL NUMBER OF CONTAINERS: 1. Shaded areas for lab use only. TESTING PARAMETERS errors and initial. INSTRUCTIONS: DATE TIME DATE TIME > X 1:814 a US- Summer Sido RECEIVED BY RECEIVED BY PRINTED NAME PRINTED NAME (PRINTED NAME) SIGNATURE FROMONING A SIGNATURE COMPANY TIME DATE TIME DATE 7377 606 9327 803 1317004 3 4 W.C SAMPLE NO. Joa 17- 5 4327008 9327-029 4327-007 9322012 4327-WI 83-17-59 9327-01D 1327013 110-11191 SAMPLER (SIGNATURE BELTITO DISHED BY RELINGUISHED BY PROJECT NAME JOB/P.O. NO. PRINTED NAME ATTENTION: ADDRESS SIGNATURE NAME

TELEPHONE

COMPANY

Testing Laboratories, Inc. 106 Ledwich Ave., Yakima, WA 98902 (509) 248-4695 FAX 452 265 1106 Ledwich Ave., Yakima, WA 98902 (509) 248-4695 FAX 452 265 107 108 Ledwich Ave., Yakima, WA 98902 (509) 248-4695 FAX 452 265 109 COMMENTS, SPECIAL MATHONS.	HCDELL THE STOCK S	CHAIN OF CUSTODY SEALS? CHAIN OF CUSTODY SEALS? YES NO NA SHIPPED VIA: CHAIN OF CUSTODY SEALS? TEMPERATURE TEMPERATURE AMBIENT REPRESENTATIVE
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CHAIN OF CUSTODY RECORD WORK ORDER ID# THUL OB PAGE DATE		TILLING INFORMATION, IF DIFFERENT THAN ABOVE ADDRESS CITY, STATE, ZIP TIME TO THE STATE, ZIP TO THE STATE, ZIP TO THE STATE, ZIP TO THE STATE S
THIS INFORMATION LEEUSED FOR REPORTING/BILLING* (SEE BELOW) NAME: ADDRESS: ADDRESS: ACCOLLAR CLUM CUM TODLE CLUM TELEPHONE SIGNATURE) SAMPLER (SIGNATURE) TABSA# SAMPLE ID / LOCATION DATE TIME	1327 - 18	1. USE ONE LINE PER SAMPLE. 2. BE SPECIFIC IN TEST REQUESTS. 3. CHECK OFF TESTS TO BE PERFORMED FOR EACH SAMPLE. RELINQUISHED BY (SIGN AND PRINT)