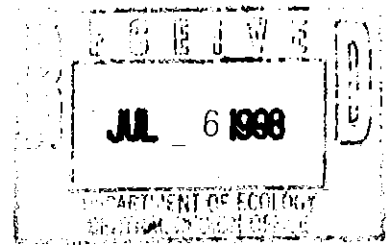


5397 U3534



January 14, 1994

Mr. Jay LaCourisere
405 W. Chestnut Suite A
Yakima, Washington

Re: Notification of tank removal and contaminated soil removal at 106 Moxee Avenue,
Moxee, WA

Dear Jay:

Enclosed please find three copies of the report of activities at 106 Moxee Avenue.

Three 4,000 gallon gasoline tanks and one 6,000 gallon gasoline tank were removed from this property on December 31, 1993. After tanks were removed, gasoline contamination was found. Approximately 1,800 yards of soil were removed and stored on Visquem at your five-acre piece of property in Moxee. A copy of the analysis and our recommendations are on the following pages.

We appreciate the opportunity to provide you with technical assistance for your tank removal. Please do not hesitate to call if you have any questions or need additional assistance.

Sincerely,

CAYUSE ENVIRONMENTAL

Bryan Mull
Vice President

BM/js

Attachments

1.0 Introduction

1.1 Purpose

This report describes work associated with the removal of three 4,000 gallon and one 6,000 gallon gasoline tanks, and the removal of petroleum contaminated soil removed from your property and stockpiled on your five-acre lot. The work and investigation at this site 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 explains activities provided by Cayuse Environmental And Ken's Construction for the removal of four underground gasoline storage tanks located at 106 Moxee Avenue, Moxee, Washington.

2.0 Background Information

2.1 Site Location

The site is located on Moxee Avenue in Moxee, Washington (see map next page).

2.2 Site Description

The tanks were located on the back side of store location on property. The fuel lines run to the front of the building where the fuel pumps were located. After tanks were removed, it was apparent that the site had soil contamination. CE and Ken's Construction attended to the removal of all contamination. The soil that was removed was put on 6 mil. plastic and then covered with 6 mil. plastic.

2.3 Site History

The tanks which were removed were installed approximately nine years ago. Before that time it is reported that a number of years previous, the site was a former gas station and auto service center.

2.4 Soil Description

The soil is a sandy clay mix

2.5 Ground Water

Ground water was encountered during excavation of contaminated soil. A grab sample was taken and sent to Spectra Labs for analysis. The ground water level is approximately ten feet deep.

3.0 Field Activities

3.1 General Investigative Methods.

Four gasoline tanks were removed from site. At the time of removal, gasoline contamination was evident.

3.2 Tank Removal and Cleaning

Ken's Construction of Wapato, Washington, provided equipment needed for tank removal. Cayuse Environmental did the tank cleaning and site assessment. All work was done within the WSDOE Underground Storage Tank Removal Regulations.

3.3 Tank Inspection

Upon removal of the UST's, attached soil and scale was removed to completely expose the tanks. Mild corrosion was noted in some areas, but no pitting or visible holes were found.

3.4 Clean Up Activities

Approximately 1,800 yards of petroleum contaminated soil was excavated by Ken's Construction. The contaminated soil was stockpiled on plastic and then covered by plastic.

3.5 Soil Sampling

Soil samples were collected and sent to Spectra Labs for analytical results. The Field Sampling Log (Appendix A) describes the location and type of samples taken. Figure 2 shows the sampling locations, relative to the original tank position, for each tank site. In general, sample collection and control followed the following protocol:

- a. Select a laboratory certified clean sample jar for sampling collection.
- b. 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 samples in the sample jar (4 oz.) to the top of the jar to prevent any air space.

- c. Label the jar with the soil sample's number, the type of laboratory test requirements, the date, name of site and sampler. The sample is then entered on the Chain of Custody form.
- d. Cool the sample in wet ice to approximately (4) four degrees Centigrade.
- e. Repack the samples for shipment to the laboratory in blue ice and a cooler.
- f. Relinquish sample to courier for shipment to the laboratory.

4.0 Investigative Results

4.1 Summary of Soil Analyses

After receiving laboratory reports from Spectra Laboratories, CE reviewed the analyses. As you can see from the results, there is still contamination on the property.

5.0 Conclusions and Recommendations

It is not known to what extent the area between the mini mart and bank is contaminated or how far under the building is affected. Test pits should be dug to determine limits of the contamination plum. At that time, a plan can be devised to deal with the remaining contamination.

It is required by WSDOE that when petroleum contamination extends to the ground water that a minimum of three monitoring wells be installed - one upgrade of the plum and two downgrade. These wells will need to be sampled periodically each year for five years to make sure contamination does not migrate any further.

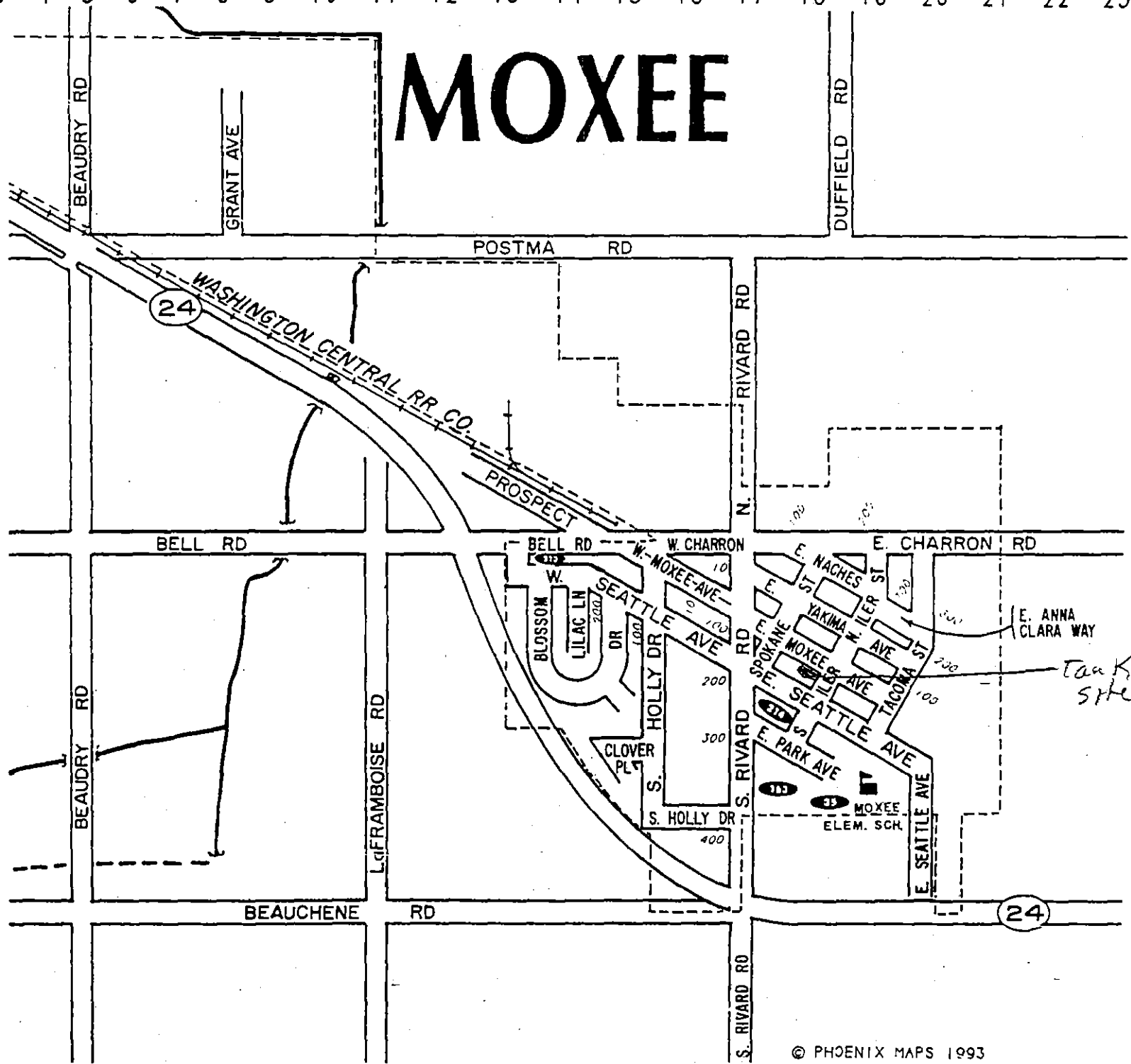
6.0 Limitations

In performing our professional services, Cayuse Environmental 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 tank removal project and are in concurrence with generally accepted practice.

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MOXEE





UNDERGROUND STORAGE 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

1. UST SYSTEM OWNER AND LOCATION

UST Owner/Operator: Jay LaCourse

Owners Address: 405 W. Chestnut Suite A
Street Yakima WA. P.O. Box
City State ZIP-Code

Telephone: (509) 575-1063

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

Site/Business Name: _____

Site Address: 106 West Moxee Ave Yakima
Street County
Moxee WA. ZIP-Code
City State

2. SITE CHECK/SITE ASSESSMENT CONDUCTED BY:

Registered Person: Bryan Mull

Address: 60 Olden Way
Street Tappinck WA P.O. Box
City State 98948 ZIP-Code

Telephone: (509) 865-5086

3. TANK INFORMATION

1. Tank ID Number (as registered with Ecology): _____ 2. Year installed: 10 Years
 3. Tank capacity in gallons: _____ 4. Last substance stored: Gasoline

4. 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
- Required by Ecology or delegated agency for UST system closed before December 22, 1988
- Other (describe): Site will need further work because of contamination
Work was stopped because of unstable soil next to buildings

5. 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. Has the site check/site assessment been conducted according to applicable procedures specified in the UST site check/site assessment guidance issued by the Department of Ecology?	BM	
2. Has a release from the UST system been confirmed? <i>NOTE: Owners/operators must report all confirmed releases to the Department of Ecology or delegated agency within 24 hours.</i>	BM	
3. Are the results of the site check/site assessment enclosed with this checklist? <i>NOTE: Two copies of the site check/site assessment results must be submitted to the Department of Ecology according to the reporting requirements specified in the UST site check/site assessment guidance.</i>	BM	

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.


1-14-94
Date

[Signature]
Signature of Person Registered with Ecology

6. OWNER'S SIGNATURE

Date

Signature of Tank Owner or Authorized Representative



SPECTRA Laboratories, Inc.

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

January 17, 1994

Cayuse Environmental
60 Olden Way
Toppenish, WA 98948

Attn: Gordon Mull

P.O. #9328
Sample Matrix: Soil
Date Sampled: 1-3-94
Date Received: 1-10-94
Date Analyzed: 1-11-94
Spectra Project: S401-077


<u>Spectra #</u>	<u>Sample ID:</u>	<u>WTPH-G, mg/Kg</u>	<u>Surrogate Recovery</u> <u>Trifluorotoluene.</u>
0554	9328-01	1,855 ×	69
0555	9328-02	256 ✓	57
0556	9328-03	<20	59
0557	9328-04	<20	103
0558	9328-05	<20	61
0559	9328-06	<20	55
0560	9328-07	<20	109
0561	9328-08	296 ✓	49*
0562	9328-09	357	75
0563	9328-10	<20	90
0564	9328-11	158	57
0565	9328-12	54	57
0567	9328-14	<20	63
0568	9328-15	<20	68
0569	9328-16	<20	95

* Out of limits due to sample matrix effects

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

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

January 17, 1994

Cayuse Environmental
60 Olden Way
Toppenish, WA 98948

Attn: Gordon Mull

Sample ID: 9328-13
Project: 9328
Sample Matrix: Water
Date Sampled: 1-3-94
Date Received: 1-10-94
Spectra Project: S401-077
Spectra #0566

WTPH-G, ug/L

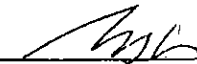
6,100

Surrogate Percent Recoveries:

Toluene-d8
BFB

104%
104%

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist

SPECTRA Laboratories, Inc.

CHAIN of CUSTODY

PAGE 2 of 2

2221 Ross Way * Tacoma, WA 98421 * (206) 272-4850 * Fax (206) 572-9838

CLIENT :				HYDROCARBONS				ORGANICS				TCLP D-LIST				METALS				OTHER				RETURN																																			
PROJECT: <u>4728</u>				NUMBER OF CONTAINERS		WTPH-HCID		BTX/WTPH-G		BTX		WTPH-G		WTPH-D		TPH 418.1/MOD		F.O.G.413.1/413.2		8240/8260 VOA		8240 CHLOR SOLVENTS		8270 SEMI-VOA		PAH/PNA		8270 ORG CHLOR REST.		8080 PCB		TCLP METALS (8)		TCLP-ZHE8240 VOA		TCLP 8270 SEMI-VOA		TCLP 8270 PEST.		TCLP 8270 HERB		TOTAL 6010/AES0029		TOTAL GFAA		TOTAL LEAD		PH9040/9045		TOX9020/9076		TOC 9060/PSEP		FLASH POINT		TOTAL S.SOLIDS		DISPOSE	
CONTACT: <u>SC Min</u>																																																										Fee appl	
PHONE: <u>252-5086</u>																																																										LAB ID	
PURCHASE ORDER #:																																																											
SAMPLE ID	DATE	TIME	S/W/O																																																								

<u>4728-11</u>	<u>1-2-95</u>	<u>11:00</u>	
<u>45-25-2</u>	<u>1-2-95</u>	<u>11:00</u>	
<u>42-25-3</u>	<u>1-2-95</u>	<u>11:00</u>	
<u>4728-14</u>	<u>1-3-95</u>	<u>11:00</u>	
<u>4728-15</u>	<u>1-3-95</u>	<u>11:00</u>	
<u>4728-16</u>	<u>1-3-95</u>	<u>11:00</u>	

SPECIAL INSTRUCTIONS / COMMENTS:

(SIGNATURE) RELINQUISHED BY: [Signature]
 PRINTED NAME: Bryan Min
 COMPANY: Coyote Landmark
 DATE: 1-2-95 TIME: 5 E

(SIGNATURE) RECEIVED BY:
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 COMPANY:
 DATE: TIME:

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SPECTRA Laboratories, Inc.

CHAIN of CUSTODY

PAGE 1 of 2

2221 Ross Way * Tacoma, WA 98421 * (206) 272-4850 * Fax (206) 572-9838

CLIENT :				HYDROCARBONS	ORGANICS	TCLP D-LIST	METALS	OTHER				RETURN												
PROJECT: 9378				NUMBER OF CONTAINERS	WTPH-HCID	8240 CHLOR SOLENTS	TCLP METALS (8)	TCLP 8270 SEMI-VOL	TOTAL GFAA	TOTAL LEAD	PH9040/9045	TOX9020/9076	TOC 9060/PSEP	FLASH POINT	DISPOSE									
CONTACT: R. M. H.					BTEX/WTPH-G	8270 SEMI-VOL	TCLP 8270 PEST.	TCLP 8270 HERB.	TOTAL GFAA	TOTAL LEAD	PH9040/9045	TOX9020/9076	TOC 9060/PSEP	FLASH POINT	Fee ap									
PHONE: 865-3056					BTEX	PAH/PNA	8270 ORG. CHLOR. TEST.	8080 PCB	TOTAL GFAA	TOTAL LEAD	PH9040/9045	TOX9020/9076	TOC 9060/PSEP	FLASH POINT	LAB ID									
PURCHASE ORDER #:					WTPH-G	8240/8260 VOA	TCLP 8270 SEMI-VOL	TCLP 8270 PEST.	TOTAL GFAA	TOTAL LEAD	PH9040/9045	TOX9020/9076	TOC 9060/PSEP	FLASH POINT	LAB ID									
SAMPLE ID	DATE	TIME	S/W/O	WTPH-D	F.O.G. 413.1/413.2	8240/8260 VOA	8240 CHLOR SOLENTS	8270 SEMI-VOL	PAH/PNA	8270 ORG. CHLOR. TEST.	8080 PCB	TCLP METALS (8)	TCLP 8270 SEMI-VOL	TCLP 8270 PEST.	TCLP 8270 HERB.	TOTAL GFAA	TOTAL LEAD	PH9040/9045	TOX9020/9076	TOC 9060/PSEP	FLASH POINT	TOTAL S. SOLIDS	RETURN	
9378-01	1-2-98	1:00																						
9378-02	1-2-98	1:00																						
9328-03	1-2-98	1:00																						
9378-04	1-2-98	1:00																						
9378-05	1-2-98	1:00																						
9378-06	1-2-98	1:00																						
9328-07	1-2-98	1:00																						
9378-08	1-2-98	1:00																						
9378-09	1-2-98	1:00																						
9328-10	1-2-98	1:00																						

SPECIAL INSTRUCTIONS / COMMENTS:

(SIGNATURE) RELINQUISHED BY: *[Signature]*
 PRINTED NAME: *Ryan M. H.*
 COMPANY: *Private Environmental*
 DATE: *1-7-98* TIME: *5:00*

(SIGNATURE) RELINQUISHED BY:
 PRINTED NAME:
 COMPANY:
 DATE: TIME:

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 COMPANY:
 DATE: TIME:

9328

Moxee

1-3-94

Moxee Ave

Driveway

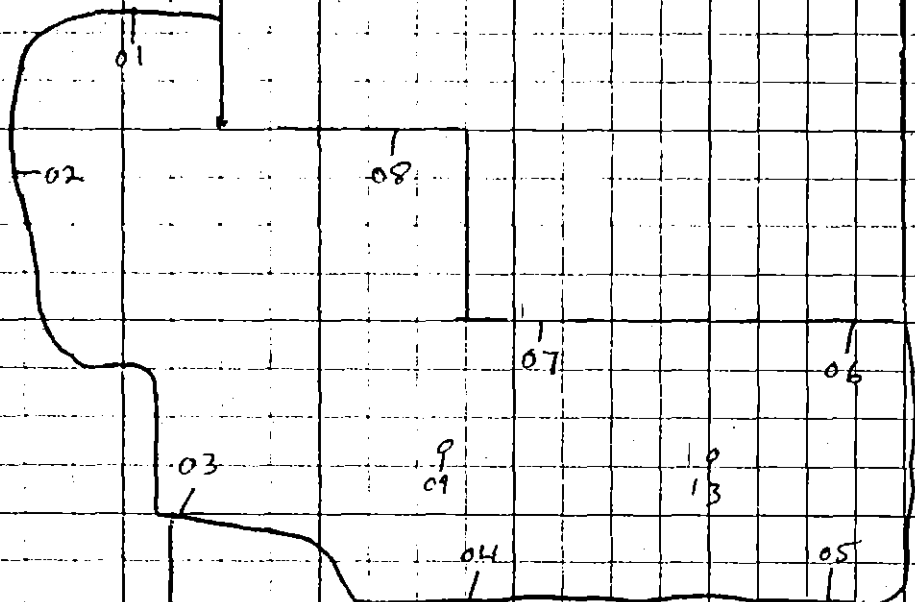
Island

9 14	9 15	9 16
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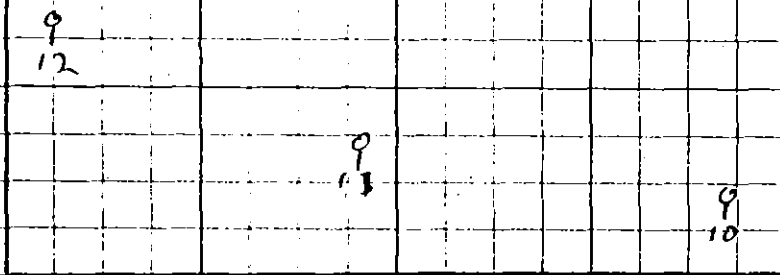
Video Store

Store

Road



Stock Pile



Not To Scale

9328

MOX e

1-3-94

Sample #	Location	Depth	Odor	Matrix	Trace	Headspace
9328-01	North Wall west side	9 Foot	Yes	Soil		
9328-02	West Wall	9 Foot	Yes	Soil		
9328-03	South Wall ^{west} side	9 Foot	NO	Soil		
9328-04	South Wall center	9 Foot	NO	Soil		
9328-05	South Wall East side	9 Foot	NO	Soil		
9328-06	North Wall East side	9 Foot	Yes	Soil		
9328-07	North Wall under Building	9 Foot	Yes	Soil		
9328-08	North wall under Building	9 Foot	Yes	Soil		
9328-09	Bottom	10 Foot	Yes	Soil		
9328-10	Stock pile	1 Foot	Yes	Soil		
9328-11	Stock pile	1 Foot	Yes	Soil		
9328-12	Stock pile	1 Foot	Yes	Soil		
9328-13	Bottom	10 Foot	NO	Water		
9328-14	Island west side	1 Foot	NO	gravel Ornt		
9328-15	Island center	1 Foot	NO	gravel Ornt		
9328-16	Island East end	1 Foot	NO	gravel Ornt		