



RESPONSIVENESS SUMMARY

Park Laundry Cleanup Site

September 8 – October 8, 2009 Public Comment Period

Agreed Order for Remedial Investigation, Feasibility Study and Draft Cleanup Action Plan

Prepared by
Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
Lacey, Washington

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Contents

Site Information	2
Site Background	2
Site Location.....	3
Comment #1: David Schulze	4
Ecology Response.....	4

Site Information

Address: 122 N. Main Avenue, Ridgefield

Site Manager: Guy Barrett

Public Involvement Coordinator: Meg Bommarito

The Washington Department of Ecology (Ecology) and the Union Ridge Investment Co. are entering into an Agreed Order to begin investigating contamination found on and around a property in Ridgefield. The Agreed Order (legal document) requires Union Ridge Investment Co. to complete the following:

- A Remedial Investigation to define the full nature and extent of contamination. Interim actions (partial cleanup actions) may be taken if necessary to prevent the spread of contamination.
- A Feasibility Study to determine possible cleanup alternatives.
- A draft Cleanup Action Plan outlining the selected cleanup actions.

The comment period for the Agreed Order for a Remedial Investigation, Feasibility Study and draft Cleanup Action Plan ran from September 8 – October 8, 2009. One comment was received and is included in this document.

Site Background

The Park Laundry property, located at 122 N. Main Avenue in Ridgefield, was used as a dry cleaners from approximately 1965 to 1977 although the exact dates are not known. During that time, it is suspected that chemicals typically used during dry cleaner operations (volatile organic chemicals) were released to the environment. The property was purchased by Union Ridge Investment Co. in 1979.

Investigations to date have confirmed:

- The presence of tetrachloroethene (PCE) above state cleanup standards in both soil and groundwater.
- Contamination in groundwater is migrating off property and onto adjacent properties to the north.
- PCE and trichlorethene (TCE) are present in groundwater samples at two nearby properties.

In 2007, the Ecology referred the property to the US Environmental Protection Agency (USEPA) for additional investigations under the federal Superfund Program. In 2008, USEPA conducted a site investigation of the property. After confirming presence of contamination, the site was transferred back to the Department of Ecology for additional investigation and to expedite cleanup.

The property was evaluated by Ecology and has been given a Washington Ranking Method rank of “3” (on a scale of 1 to 5 where “1” represents the highest level of concern). It is now part of the formal cleanup program under the Model Toxics Control Act.

Comment #1: David Schulze

Mr. Gary Barrett:

In response to the Toxics Cleanup Notice that I received, these are my comments:

1. The site description is for a 25-foot by 100-foot portion of the lot, but it is possible that the site description when Park Laundry was in operation was the entire Lot 11, Block 13 of Greely's Addition. Therefore, Ecology might need to negotiate an agreed order with more owners than just Union Ridge Investment Company as potentially liable persons.
2. Has Ecology been able to find the former owner(s) of Park Laundry with regard to liability for investigation and cleanup?
3. Has Union Ridge Investment Company provided steps to initiate interim action within 60 days of the agreed order? This is my foremost concern. It is not at all clear in the agreed order what timetable actual interim actions need to start. The interim actions that I envision would be to slow or stop the off-site migration of contamination. Considering this is an old contaminated site, the sooner there is interim action, the better.

Sincerely,

Dale Schulze

Resident and property owner at 429 Mill Street, Ridgefield, WA

Ecology Response

1. This Site was used for dry cleaning operations between 1965 and 1977. Ecology's definition of a hazardous waste Site is any area where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise come to be located. In other words the property boundary does not define the Site boundary. At this time only Union Ridge Investment Company is a potentially liable person (PLP) at this Site.
2. Ecology named the current owners of the Park Laundry Site as a PLP. Ecology was told that the prior owners are now deceased.
3. An interim action can occur at any time during the Model Toxics Control Act (MTCA) cleanup process. There is not an actual timetable at this Site for beginning an interim action as the need to do so has not been determined. After the remedial investigation gets under way, a determination of the need to do an interim action will be done. An interim action could consist of soil removal, preventing migration of groundwater, indoor vapor monitoring, or a number of other steps. An interim action would only partially address the cleanup of this site and would need to either reduce a threat to human health or the environment by reducing exposure pathways, correct a problem that

may become substantially worse or cost substantially more if delayed, or provide for completion of a site hazard assessment, remedial investigation/feasibility study or design of a cleanup action.