

Department Decision and Recommendation

RE: Remedial Actions at Yakima County Parcel #181322-24487 and #181322-24492

Site: Westpark Shopping Center

City: Yakima

County: Yakima

In keeping with the requirement of WAC 173-340-310(5) I recommend that this site receive a no further action determination. This recommendation is being made with the knowledge that two environmental covenants were filed (one for each parcel) for two separate releases that address remaining soil contamination at the Westpark Shopping Center (Site).

Supporting Criteria

Yakima County parcel #181322-24487

Westpark Shopping Center

Facility/Site ID # 18655

Cleanup Site ID # 2516

Five underground storage tanks (UST) were removed from the property in October, 2005. Each tank held approximately 300-gallons of heating oil product, and most of the tanks contained holes and deep rust pockets. Impacted soil was encountered during tank removal and was excavated and transported offsite to Anderson's Rock and Demolition Pit. Seven soil samples were collected from four excavations for laboratory analysis. Results indicated remaining soil contamination at two tank locations (T4 and T5), so additional contaminated soil was removed, and soil samples were collected. Laboratory results of the soil samples indicated one sample from each location contained diesel-range hydrocarbons above the Model Toxics Control Act (MTCA) Method A soil cleanup levels. However, due to the proximity of the excavations to the existing building foundation, no further contaminated soil was removed. Ground water was not encountered in any of the excavations and is not considered to be threatened by the remaining impacted soil. See the attached map titled, "Approximate Underground Tank Locations" by PLSA Engineering.

It is the Washington State Department of Ecology's (Ecology) understanding that an environmental covenant was filed for this parcel that restricts land use due to residual soil contamination on the property.

Yakima County parcel #181322-24492

Johns Dry Cleaning

Facility/Site ID # 53248389

Cleanup Site ID # 2115

Tetrachloroethylene (PCE)-contaminated soil was removed from the property from September to November, 2005 during building demolition activities. Contamination resulted from an apparent release from the adjacent dry cleaning operation. Approximately 1,150 tons of PCE-contaminated soil were removed from the property and transported to the Roosevelt Regional Landfill. However, contaminated soil with PCE concentrations above the MTCA Method A soil cleanup levels is still located in the subsurface due to the proximity of building foundations and utility lines located adjacent to the property. See the attached map titled, "Sample Locations Map" by Fulcrum Environmental Consulting.

It is Ecology's understanding that an environmental covenant was filed for this parcel that restricts land use due to residual soil contamination on the property.

This Department Decision Recommendation should be reviewed and re-evaluated based on any new information about this Site.

References

Garland, Scott. Letter to Jay Sentz. 27 October 2005.

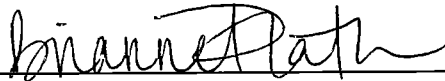
Garland, Scott. Letter to Jay Sentz. 2 November 2005.

Petroleum Contaminated Soil Removal Tank Excavations T4 and T5. 17 November 2005. PLSA Engineering and Surveying.

Removal of 6th Underground Storage Tank – Westpark Plaza. 11 April 2006. PLSA Engineering and Surveying.

Limited Remedial Action Report – Former Godfather's Building at the Westpark Shopping Center. 22 July 2005 – 1 November 2005. Fulcrum Environmental Consulting.

Investigator

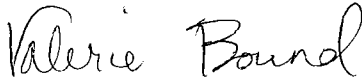


Brianne Plath, Site Manager

DATE:

10-23-09

Supervisor:

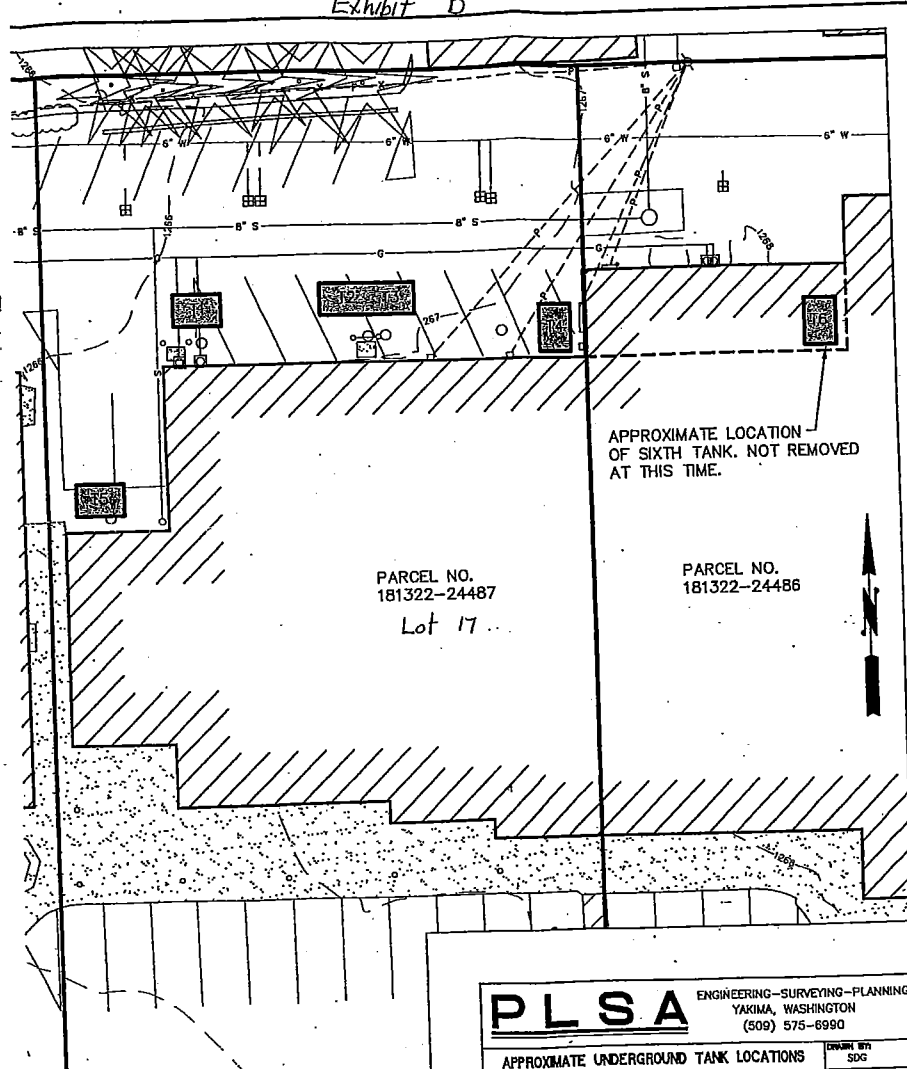


Valerie Bound, Acting Section Supervisor

DATE:

10-27-09

Exhibit B



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