



FILE COPY

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

June 26, 2003

Mr. John G. Vornbrock, FACHE  
Yakima Valley Memorial Hospital  
2811 Tieton Drive  
Yakima, WA 98902

RE: Independent Cleanup Review, Yakima Valley Memorial Hospital Property, Proposed Medical Center Office Building, 30th Avenue and Walnut Avenue, Yakima, WA, Facility Site #5564333 (VCP #CE0164)

Dear Mr. Vornbrock:

Thank you for submitting your Heating Oil Underground Storage Tank (UST) Remedial Action and Risk Assessment dated February 2003 for Department of Ecology (Ecology) review. Ecology appreciates your initiative in pursuing an independent remedial action under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the file for this site, which includes the following information, to determine if this site meets the Model Toxics Control Act (MTCA) cleanup standards:

1. Heating Oil Underground Storage Tank (UST) Remedial Action and Risk Assessment, S 30th Ave and Walnut St., Yakima, WA, by PBS Engineering and Environmental, dated February 2003.
2. Phase One Environmental Site Assessment, Proposed Medical Center Office Building, 30th Ave. and Walnut St., Yakima, WA, by PBS Engineering and Environmental, dated November 2002.
3. Results of Heating Oil Cleanup/Risk Assessment, 3.8 Acre Hospital Property, NW of YVMH, Yakima, WA, by PBS Engineering and Environmental, dated February 2003.
4. Restrictive Covenant, Yakima County Parcel Number 1813233488, 407/409 South 31st Ave, Yakima, WA, by Yakima Valley Memorial Hospital, dated June 17, 2003

Based upon the file information, which includes the above listed documents, Ecology has determined that the site does not pose a threat to human health or the environment as a result of the release addressed in the independent remedial action reports.



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Therefore, Ecology is issuing this determination that no further action is necessary at this site under the Model Toxics Control Act (MTCA) Ch. 70.105D RCW. However, please note that because your actions were not, or will not be, conducted under a consent decree with Ecology, this letter is not a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

In addition, the Restrictive Covenant filed on your property dated June 17, 2003 is a condition to maintain Ecology's No Further Action determination. The Restrictive Covenant is attached to this letter as Attachment A. Ecology's No Further Action determination automatically terminates and will have no force and effect if any portion of the Restrictive Covenant is violated.

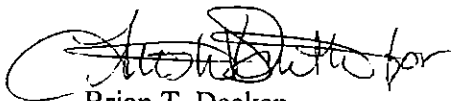
This No Further Action determination applies only to the area of the property affected by the contamination identified in the Heating Oil Underground Storage Tank (UST) Remedial Action and Risk Assessment, S 30th Ave and Walnut St., Yakima, WA, by PBS Engineering and Environmental, dated February 2003. It does not apply to any other release or potential release at the properties, any other areas on the properties, nor any other properties owned or operated by Yakima Valley Memorial Hospital.

Ecology does not assume any liability for any release, threatened release or other conditions at the site, or for any actions taken or omitted by any person or his agents or employees with regard to the release, threatened release, or other conditions at the site.

Ecology will upgrade its database to reflect this No Further Action determination. Yakima Valley Memorial Hospital Property will not appear in future publications of the Confirmed & Suspected Contaminated Sites Report previously known as the Affected Media and Contaminants Report. Your site will be identified as having met the compliance standards of the Model Toxics Control Act in future publications from Ecology's databases used to track contaminated sites in Washington.

This completes your review through the Ecology Voluntary Cleanup Program. If you have any questions please contact me at (509) 454-7836.

Sincerely,



Brian T. Deeken  
Environmental Specialist  
Toxics Cleanup Program

cc: Paul Danielson, PBS Engineering & Environmental

Enclosure