

PRELIMINARY ASSESSMENT REPORT  
FRANK WEAR CLEANERS  
106 South Third Avenue  
Yakima, Yakima County, Washington  
WAD980980692

Prepared for:

Washington Department of Ecology  
Mail Stop PV-11  
Olympia, WA 98504

Prepared by:

Science Applications International Corporation  
626 Columbia Street N.W., Suite 1-C  
Olympia, WA 98501

April, 1989

This document was part of the official  
Administrative Record for the Yakima  
Railroad Area on October 31, 1996.  
Washington State  
Department of Ecology

SUMMARY MEMORANDUM: FRANK WEAR CLEANERS, YAKIMA, WASHINGTON

1. Introduction and Purpose of the Preliminary Assessment

Under contract to the Washington Department of Ecology (WDOE), Science Applications International Corporation (SAIC) performed a Preliminary Assessment of Frank Wear Cleaners in Yakima, Washington.

The purpose of a preliminary assessment is to review existing information on a potential hazardous waste site to determine the potential threats to human health or the environment. In addition, other regulatory programs that may apply to the site are identified that may be used to respond to any problems or potential problems presented by the site.

Information on waste management practices and possible environmental contamination at the Frank Wear Cleaners location was obtained from EPA and WDOE files.

2. Persons conducting the Preliminary Assessment:

Stuart Strum and Debby Carr

3. Date of Site Reconnaissance:

February 21, 1989

4. Persons Contacted for the Preliminary Assessment:

Tom Silva, Yakima Air Pollution Control Authority  
Gail Hack, Yakima County Environmental Health District  
Chris Waarwick, Yakima Sewage Treatment Plant  
Bill Thompson, Yakima Sewage Treatment Plant

5. Information Obtained During The Preliminary Assessment

- o Site Location and Description - Frank Wear Cleaners is a dry cleaning operation in downtown Yakima located at 106 South 3rd Avenue in SE1/4 Section 24, T13N, R18E (Figure 1).

A dry cleaning operation has existed at this facility since the early 1940's. Previous known owners include Tom Moore and Bill Weir prior to 1980; G. A. Stoffers has owned the facility since 1980; he holds the current business license (13,14).

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The facility is bounded by A.W. Christianson & Sons, a furniture refinishing company in an adjoining building to the south of the cleaners. To the north is Community Living, the Eagles Hall is to the west, and Pichai Brothers is located to the east (Figure 2).

- o Site History and Potential Problems - Located in a commercial area of Yakima, Frank Wear Cleaners has operated as a dry cleaning facility for about 35 years. For at least a portion of these years the dry cleaning fluid perchloroethylene (tetrachloroethylene) was dumped behind the cleaners in a gravel covered area (Figures 2 and 3). The fluid was apparently usually in the form of sludge from still bottoms rather than pure fluid (15).

The establishment was first inspected in 1985 by Ecology as the result of an anonymous complaint, which alleged that perchloroethylene was being disposed in the Frank Wear back lot (4). At this time the owner claimed to be unaware of the environmental hazards of dumping on his property. He was informed (a copy of the WAC 173-303 to the owner is on file with the WDOE) how to handle the waste and how to dispose of it properly (5). Two samples of a milky fluid were taken in the sludge dumping area behind the shop during this inspection. These liquid samples showed 20,400 µg/L and 6,100 µg/L 1,1,1-trichloroethane and no tetrachloroethylene (4). Ecology has never investigated the source of the trichloroethane; this chemical is not generally used in the dry cleaning business.

On November 19, 1985 Mr. Stoffers stated in a phone call with Dom Reale (WDOE) that the sludge dumping had ceased at his cleaners as of September 10, 1985, immediately following the site inspection (5). G.A. Stoffers has since indicated in written correspondence to Ecology that this activity took place from at least 1980 to September 1986 (13).

On February 24, 1987 the site was once again inspected by Ecology and multiple Dangerous Waste violations were found. These included discharges into the environment, improper accumulation of dangerous waste on-site, inadequate record keeping, lack of a personnel training program, and lack of a contingency plan (16). At this time, soil samples from the disposal area were taken for analysis (6). Analytical data from the sampling shows high levels of perchloroethylene and other volatile organic contaminants. However, as these samples were reported incorrectly by the Manchester laboratory, they cannot be used for verification of contamination.

After the second Ecology inspection, the owner, Mr. Stoffers, was asked to provide information on the volume and concentration of sludge, and frequency of the dumping on his property. He indicated he cooked out as much "perc" as possible from the

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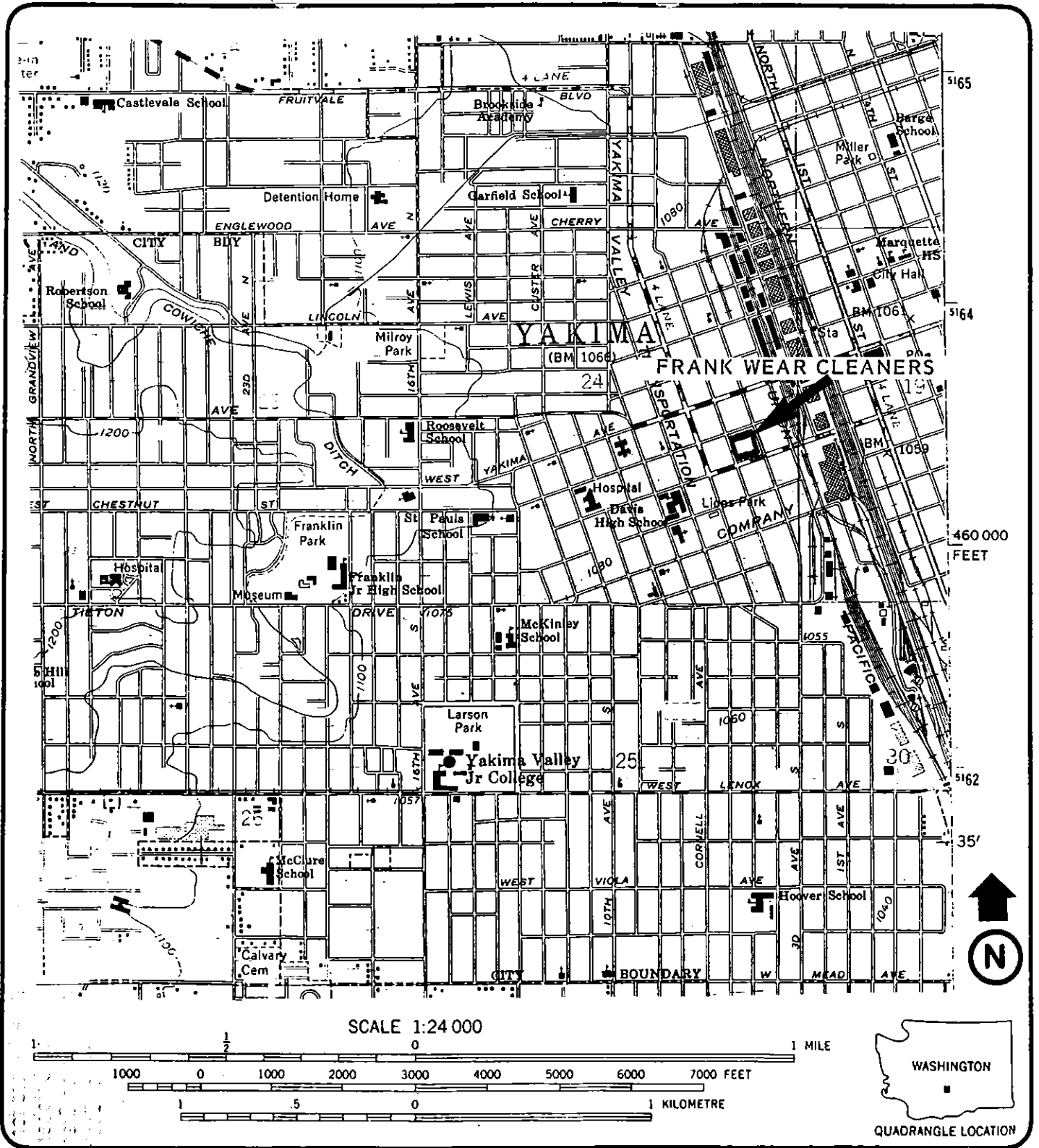


Figure 1

This document was part of the official location Map of Frank Wear Cleaners, Yakima, WA  
 Administrative Record for the Yakima Valley (Source: Yakima West, WA 7.5' USGS Quad.)  
 Railroad Area on October 31, 1986.  
 Washington State  
 Department of Ecology.

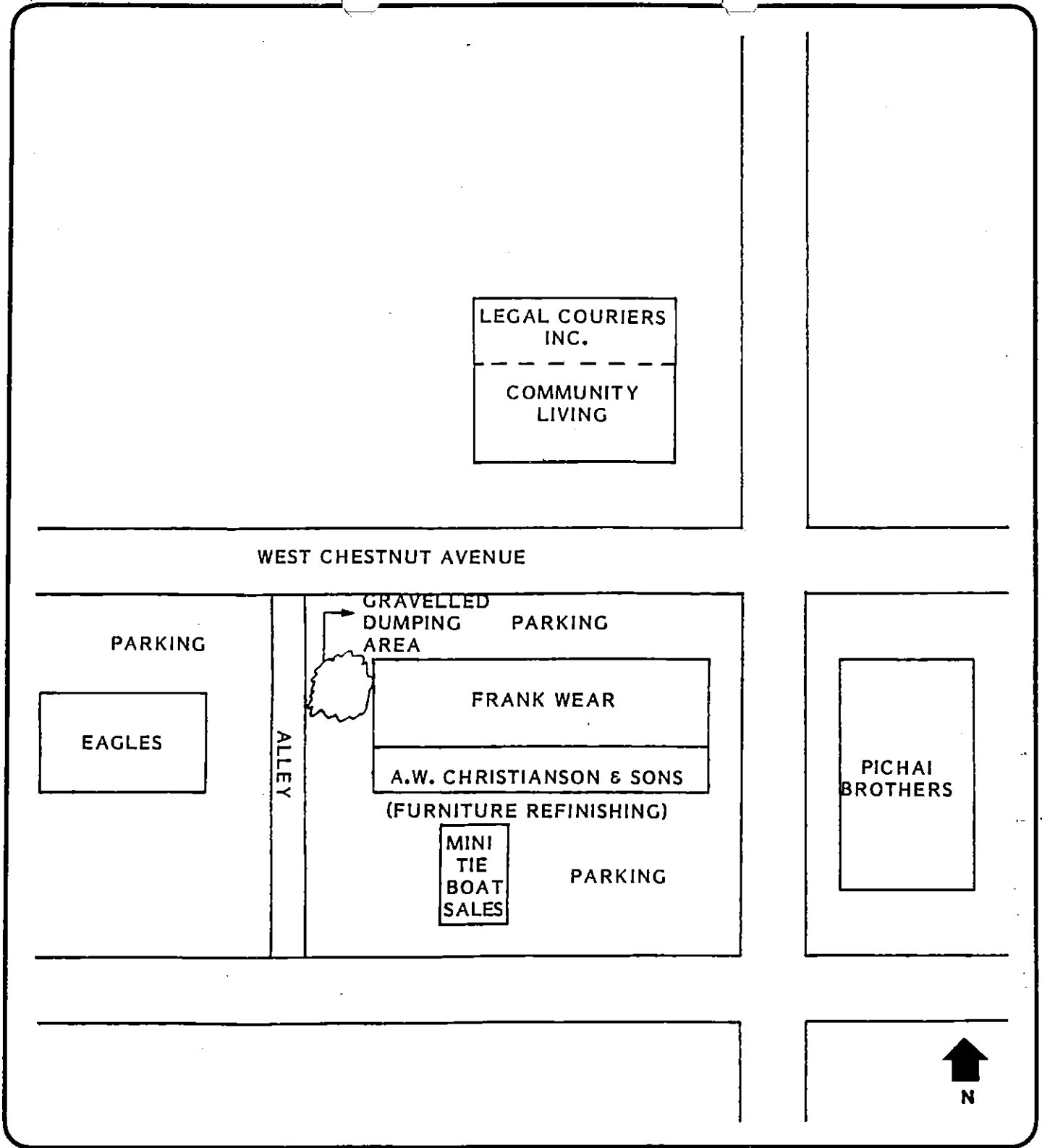


Figure 2

Sketch Map of Frank Wear Cleaners  
Yakima, WA

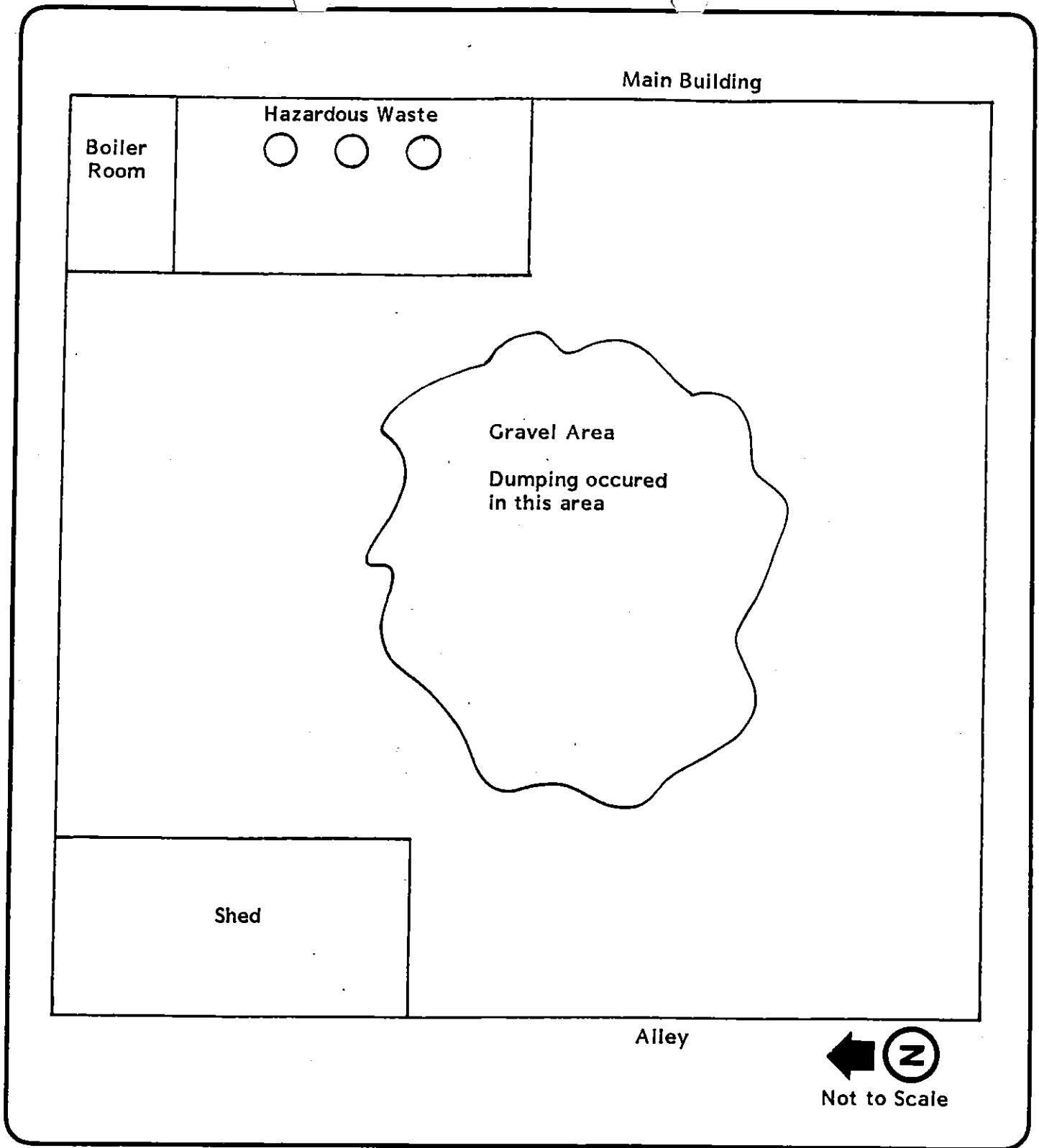


Figure 3

Revised Sketch Map, Frank Wear Cleaners, Yakima, WA  
(from WDOE files Feb. 22, 1988)

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sludge and then used the International Fabricare Institute method of cooking the sludge with water to enhance perchloroethylene removal. He believed the "perc" concentration in his waste is from 2 to 5%, with 90% water and the remainder, body oils, dirt, etc. He said his waste was generated at approximately 100 pounds per week (4). No documentation of these figures has been submitted to Ecology.

Three downgradient wells were sampled by Ecology to the south and southeast of Frank Wear Cleaners on August 22, 1988; one at Artificial Ice located at Division and Broadway, one at Worrell Meats at 501 S. Fifth, and one at Delmonte Corporation at 1st and Walnut (7). This sampling was conducted to determine whether contamination had occurred from Frank Wear and whether other potential sources were present.

The analytical results of the downgradient sampling indicated that the Worrell Meats well had 1.3 ppb tetrachloroethylene, while no tetrachloroethylene was detected in either the Artificial Ice or Delmonte locations (9). Tetrachloroethylene levels measured in wells in the industrial area near the Frank Wear Cleaners by EPA during an area-wide ground water study in 1988, showed 16 ppb found in the Rainier Plastics well (16 µg/L) and 8 ppb in a random selected domestic well approximately 1/2 mile east of Shields Bag (11). The screen depths of these wells are not known to have been correlated.

Since Frank Wear is located in the Yakima Industrial area, most of the nearby facilities and residences are on city water. There is a residential well located within a 1/2 mile of this site that has 10 permanent users. Within a 2 mile radius, well logs show 3,675 permanent well users (10). The total population within four miles of the site using well water is approximately 58,128, due to the presence of city wells within 3 miles of the site.

Perchloroethylene is a relatively frequent compound found contaminating ground water in urban areas because of its persistence, its wide usage in dry cleaners and improper disposal practices of the past. Other potential sources of perchloroethylene within this area include Rainier Plastics, Shields Bag & Printing, Crop King, FMC and Cameron, Longview paper, miscellaneous storage/salvage operations, other commercial operations, and sites of other pesticide/dangerous waste generating facilities once present but now gone. This general area - perhaps 3-4 miles wide - has seasonally shallow ground water coming within 4-5 feet of surface grade in some areas. General ground water movement is through open cobble, several ft/yr, generally in a southeast direction. Ground water

is viewed as largely contiguous with the nearby Yakima River (11). No additional activities other than RCRA generator compliance activities are known to be planned for this site by the Ecology Central Regional office.

- o Physical Setting, Pathways, and Receptors - Frank Wear Cleaners is located on the floodplain of the Yakima River at an elevation of approximately 1,077 feet above mean sea level. Plant runoff is collected in the Yakima storm sewer system. Mr. Bill Thompson provides a probable disposition for the surface water drainage in the vicinity of 5th Street and Chestnut Street. A drain line drains surface water toward the south along 5th to the "New Shairo ditch" which is along Mead Avenue. The "New Shairo ditch" enters the Yakima River in Union Gap, about four miles south of the site. This ditch is used for local irrigation of lawns and gardens. The Yakima River is 1.75 miles east of the facility.

Within a 1/4 mile of the site there are approximately 1,652 persons. A city park, Davis High School, and a hospital also lie within this radius. There are orchards 1.25 miles to the north, and 2 miles to the northwest and southeast. To the southeast (1.25 miles) is the State/County Fairgrounds and 2.5 miles to the southwest is a State Fish Hatchery.

Within a four mile radius of the site there are approximately 75,974 persons, 26 schools, 18 churches, numerous city parks, and irrigation canals.

The site geology is characterized by unconsolidated to poorly consolidated sand and gravel deposits of recent alluvium of the Yakima River. These sediments have high hydraulic conductivities and specific yields, forming an important water resource in the area (3). The water table occurs at a depth of 18 to 20 feet in the vicinity of the site (4).

The climatic setting of Yakima is arid with an average precipitation rate of 7.2 inches per year (12). Mean annual lake evaporation is 36 inches per year. The average wind speed is 6.8 miles per hour, with prevailing directions from the west and west-northwest.

6. Priority Assessment: Medium

Based on the criteria outlined in EPA OSWER Directive 9348.0-01, this facility has been classified as: Medium. This is based on the number of people using well water in this area, the number of years the dumping continued, and the permeable soil along with the high

ground water level.

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## 7. Recommendations

Soil contamination at Frank Wear Cleaners should be fully evaluated; the extent of soil contamination cannot be determined without further sampling. Soil borings down to the ground water table would assist in determining the extent of soil contamination and the likelihood of contamination of the ground water and movement of contaminants off-site. The source of the trichloroethane should be pursued, as this is not a commonly used solvent in the dry cleaning business, and may be from the adjacent furniture manufacturing business.

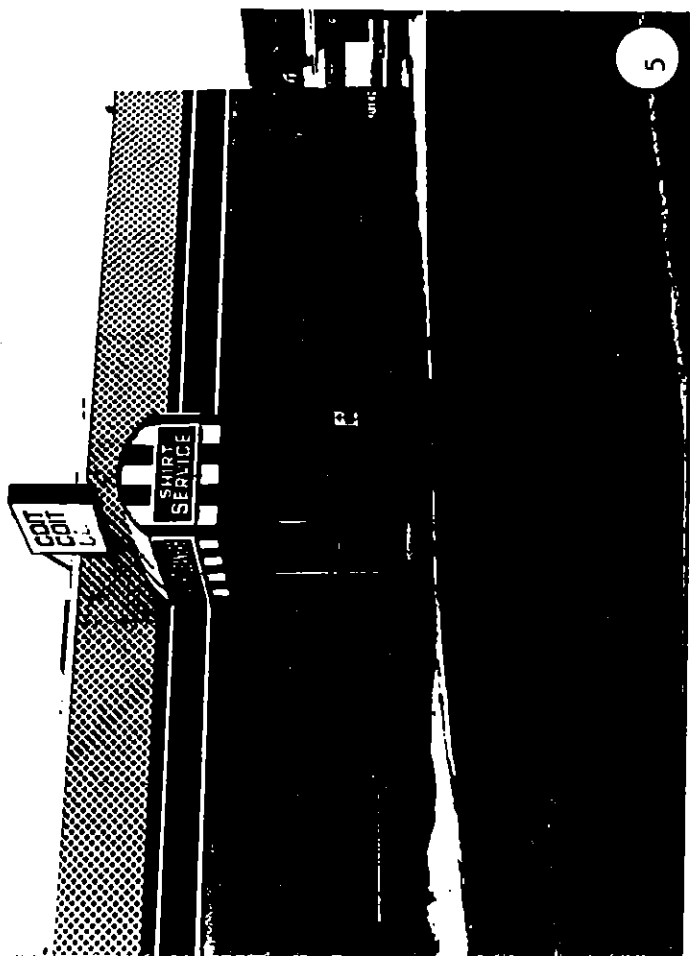
## 8. References

- (1) USGS Yakima East 7.5 minute Quadrangle, 1985 and Yakima West 7.5 minute Quadrangle, 1974.
- (2) 1980 Census of Population and Housing Census Tracts, Yakima, Washington, PHC80-2-377, Issued 8-83.
- (3) Foxworth, B. 1962. Geology and Ground Water Resources of the Ahtarum Valley, Yakima County, Washington. USGS Water Supply Paper 1958.
- (4) Reale, D. November 5, 1985. Internal Ecology Memo to Dennis Bowhay.
- (5) Reale, D. November 9, 1985. Ecology Dangerous Waste Notification sent to Mr. Gregory Stoffers, Owner of Frank Wear Cleaners.
- (6) Bowhay, D. February 24, 1987. Letter from Ecology to G.A. Stoffers, Frank Wear Cleaners.
- (7) Memo in WDOE file from Max Linden concerning the sampling of 3 down gradient wells to the south of Frank Wear Cleaners. August 22, 1988.
- (8) Analytical Resources Incorporated. February 24, 1987. Sample Results for Samples Taken at Frank Wear Cleaners.
- (9) Ecology Manchester Lab. August 22, 1988. Sample Results from Samples Taken at Four Business Locations in Yakima.
- (10) Well Log Data from Washington Dept. of Ecology files.
- (11) Pratt, C. Ecology. February 3, 1988. Internal Ecology Memo to J. Little. Subject - Yakima Industrial Area.

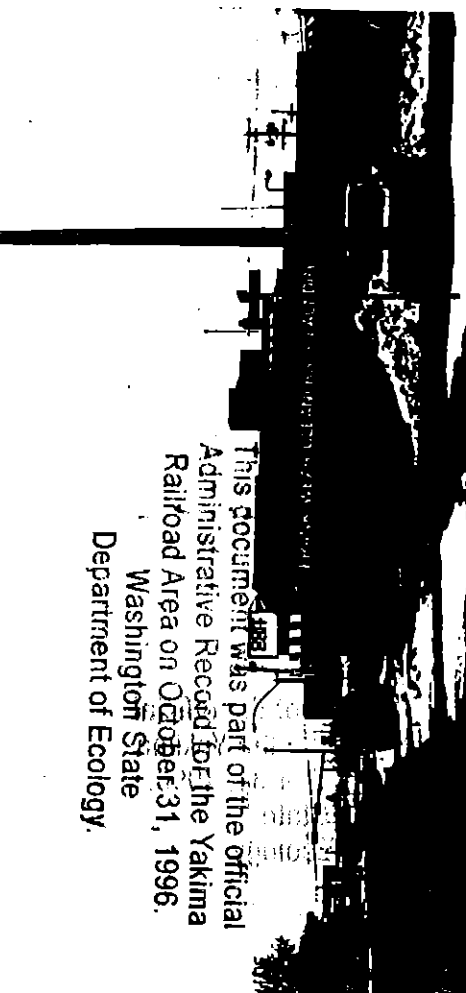
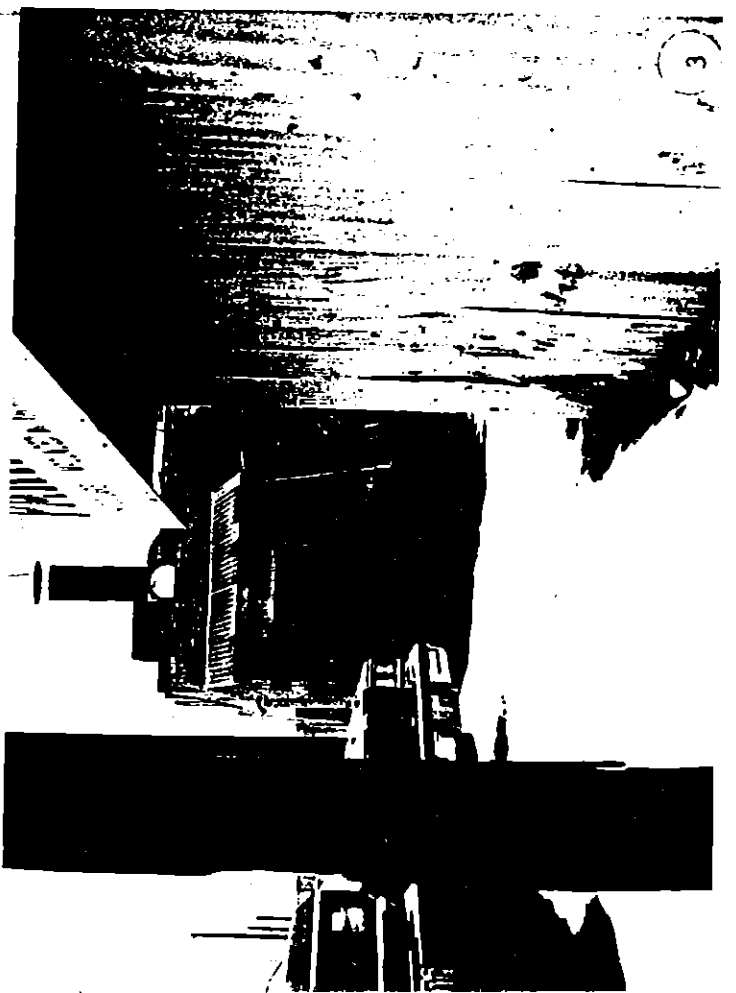
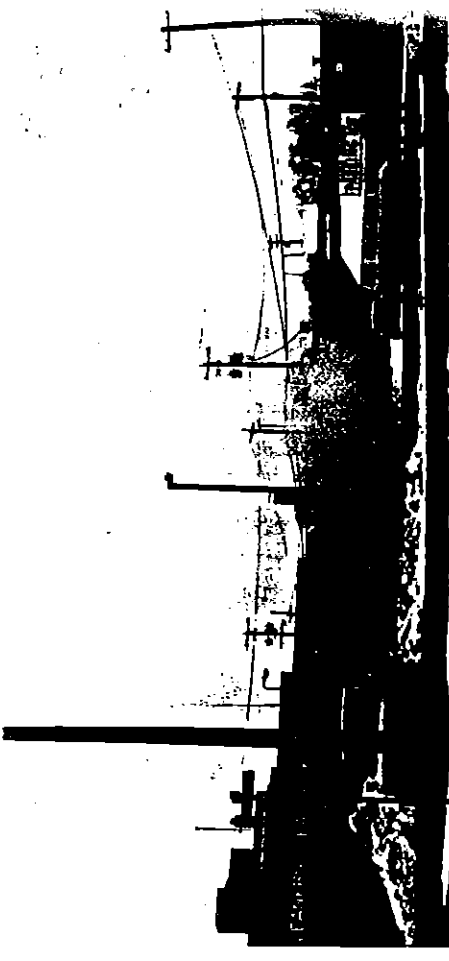
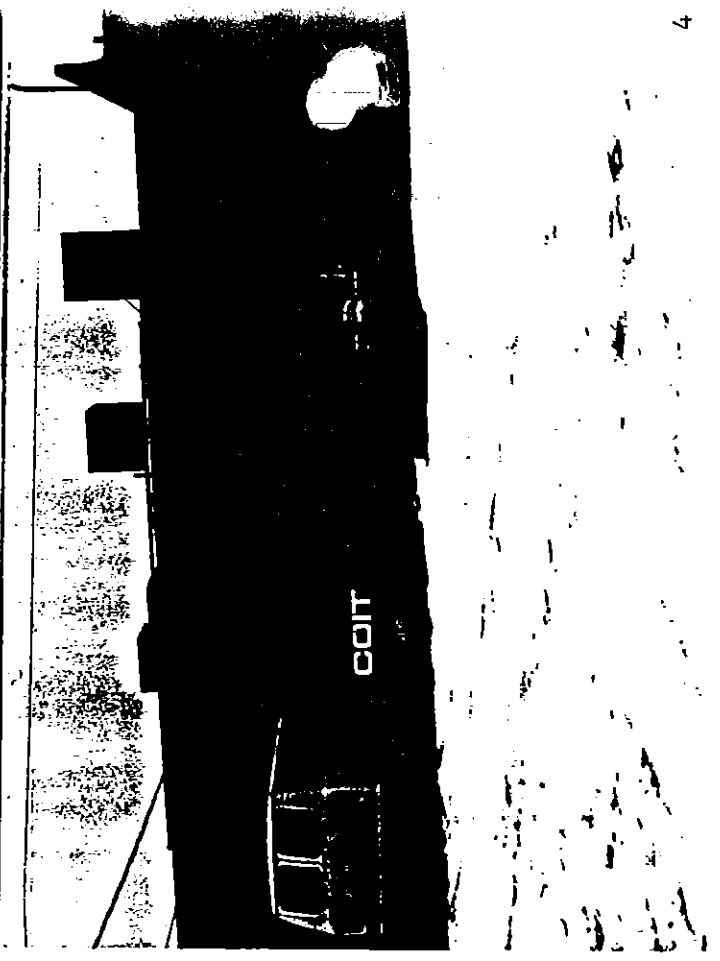
- (12) U.S. Department of Commerce, National Climatic Center, Undated. Climatic Summary of Yakima, Washington.
- (13) G. A. Stoffers. February 22, 1988. Letter from Frank Wear Cleaners to Dennis Bowhay, WDOE.
- (14) City Clerk, City of Yakima. Personal Communication, 4/3/89.
- (15) Locke, D. August 11, 1988. Letter from Ecology to Wendy Leisering, Sierra Club.
- (16) Bowhay, D. July 8, 1987. Letter from Ecology to G. Stoffers, Frank Wear Cleaners.

Photograph Log for Frank Wear Cleaners

1. Facility and parking area. View to south from intersection of Third Avenue and West Chestnut Street.
2. Rear portion of facility. View to southwest from W. Chestnut Street. Note drum at rear of building in center of photograph.
3. Rear doorway of facility and gravel parking area. Note drums stored on gravel surface. View to east from alley behind facility.
4. Gravel parking area behind facility. Note presence of drums behind facility. View to east from alley behind facility.
5. Front of facility. View to west from Third Avenue.



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**POTENTIAL HAZARDOUS WASTE SITE  
PRELIMINARY ASSESSMENT  
Part 1 - Site Information and Assessment**

**I. IDENTIFICATION**

01 State WA	02 Site Number D980980692
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**II. SITE NAME AND LOCATION**

01 Site Name (legal, common, or descriptive name of site) Frank Wear Cleaners		02 Street, Route No., or Specific Location Identifier 106 South 3rd Avenue			
03 City Yakima	04 State WA	05 Zip Code 98902	06 County Yakima	07 County Code 077	08 Cong Dist
09 Coordinates Latitude      Longitude		Section/Township/Range T13N, R18E, Sec. 24 SE½			
10 Directions to Site (starting from nearest public road) Go south on N. First Street from freeway; turn right on South 3rd Ave. Site is at SW corner of South Third Avenue and West Chestnut Avenue.					

**III. RESPONSIBLE PARTIES**

01 Owner (if known) G. A. Stoffers		02 Street (business, mailing, residential) 106 South 3rd Avenue			
03 City Yakima	04 State WA	05 Zip Code 98902	06 Telephone Number (      )		
07 Operator (if known and different from owner) Same		08 Street (business, mailing, residential)			
09 City	10 State	11 Zip Code	12 Telephone Number (      )		
13 Type of Ownership (check one) <input checked="" type="checkbox"/> A. Private <input type="checkbox"/> B. Federal: <input type="checkbox"/> C. State <input type="checkbox"/> D. County <input type="checkbox"/> E. Municipal <input type="checkbox"/> F. Other: <input type="checkbox"/> G. Unknown					
14 Owner/Operator Notification on File (check all that apply) <input type="checkbox"/> A. RCRA 3001, Date Rec'd:      /      / <input type="checkbox"/> B. Uncontrolled Waste Site (CERCLA 103c), Date Rec'd:      /      / <input checked="" type="checkbox"/> C. None					

**IV. CHARACTERIZATION OF POTENTIAL HAZARD**

01 On Site Inspection <input checked="" type="checkbox"/> Yes, Date:      /      /      1985, 1987 <input type="checkbox"/> No		By (check all that apply): <input type="checkbox"/> A. EPA <input type="checkbox"/> B. EPA Contractor <input checked="" type="checkbox"/> C. State <input type="checkbox"/> D. Other Contractor <input type="checkbox"/> E. Local Health Official <input type="checkbox"/> F. Other: Contractors Name(s):			
02 Site Status (check one) <input checked="" type="checkbox"/> A. Active <input type="checkbox"/> B. Inactive <input type="checkbox"/> C. Unknown		03 Years of Operation beginning year      ending year <input type="checkbox"/> Unknown 1950      present			
04 Description of Substances Possibly Present, Known, or Alleged Sludges from the on-site operations containing tetrachloroethylene has been disposed of on-site for at least 6, and up to 35 years.					
05 Description of Potential Hazard to Environment and/or Population Area is characterized by high water tables and highly permeable soils. Tetrachloroethylene has been detected in wells in the area above drinking water standards. Other potential sources exist for this contamination; it is unclear whether the cleaners is the source.					

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**V. PRIORITY ASSESSMENT**

01 Priority for Inspection (check one; if high or medium is checked, complete Part 2 and Part 3) <input type="checkbox"/> A. High (inspection required promptly) <input checked="" type="checkbox"/> B. Medium (inspection required) <input type="checkbox"/> C. Low (inspect on time) <input type="checkbox"/> D. None (no further action needed complete current disposition form)			
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**VI. INFORMATION AVAILABLE FROM**

01 Contact Tom Harris	02 Of (agency/organization) Washington Dept. of Ecology	03 Telephone Number (206) 438-7348		
04 Person Responsible for Assessment Stuart Strum	05 Agency --	06 Organization SAIC	07 Telephone Number (206) 754-7077	08 Date 3 / 28 / 89

Modified (5/84) from EPA Form 2070-12 dated 7/81

**POTENTIAL HAZARDOUS WASTE SITE  
PRELIMINARY ASSESSMENT  
Part 2 - Waste Information**

**I. IDENTIFICATION**

01 State	02 Site Number
WA	D980980692

**II. WASTE STATES, QUANTITIES, AND CHARACTERISTICS**

<b>01 Physical States</b> (check all that apply) <input type="checkbox"/> A. Solid <input type="checkbox"/> E. Slurry <input type="checkbox"/> B. Powder, Fines <input checked="" type="checkbox"/> F. Liquid <input checked="" type="checkbox"/> C. Sludge <input type="checkbox"/> G. Gas <input type="checkbox"/> D. Other:	<b>02 Waste Quantity at Site</b> (measures of waste quantities must be independent)  Tons: Unknown Cubic Yards: No. of Drums:	<b>03 Waste Characteristics</b> (check all that apply) <input checked="" type="checkbox"/> A. Toxic <input checked="" type="checkbox"/> E. Soluble <input type="checkbox"/> I. Highly Volatile <input type="checkbox"/> B. Corrosive <input type="checkbox"/> F. Infectious <input type="checkbox"/> J. Explosive <input type="checkbox"/> C. Radioactive <input type="checkbox"/> G. Flammable <input type="checkbox"/> K. Reactive <input checked="" type="checkbox"/> D. Persistent <input type="checkbox"/> H. Ignitable <input type="checkbox"/> L. Incompatible <input type="checkbox"/> M. Not Applicable
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**III. WASTE TYPE**

Category	Substance Name	01 Gross Amount	02 Unit of Measure	03 Comments
SLU	Sludge	Unknown		containing tetrachloroethylene
OLW	Oily Waste			
SOL	Solvents			tetrachloroethylene
PSD	Pesticides			
OCC	Other Organic Chemicals			
IOC	Inorganic Chemicals			
ACD	Acids			
BAS	Bases			
MES	Heavy Metals			

**IV. HAZARDOUS SUBSTANCES (see Appendix for most frequently cited CAS numbers)**

01 Cat.	02 Substance Name	03 CAS Number	04 Storage/Disposal Method	05 Concentration	06 Measure of Concentration
SLU	Dry cleaning sludges		Disposed on-site; dumped in graveled soil area in back of facility	Unknown	
Environmental Release Data					
SOL	Tetrachloroethylene		Detected in ground water sample at Worrell Meats	1.3	ppb
SOL	1,1,1-trichloroethane		Found in puddle on-site	6,100-20,400	ppb

**V. FEEDSTOCKS (see Appendix for CAS numbers)**

Category	01 Feedstock Name	02 CAS Number	Category	01 Feedstock Name	02 CAS Number
FDS			FDS		
FDS			FDS		
FDS			FDS		
FDS			FDS		

**VI. SOURCES OF INFORMATION (cite specific references, e.g., state files, etc.)**

EPA form 2070-11, Manchester Environmental Laboratory Analysis, WDOE files, 3-31-87, Letter from Dave Murdock on the inspection of this facility dated 3-2-87, WDOE file copy.

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POTENTIAL HAZARDOUS WASTE SITE  
 PRELIMINARY ASSESSMENT  
 Part 3 - Description of Hazardous Conditions & Incidents

I. IDENTIFICATION

01 State	02 Site Number
WA	D980980692

II. HAZARDOUS CONDITIONS AND INCIDENTS

01 ( X ) A. Groundwater Contamination      02 ( ) Observed (Date: )      ( X ) Potential      ( ) Alleged  
 03 Population Potentially Affected: 58,128      04 Narrative Description

Highly permeable soils and high water table characteristic of this area make it highly probable that ground water contamination has occurred. Depth to ground water is less than 20 ft. in gravel and cobble.

01 ( X ) B. Surface Water Contamination      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged  
 03 Population Potentially Affected: 0      04 Narrative Description

None known or suspected. Site is located approximately a mile from Bachelor Creek.

01 ( X ) C. Contamination of Air      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged  
 03 Population Potentially Affected: 0      04 Narrative Description

None known or suspected.

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01 ( X ) D. Fire/Explosive Conditions      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged  
 03 Population Potentially Affected: 0      04 Narrative Description

None known or suspected. Sludges disposed contain water and are not expected to be ignitable.

01 ( X ) E. Direct Contact      02 ( ) Observed (Date: )      ( X ) Potential      ( ) Alleged  
 03 Population Potentially Affected: < 100      04 Narrative Description

Employees on-site who may come in contact with the sludges; also, alley is accessible to passersby.

01 ( X ) F. Contamination of Soil      02 ( X ) Observed (Date: 2-10-85 )      ( ) Potential      ( ) Alleged  
 03 Area Potentially Affected (acres): 15 sq. ft.      04 Narrative Description

The small gravel area between the dry cleaners and the alley is the location of the dump site. Soil tested showed some contamination. Site is located on urban land, over highly permeable subsurface soils.

01 ( X ) G. Drinking Water Contamination      02 ( ) Observed (Date: )      ( X ) Potential      ( ) Alleged  
 03 Population Potentially Affected: 58,128      04 Narrative Description

The immediate industrial area surrounding the site has no wells. The outer lying populations, especially the developments in Kiwanis Park's Union Gap which lies between the sites, the Yakima River are likely to be exposed to contaminants from this area.

01 ( X ) H. Worker Exposure/Injury      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged  
 03 Workers Potentially Affected: 2      04 Narrative Description

Possible contamination when exposed to the sludge, either by breathing or skin contact.

01 ( X ) I. Population Exposure/Injury      02 ( ) Observed (Date: )      ( X ) Potential      ( ) Alleged  
 03 Population Potentially Affected: 58,128      04 Narrative Description

Ground water contamination is present in the area, although Frank Wear has not been positively identified as a source. High potential for contamination at local drinking water sources.

**RESIDENTIAL HAZARDOUS WASTE  
PRELIMINARY ASSESSMENT**

**Part 3 - Description of Hazardous Conditions & Incidents**

**I. IDENTIFICATION**

01 State      02 Site Number

WA

D980980692

**II. HAZARDOUS CONDITIONS AND INCIDENTS (continued)**

01 ( X ) J. Damage to Flora      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged

04 Narrative Description

None known or suspected.

01 ( X ) K. Damage to Fauna      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged

04 Narrative Description (Include name(s) of species)

None known or suspected.

01 ( X ) L. Contamination of Food Chain      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged

04 Narrative Description

None known or suspected.

01 ( X ) M. Unstable Containment of Wastes (spills/runoff/standing liquids/leaking drums)      02 ( X ) Observed (Date: 1985 )      ( ) Potential      ( ) Alleged

03 Population Potentially Affected: 58,128      04 Narrative Description

Standing liquids observed in dumping area behind facility in 1985 Ecology inspection.

01 ( X ) N. Damage to Offsite Property      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged

04 Narrative Description

None known or suspected.

01 ( X ) O. Contamination of Sewers, Storm Drains, WWTPs      02 ( ) Observed (Date: )      ( ) Potential      ( ) Alleged

04 Narrative Description

None known or suspected.

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01 ( X ) P. Illegal/Unauthorized Dumping      02 ( X ) Observed (Date: 2-10-85 )      ( ) Potential      ( ) Alleged

04 Narrative Description

Unauthorized dumping of sludge materials in gravel area between shop and alley.

**05 Description of Any Other Known, Potential, or Alleged Hazards**

Source of 1,1,1-trichlorethane in 1985 WDOE inspection is not known. Frank Wear has no reason to be using this solvent in dry cleaning. Recommend investigation of disposal practices of A. W. Christianson & Sons, Inc. next door (They are a furniture manufacturer).

**III. TOTAL POPULATION POTENTIALLY AFFECTED: 58,128**

**IV. COMMENTS**

The dumping of sludge on-site may have contributed to ground water contamination. Sampling of ground water in the surrounding area has shown contamination from possible multiple sources. The extent of soil contamination on-site should be determined by further sampling.

**V. SOURCES OF INFORMATION (cite specific references: state files, reports, etc.)**

Foxworth, B. 1962, U.S.G.S. Water Supply Paper 1958. Geology and ground water resources of the Ahtarum Valley, Yakima County, Washington. Inspection reports from WDOE, Feb. 1985, 1987, State of Washington Public Water Supply Listings, 1989