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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima, Suite 200 • Yakima, Washington 98902-3401 • (509) 575-2490

February 19, 1998

Mr. John H. Rogers
Director of Housing Development
Chelan-Douglas Community Action Council
620 Lewis Street
Wenatchee, WA 98801

Dear Mr. Rogers:

Subject: Independent Remedial Action Report – Sunset Ridge, 1805 Sunset Highway, East Wenatchee, Washington

Thank you for submitting the results of your independent remedial action for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Sunset Ridge site located at 1805 Sunset Highway, East Wenatchee, Washington:

1. Independent remedial action report submitted on January 16, 1998 prepared by Messrs. Jonathan B. Hamilton and Larry Riegert, P.E. of HAMMOND, COLLIER & WADE – LIVINGSTON ASSOCIATES, INC.
2. Phase I Environmental Site Assessment report submitted on February 4, 1998 prepared by Messrs. Jonathan B. Hamilton and Larry M. Cordes, P.E. of HAMMOND, COLLIER & WADE – LIVINGSTON ASSOCIATES, INC.
3. Phase II Environmental Site Assessment report submitted on February 4, 1998 prepared by Messrs. Jonathan B. Hamilton and Larry M. Cordes, P.E. of HAMMOND, COLLIER & WADE – LIVINGSTON ASSOCIATES, INC.
4. Site plan submitted on February 12, 1998 prepared by Ed. Zontek, P.E.
5. Landscape plan submitted on February 12, 1998 prepared by MJ Neal Associates.

The above listed reports will be kept in the Central Files of the Ecology Central Regional Office for review by appointment only. Appointments can be made by calling Mr. Roger Johnson, Public Disclosure Coordinator, at (509) 454-7658.



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Based upon the above listed information Ecology has determined that, at this time, the release of lead and arsenic into the soil no longer poses a threat to human health or the environment for the excavated area near the vicinity of the day care building (Figure 2 of the Independent Remedial Action Report). However, due to limited soil-sampling programs conducted during the Phase I and Phase II Environmental Site Assessments, the remaining portion of the property may contain lead and arsenic contaminated soil--above the MTCA Method A cleanup levels--located under buildings, asphalt pavement, and landscape vegetation.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is not a settlement by the state under RCW 70.105D.040(4). Furthermore, you must conduct the necessary monitoring and maintenance of the asphalt pavement and landscape vegetation to assure that this site does not pose a threat to human health or the environment. You must also collect samples from the stockpiled topsoil and test for lead and arsenic. Only soils which contain residual concentrations of contaminants at or below MTCA Method A cleanup levels may be used as topsoil. Table I of the Ecology's *Guidance for Remediation of Petroleum Contaminated Soils* provides guidance for the minimum number of samples to take from stockpiled soils. Failure to conduct necessary monitoring, maintenance and submittal of stockpiled topsoil sampling data to Ecology results in the automatic withdrawal of Ecology's no further action determination.

Ecology's no further action determination is contingent upon filing the Restrictive Covenant, appended hereto as Appendix (A), with the auditor's office in Douglas County within ninety (90) days from the date of this letter. No later than thirty (30) days from the date the Restrictive Covenant is recorded you must send a notarized copy of the recorded Restrictive Covenant to Ecology. Ecology's no further action determination automatically terminates and will have no force and effect if you fail to record this Restrictive Covenant or violate any portions of the Restrictive Covenant. WAC 173-340-440(6) requires you to notify and seek comment from a city or county department with land use planning authority for real property subject to the Restrictive Covenant.

Ecology's no further action determination is made only with respect to the release identified in the independent remedial action report dated September 1997. This no further action determination applies only to the area of the property affected by the release identified in the report at 1805 Sunset Highway, East Wenatchee, Washington. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by Chelan-Douglas Community Action Council. This no further action determination does not apply to remedial actions determined necessary as a result of stockpile soil sampling program.

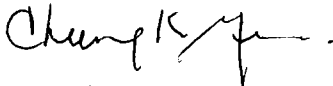
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Ecology will update its database to reflect this "No Further Action" determination. Your site will not appear in future publications of the Confirmed & Suspected Contaminated Sites Report (previously known as the Affected Media and Contaminants Report).

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/her agents or employees with regard to the release, threatened release, or other conditions at the site.

If you have any questions, please contact me at (509) 454-7846.

Sincerely,



Chung Ki Yee, P.E.
Toxics Cleanup Program

Enclosure

cc: Trish Akana, Ecology
Mark Peterschmidt, Ecology