

SITE HAZARD ASSESSMENT
RECOMMENDATION FOR NO FURTHER ACTION
August 3, 2011

SITE INFORMATION:

Name: **Tacoma Goodwill Ind Inc Yakima Branch/Goodwill Industries**
Address: **222 S 3rd Street**
City: **Yakima** County: **Yakima** State: **WA** Zip: **98901**
Section/Township/Range:
Latitude: **46.60257** Longitude: **-120.50308**
Ecology Facility/Site ID #: **555**
TCP Cleanup Site ID #: **7345**

BACKGROUND:

The facility contains two releases and is included in the Yakima Railroad Area groundwater monitoring project. The release described in this No Further Action Recommendation is limited to soil contamination discovered during the removal of an underground storage tank (UST) in 1994. It does not address the groundwater contaminated with halogenated organics and heavy metals.

On October 13, 1994, a 600-gallon UST was discovered during building demolition and remediation activities. In May 1997, a Site Assessment Report was submitted to Ecology by the City of Yakima. The current status of this site is Reported Cleaned Up.

SITE DESCRIPTION

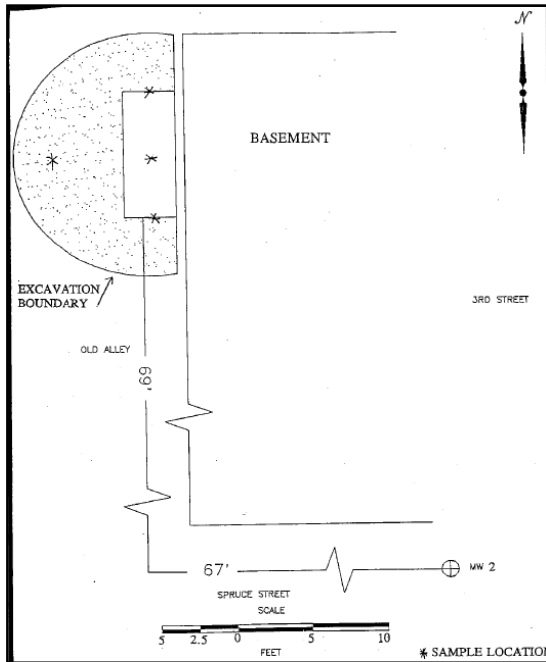
The site is located at 222 South 3rd Street in Yakima. The property was historically used as an auto dealer, repair, and/or body shop from 1942 to 1964 according to Polk city directories and Sanborn fire insurance maps.

The 600-gallon steel UST was discovered when a test pit was dug during remediation activities relating to the Yakima Railroad Area groundwater monitoring project. Approximately 250 gallons of liquid and sludge were removed from the tank. The product was determined to be heavy oil, which indicated the tank was either used for heating or waste oil. Soil staining was noticeable around the fill pipe, but there were no signs of pitting or rusting on the tank. Once the tank was removed from the pit, dark grey stained soil was discovered.

FINAL SITE CLEANUP

The stained area in the pit was over-excavated so that the north, south and west ends extended to a depth of 8' bgs. Four soil samples were collected from each of these walls (at 5' bgs) and the center base (8' bgs). The samples were analyzed for total petroleum

hydrocarbons using EPA Method 418.1, which tends to capture more heavy-range hydrocarbons. The highest concentration of TPH was found in the south wall sample (116 ppm).



To account for the possibility of the tank being used to store waste oil, the south wall sample, which had the highest TPH levels, was also analyzed for eight RCRA metals and PCBs. Barium, lead, chromium and cadmium were detected but at levels that do not exceed MTCA cleanup standards.

The excavation resulted in 35 cubic yards of stockpiled soil. Three representative samples collected from the stockpile found TPH at 24-2620 ppm. The soil was approved to be transported and treated at Anderson Landfill.

Based on the sampling results, groundwater (at 17' bgs) should not have been impacted by soil contamination.

Figure taken from Underground Storage Tank Site Assessment, Huntingdon Engineering & Environmental, Inc, January 18, 1995

CONCLUSIONS

The Site Assessment Report indicates there was minimal soil contamination discovered during the removal of the 600-gallon UST. An appropriate number of soil samples was collected from within the tank pit. The samples were analyzed for TPH and included one sample (with the highest TPH concentration) for metals and PCBs. All laboratory results indicate the contaminants were either non-detect or below MTCA cleanup standards.

Also, groundwater is located about nine feet below the bottom of the tank pit. There is no indication that groundwater has been impacted by spills or leaks from this tank.

RECOMMENDATIONS

Based on information presented in the Site Assessment Report, the process of removing a 600-gallon heavy oil UST did not leave residual contamination at the site. Soil samples reveal contaminants of concern at levels that do not exceed MTCA cleanup levels and groundwater has not been impacted.

It is concluded that this site poses no significant threat to human health and the environment and recommended that it receives no further action (NFA) at this time under MTCA [WAC 173-340-310(5)(d)(i)].

REFERENCES

Underground Storage Tank Site Assessment Report, Huntingdon Engineering & Environmental, Inc., January 18, 1995