



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

October 20, 2011

Mr. Raul Uriostegui  
Buckle My Shoe  
108 South 3rd Avenue  
Yakima, WA 98902-3422

RE: Air sampling results related to former Frank Wear Cleaners  
Facility/Site ID# 444

Dear Raul:

As you know from our conversation last Friday, the Department of Ecology (Ecology) has received the results from the air sampling done at Buckle My Shoe. Unfortunately, the levels of chemicals found in both soil vapor and indoor air (mainly PCE or "perc," and chloroform) are above state cleanup levels. I am attaching the results, along with a map showing the sampling locations. I am also enclosing additional information about vapor intrusion.

Ecology has worked closely with the Department of Health in reviewing the data we have to date. We are in agreement that the children are in no immediate danger, but additional sampling is necessary. In fact, we are considering testing indoor air on a regular basis until a system to remove the vapors is in place.

Although, the chemicals found in indoor air are not an immediate health concern, the system that will be installed will immediately stop the chemical vapor from moving inside the building. Unfortunately, this system will not begin operating for at least 8-12 weeks.

In the meantime, we will do another round of sampling. That will take place today (October 20). We will receive the results the following week and will share them with you as soon as possible. Until then, please use the HVAC system to heat and cool the building. We are recommending this because these systems tend to prevent vapors from moving into indoor air. Because we don't know if having the windows open or turning on the overhead fan will cause vapors to move from under the building into indoor air we are asking that you not use them to regulate temperature at this time.



FILE COPY



Mr. Raul Uriostegui  
Buckle My Shoe  
October 20, 2011  
Page 2

We will reevaluate our options once we receive the results from Thursday's sampling, but there are a few simple steps you can take now to improve the indoor air quality at the daycare. These include:

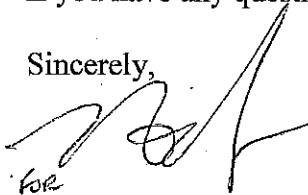
- Reminding parents and staff not to wear dry-cleaned clothing because they can increase the level of PCE in indoor air.
- Removing cleaning and other chemical products from the building to prevent chemicals from evaporating and entering indoor air. Please make sure to store them in a safe place.

Ecology believes parents should be informed about the situation and provided with an opportunity to ask questions. One of the fundamental principles of our state cleanup law is public participation. We believe strongly the citizens have a right to know what is going on in their community. We are currently working on a fact sheet that goes into more detail about the circumstances surrounding this site.

I know this situation is less than ideal for you as a business owner. Our commitment to you is that we will continue to keep you informed as we work to remedy the situation.

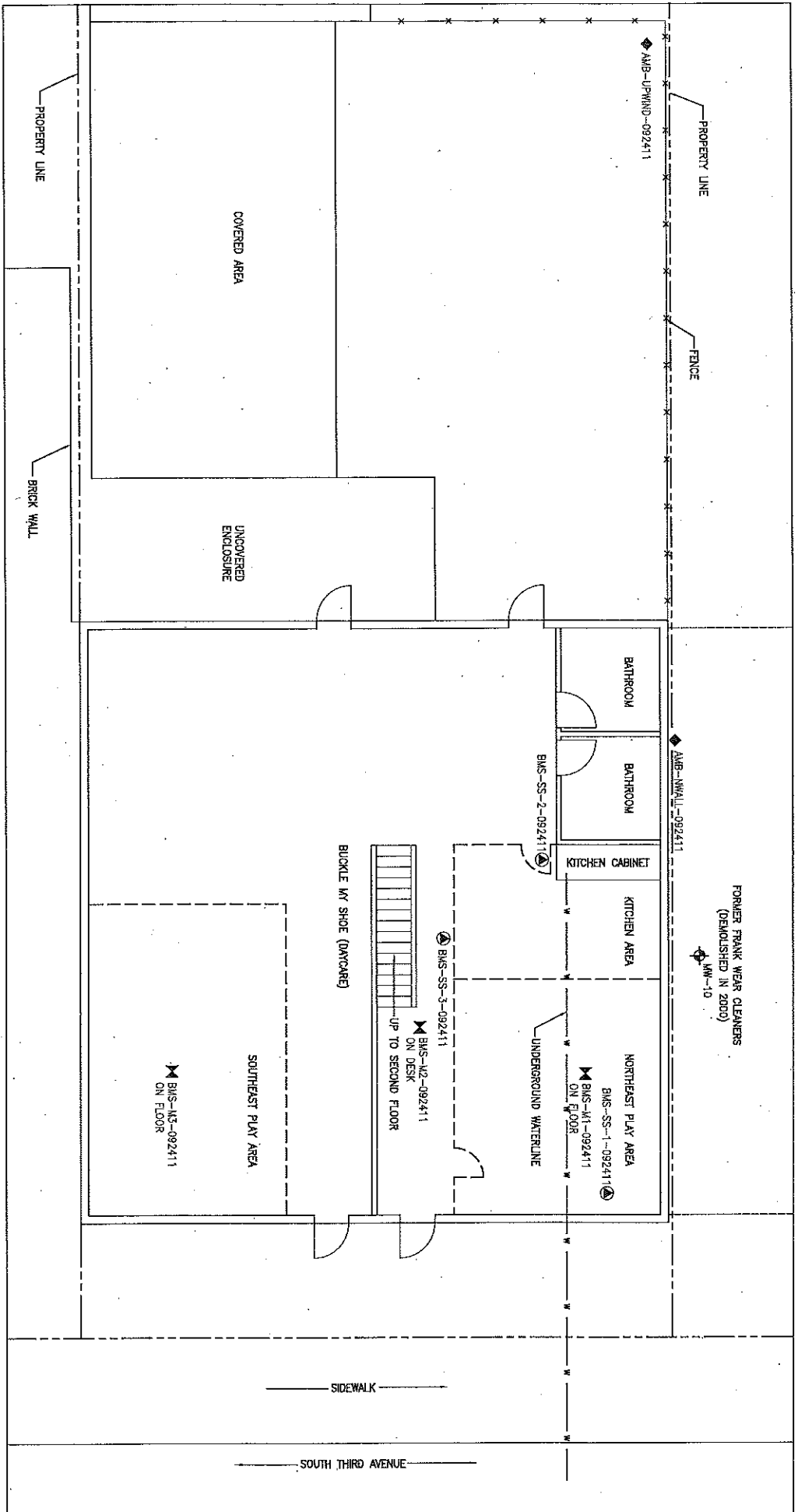
If you have any questions, please feel free to contact me at 509-454-7886.

Sincerely,



*for*  
Valerie Bound  
Section Manager  
Toxics Cleanup Program

cc: Barbara Trejo, Department of Health  
Yvonne Lewis, Department of Early Learning  
ecc: Travis Hansen, Department of Early Learning  
Jose Radillo, Department of Early Learning  
Dick Bassett, Department of Ecology  
Jason Shira, Department of Ecology

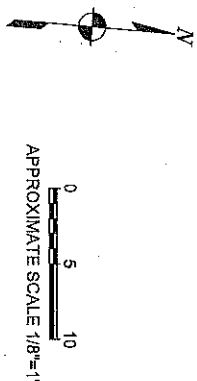


**LEGEND**

- ⊙ SUB-SLAB SOIL GAS LOCATION
- ⊙ 24-HR INDOOR AIR LOCATION
- ⊙ 24-HR AMBIENT AIR LOCATION
- ⊙ MONITORING WELL

BMS-SS-1-092411  
 BMS-M1-092411 ON FLOOR  
 AMB-UPWIND-092411  
 MW-10

NOTE: ALL LOCATIONS ARE APPROXIMATE

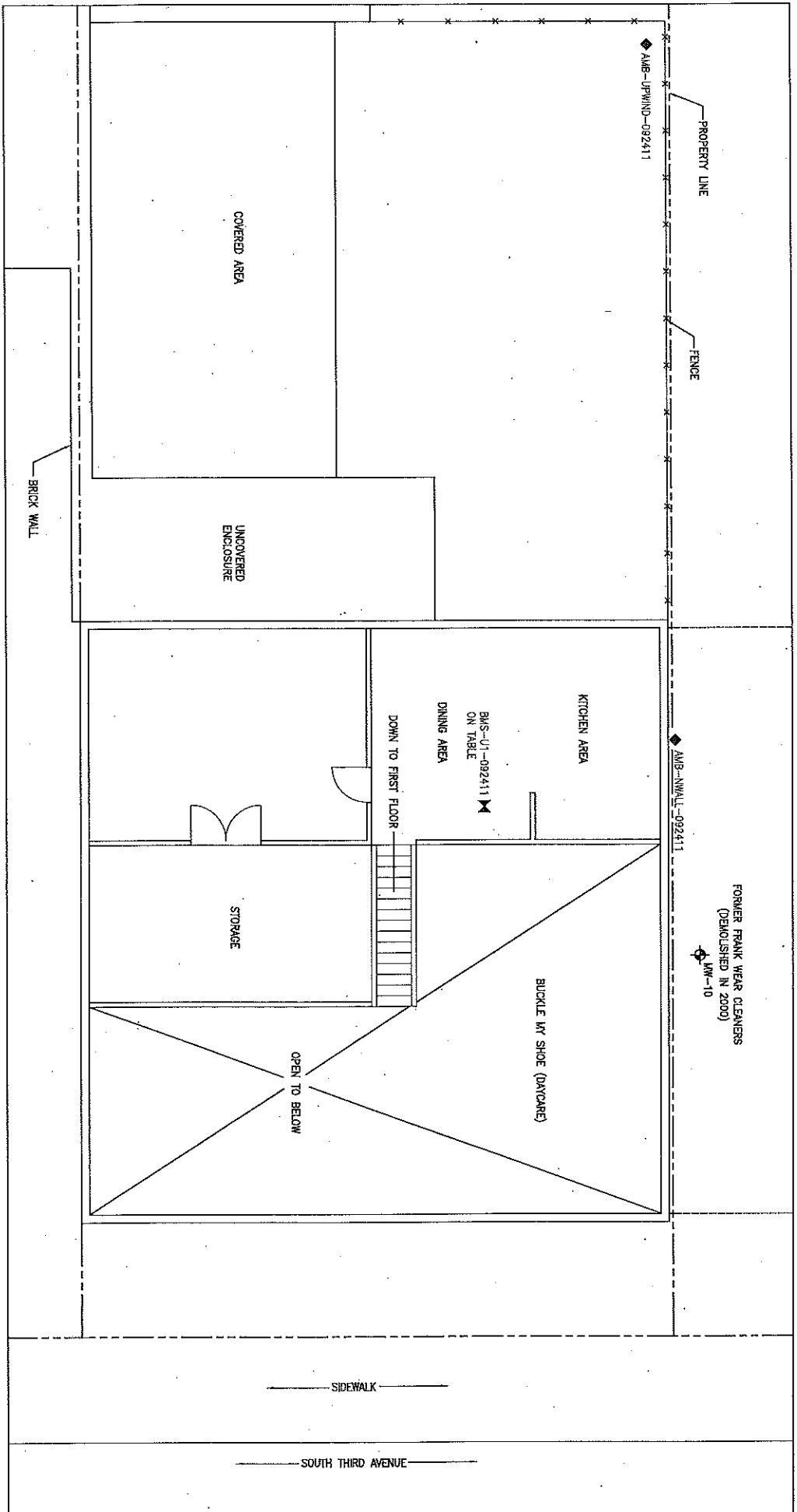


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 WASHINGTON DEPARTMENT OF ECOLOGY  
 FRANK WEAR SITE  
 YAKIMA, WASHINGTON

**FIRST FLOOR**

10/11

119016.00\FIG-02  
**FIGURE 2**



**LEGEND**  
 BMS-U1-092411 ON TABLE 24-HR AMBIENT AIR LOCATION  
 AMB-UPWIND-092411 24-HR AMBIENT AIR LOCATION  
 MM-10 MONITORING WELL  
 NOTE: ALL LOCATIONS ARE APPROXIMATE



0 5 10  
 APPROXIMATE SCALE 1/8"=1'

10/11

119016.00\FIG-03  
**FIGURE 3**

**SECOND FLOOR**

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 FRANK WEAR SITE  
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INDOOR AIR

Indoor and Ambient Air Analytical Data

Compounds	MTC Method B Indoor Air Screening Level <sup>(a)</sup>	BMS-V1-092411	BMS-M1-092411	BMS-M2-092411	BMS-M3-092411	AMB-UPWIND-092411	AMB-NWALL-092411
		Upstairs (Kitchen) 09/25/2011	NE Corner Nap/ Play Area 09/25/2011	Reception Desk 09/25/2011	S Corner Nap/Play Area 09/25/2011	Upwind Ambient Air 09/25/2011	Upwind Ambient Air along North Wall 09/25/2011
Tetrachloroethene	0.42	5.7	6.3	6.2	6.6	<0.23	<0.25
Chloroform	0.11	1.3	1.4	1.3	1.3	<0.84	<0.90
trans-1,3-Dichloropropene	NA	<0.95	<0.80	<0.81	<0.75	<0.78	<0.84
Chlorobenzene	8	<0.96	<0.81	<0.82	<0.76	<0.79	<0.85
1,2-Dichlorobenzene	64	<1.2	<1.0	<1.1	<0.99	<1.0	<1.1
1,1,1,2-Tetrachloroethane <sup>(b)</sup>	0.34	<7.2	<6.0	<6.1	<5.7	<5.9	<6.3
cis-1,2-Dichloroethene	16	<0.16	<0.14	<0.14	<0.13	<0.14	<0.14
1,1,1-Trichloroethane	4.800	<0.23	<0.19	<0.20	<0.18	<0.19	<0.20
1,2-Dichloroethane	0.096	<0.17	0.15	<0.14	0.15	<0.14	<0.15
Trichloroethene	0.1	<0.22	<0.19	0.27	<0.18	<0.18	<0.20

Notes:

(a) Screening levels published in Table B-1 of Ecology's *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action*. Review Draft, October 2009.

(b) 1,1,1,2-Tetrachloroethane is not on the standard TO-15 list for the laboratory; therefore, it could not be analyzed at a low level reporting limit.

All units are in  $\mu\text{g}/\text{m}^3$ .

Detected concentrations are shown in boldface.

50BSSL48  
↓

Subslab Soil Gas Analytical Data

Compounds	MTCA Method B Subslab Soil Gas Screening Level <sup>(a)</sup>	BMS-SS-1-092511	BMS-SS-2-092511	BMS-SS-3-092511
		NE Corner Nap/Play Area 09/25/2011	Main Floor Sink Area 09/25/2011	Reception Area 09/25/2011
Helium <sup>(b)</sup> (%)		<1.0	<1.0	<1.0
Tetrachloroethene	4.2	3,600	45,000	50,000
Chloroform	1.1	7.5	27	16
trans-1,3-Dichloropropene	NA	<4.6	<4.6	<4.6
Chlorobenzene	80	<4.7	<4.7	<4.7
1,2-Dichlorobenzene	640	<12	<12	<12
1,1,1,2-Tetrachloroethane	3.4	<7.0	<7.0	<7.0
cis-1,2-Dichloroethene	160	<4.0	<4.0	<4.0
1,1,1-Trichloroethane	48,000	<5.5	<5.5	<5.5
1,2-Dichloroethane	0.96	<4.1	<4.1	<4.1
Trichloroethene	1	<5.5	<5.5	<5.5

Notes:

(a) Screening levels published in Table B-1 of Ecology's *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action*; Review Draft, October 2009.  
 (b) Helium was used as a leak check compound during soil gas sampling. Results are presented in units of percent.

All units are in  $\mu\text{g}/\text{m}^3$ , unless otherwise noted.  
 Detected concentrations are shown in **boldface**.

## Buckle My Shoe Yakima, WA

October 18, 2011

### Dear Parents & Staff:

The Washington State Department of Ecology (Ecology) has tested our air for potential solvents. This is a quick note to inform you about the results of that testing.

You may not know that a drycleaner called Frank Wear Cleaners operated right next to this building from the early 1940s to about 2000, when the building was demolished. Drycleaning businesses commonly used a solvent known as PCE (or "perc"). PCE was released both inside and outside of the Frank Wear Cleaners building. These releases made their way into the soil and down to the shallow groundwater. Ecology has been monitoring the groundwater quarterly. The results still show groundwater contamination.

Once Ecology learned that Buckle My Shoe was operating next to the old drycleaner, Ecology decided to sample the air inside our daycare. It's common for vapors to rise from contamination in soil and groundwater, and Ecology wants to make sure the daycare remains safe for children.

Ecology's samples showed elevated levels of different solvents in the air. **While these levels do not present an immediate health risk, they are cause for concern.**

Ecology will do another round of air sampling this week. We expect to find out the results next week.

The agency also will install a system that will immediately remedy the air problem. However, the system will not be installed for 10 to 12 weeks.

As a parent, we know you are concerned with the safety of your child. That's why Buckle My Shoe is cooperating with Ecology to complete this testing. We will continue to keep you updated with any results.

If you have additional questions, please feel free to contact Valerie Bound with Ecology at 454-7886.