



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

April 22, 2016

Mr. Richard Weaver
Central Washington Comprehensive Mental Health
P.O. Box 959
Yakima, WA 98907

Re: No Further Action Determination for:

Site Name: Yakima Valley Transportation Co Trolley Barn
Site Address: 404 South 3rd Avenue, Yakima
Facility/Site No.: 9688850
Cleanup Site No.: 2190

Dear Mr. Weaver:

The Washington State Department of Ecology (Ecology), City of Yakima, Yakima Valley Trolleys, and Central Washington Comprehensive Mental Health (CWCMH) have worked cooperatively together to clean up the above-referenced facility (Site).

The remedial investigation was conducted by Ecology through the Eastern Washington Clean Sites Initiative (CSI) while the City of Yakima conducted an interim remedial action utilizing funds provided by Ecology through an interagency agreement. Yakima Valley Trolleys provided assistance during the interim remedial action. Central Washington Comprehensive Mental Health (CWCMH) also coordinated access to their properties associated with the Site for environmental data collection. Ecology worked with both the City of Yakima and CWCMH to record environmental covenants on the three properties and easements associated with the Site due to residual contamination remaining in the soil and groundwater.

The 2015 interim remedial action, recording of environmental covenants on the three associated properties, and Ecology's evaluation of the most recent groundwater sampling results all support a determination of "No Further Action" for the Site.

Based on this "No Further Action" determination, Ecology will remove the Site from our Confirmed and Suspected Contaminated Sites List and Leaking Underground Storage Tank List.



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Post-cleanup controls are remedial actions performed after the cleanup to maintain compliance with cleanup standards. This "No Further Action" determination is dependent on the continued performance and effectiveness of the following:

1. Compliance with institutional controls.

Institutional controls prohibit or limit activities that may interfere with the integrity of engineered controls or result in exposure to hazardous substances. The following institutional controls are necessary at the Site:

- Land use restrictions
- Containment of soil/waste materials
- Groundwater use restrictions

To implement those controls, Environmental Covenants have been recorded on the following parcels of real property in Yakima County:

- Tax Parcel No.: 181324-44465
- Tax Parcel No.: 181324-44471
- Tax Parcel No.: 181324-44472

Ecology approved the recorded Covenants. Copies of the Covenants are included as an **enclosure** to this letter.

2. Operation and maintenance of engineered controls.

Engineered controls prevent or limit movement of, or exposure to, hazardous substances. The following engineered control is necessary at the Site:

- Capping consisting of gravel, concrete/asphalt pavement, landscaping, and/or building structures.

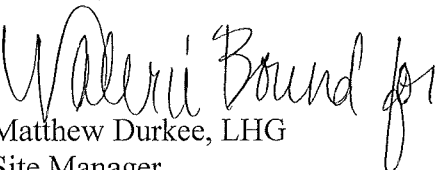
Ecology has approved the operation and maintenance plan prepared for these engineered controls. The *Site Management Plan* prepared by Maul Foster & Alongi, Inc., dated July 1, 2015, is available as part of Ecology's site file and has been distributed to all of the current owners/operators of the Site.

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Ecology conducts periodic reviews every five years at all sites where an environmental covenant has been recorded and institutional and/or engineering controls are in place. If these are not maintained or if releases of hazardous substances are discovered in the future, Ecology reserves the right to withdraw the "No Further Action" determination.

Thank you for allowing Ecology to work with you to clean up the Site under the Eastern Washington CSI. This letter also terminates the CSI access agreement between CWCMH and Ecology. If you have any questions about this letter, please contact me by phone at (509) 454-7835 or e-mail at matthew.durkee@ecy.wa.gov.

Sincerely,


Matthew Durkee, LHG
Site Manager
Toxics Cleanup Program

cc: Justin Clary, Maul Foster & Alongi
Jeff Cutter, City of Yakima
Joan Davenport, City of Yakima
Bob Desgrosellier, City of Yakima
Brad Jones, CWCMH
Scott Lathen, GeoEngineers
Karl Pasten, Yakima Valley Trolleys
Brett Sheffield, City of Yakima