



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

July 19, 2016

Marshall Clark
Clark Pacific Real Estate
2320 N. Atlantic Suite 100
Spokane, WA 99205

Re: No Further Action at the following Site:

Site Name: Tiger Oil Summitview
Site Address: 5511 Summitview Avenue, Yakima
Facility/Site No.: 58425191
Cleanup Site No.: 6338

Dear Mr. Marshall:

The Washington State Department of Ecology (Ecology) has reviewed the recent site characterization data for the cleanup of the Tiger Oil Summitview facility (Site). Attached to this letter is the Department Decision Recommendation document that provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

The Department of Ecology (Ecology) has concluded that **no further remedial action** is necessary to clean up contamination at the Site. This opinion is contingent upon the following conditions:

- An environmental covenant shall be recorded and maintained for the property, and the conditions of the covenant shall be observed. This covenant shall restrict the use of groundwater at the Site, and shall restrict uses of the property that may expose or mobilize hazardous materials contained beneath the surface. A covenant was recorded for the Site in June 2016 that contains the appropriate restrictions. The covenant is attached to this letter.
- The groundwater monitoring well downgradient of the Site that is known as SVMW-2 shall be sampled on an annual basis for a minimum of 5 years during the period of approximate high groundwater elevation. Samples shall be analyzed, at a minimum, for NWTPH-Gx, NWTPH-Dx, and volatile organic compounds by EPA Method 8260. In the event that MTCA Method A cleanup levels are exceeded in any of the samples, the well shall be resampled within 30 days. If the second sample exceeds MTCA Method A cleanup levels, additional remedial actions may be required at the Site.



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Ecology will update its database to reflect this "No Further Action" determination. If you have any questions about this opinion, please contact me by phone at 509-454-7842 or e-mail at jeff.newschwander@ecy.wa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Newschwander', with a stylized flourish at the end.

Jeff Newschwander
Site Manager
CRO Toxics Cleanup Program

Enclosures (2): A – Department Decision Recommendation
 B – Environmental Covenant

cc: Joan Davenport, City of Yakima