Department Decision Recommendation

RE: ERTS #: _____
UST ID #: _____
Facility/Site ID #: 58425191
Cleanup Site ID #: 6338

Site: Tiger Oil Summitview City: Yakima County: Yakima

The Washington State Department of Ecology re-evaluated conditions at this Site following additional Site characterization in 2014 and 2015. Based on this information, the Washington State Department of Ecology (Ecology) recommends No Further Action be conducted at this Site as long as the contingencies are followed that are detailed in the opinion below. A release of a hazardous substance has occurred but in the department's judgment, does not pose a threat to human health or the environment.

Supporting Criteria:

Site Background:
The Tiger Oil Summitview site (Site) is located at 5511 Summitview Avenue in Yakima. The Site operated as a retail gasoline station and convenience store until closure in 2001.

In 2005, three underground storage tanks (USTs) were decommissioned and removed from the Site. Fuel delivery lines were drained and capped. Following the collection of soil samples from the limits of the excavations, the tank pits were backfilled with imported fill. Gasoline-range petroleum hydrocarbons (GRPH) benzene, toluene, ethylbenzene and xylenes (BTEX) and lead were detected in soil samples collected at the limits of the tank excavations at concentrations exceeding Model Toxics Control Act (MTCA) Method A cleanup levels.

In 2014, additional assessment activities were conducted to confirm the presence and extent of contamination identified in the 2005 UST removal. The results from recent investigations are discussed below as part of a media-specific Site evaluation.

Soil
Soil and groundwater samples were collected at the Site during the 2014 investigation through direct-push soil borings. Borings were advanced upgradient of the former tank locations, in the immediate vicinity and crossgradient of the former tank locations, and downgradient of the former tank locations. Residual concentrations of GRPH (up to 4,500 milligrams per kilogram [mg/kg]), ethylbenzene (up to 24 mg/kg), toluene (up to 12 mg/kg) and total xylenes (up to 130 mg/kg) were detected at several locations downgradient from the former tank locations; however, benzene was not detected above MTCA Method A cleanup levels.

The lack of benzene in the presence of GRPH concentrations up to 4,500 mg/kg indicates that the petroleum contamination at the Site is significantly aged and degraded. It is also contained beneath impermeable surfaces and public roadway. Residual soil contamination at the Site is not likely to pose a threat to human health or the environment if institutional controls are implemented to prevent activities that may allow exposure. It is not possible to implement a traditional institutional control in the form of an environmental covenant beneath the City of Yakima roadway. For the contaminated

soils extending beneath the roadway, an alternative institutional control should be implemented by the City of Yakima. This alternative institutional control may include any notification and tracking system that will allow future workers to be made aware of residual contamination and follow appropriate safety and disposal measures when it is encountered.

Residual GRPH in soil may pose a threat to groundwater quality, as discussed in the following section.

Groundwater

Groundwater samples have been collected for four consecutive quarters from 3 monitoring wells at the Site, as well as a single sampling event in May 2015 from two new monitoring wells and the direct-push soil borings advanced in 2014.

GRPH, BTEX and naphthalene have been detected in all four monitoring events at concentrations exceeding MTCA Method A cleanup levels in monitoring well SVMW-3, which is located slightly downgradient of the former tank locations. Contamination has not been detected in groundwater in upgradient monitoring well SVMW-1 or downgradient monitoring well SVMW-2. Samples collected from the direct-push soil borings were analyzed for petroleum hydrocarbons by HCID. Petroleum hydrocarbons were detected at concentrations exceeding laboratory detection limits, but below MTCA Method A cleanup levels. There are no exceedances of MTCA Method A cleanup levels for groundwater beyond the Site boundaries.

Institutional Control and Groundwater Monitoring Requirements

It has been determined that soil and groundwater contamination remaining at the Site will not pose a threat to human health or the environment under the following conditions.

1. Groundwater quality will be monitored in downgradient well SVMW-2 on an annual basis for 5 years beginning in the late summer of 2016. Groundwater samples will be analyzed for GRPH, BTEX and Napthalene. If MTCA Method A cleanup levels are exceeded in any monitoring event, a follow-up event will be conducted within 30-days of the receipt of analytical results. If MTCA Method A cleanup levels are exceeded in the followup event, the NFA determination will be rescinded and additional remediation may be required. If MTCA Method A cleanup levels are not exceeded during any of the five annual monitoring events, groundwater monitoring may be discontinued at the Site.

- Institutional controls will be implemented in the form of a restrictive environmental covenant for the former Tiger Oil parcel. The covenant will impose restrictions on the exposure of contaminated soil and groundwater without consultation with Ecology.
- Intitutional controls will be implemented for contaminated soils beneath the City of Yakima roadway in the form of an alternative institutional control. This alternative institutional control will consist of an internal procedure implemented by the City of Yakima public works department that will notify workers, contractors and permit holders of residual contamination at the Site. It will provide appropriate health and safety measures, soil handling guidelines, and soil disposal procedures.

If these conditions are followed, no additional remedial actions are necessary at the Site.

This Department Decision Recommendation should be reviewed and re-evaluated based on any new information about this site.

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Print and sign name(s)

DATE: 4/12/16

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DATE: 4/13/16