

Me

## Department Decision Recommendation

RE: ERTS #: 652673  
FSID# 9240  
CSID# 13130

Site: Costco Yakima Call Center City: Yakima County: Yakima

In keeping with the requirement of WAC 173-340-310 (5) I recommend: No Further Action, because 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: The Costco Yakima Call Center is located at 1700 N 6<sup>th</sup> Street in Yakima. On November 3, 2014, Ecology received a report detailing the characterization and cleanup of petroleum-contaminated soil (PCS) discovered during construction activities at this property in early July 2014.

Initial analyses by NWTPH-HCID, NWTPH-Dx and EPA Method 8270D were run on a single soil sample from location S-1 POND. The analyses confirmed the presence of diesel at a concentration of 3,100 mg/kg. The soil sample was also evaluated using EPA Method 6010C to assess for lead and arsenic. The concentrations of these potential chemicals of concern were below the practical quantitation limit at 13 mg/kg for arsenic and 6.6 mg/kg for lead. Diesel in groundwater was quantified from that same location as being present at a concentration of 74,000 ug/L.

Subsequently, soil samples were obtained from additional locations including four borings and four of seven test pits. Analyses were performed by NWTPH-Dx, Method 8270D-SIM and Method 8021B. Only one test pit location, TP-12 (plus the location of S-1 POND) showed contamination above the MTCA Method soil cleanup level. These exceedances were for diesel only. The soil type generally encountered consisted of about five feet of sandy silt overlying a gravel with sand and silt extending to about 20 feet deep.

The four soil borings were converted to monitoring wells which were then sampled in July 2014. The concentrations of contaminants (BTEX, diesel- and heavy oil-range organics, and carcinogenic PAHs) in groundwater were generally non-detect compared to the minimum detection limit. Diesel range organics and four polycyclic aromatic hydrocarbons were detected above the minimum detection limit but were lower than the reported detection limit. These detections were "J" flagged as estimated values below the lowest calibration point.

In August, a total of 560 cubic yards of petroleum-contaminated soils were excavated. Since groundwater was encountered from 2 to 6.5 feet below ground surface, the excavation was dewatered. Approximately 543,000 gallons of water was discharged to the sanitary sewer system under a temporary discharge permit issued by the City of Yakima. Confirmational soil samples were obtained at the lateral and vertical limits of the excavation which measured approximately 20 feet by 100 feet. The maximum depth of excavation extended to six feet below grade. The analyses included NWTPH-Dx, EPA Methods 8260 (BTEX) and 8270D-SIM (semi-volatile organic compounds). The results showed absence of contaminants with the exception of diesel which was detected at the west edge of the excavation at a concentration of 206 mg/kg, which is well within the MTCA Method A soil compliance level.

A grab sample of pit water was also collected from the excavation. Analyses by NWTPH-Dx, EPA Methods 8260B and 8270C-SIM did not show detections of contaminants above the method detection limit with the exception of diesel range organics which was present at an estimated concentration of 73 ug/L ("J" flagged result). The 560 cubic yards of PCS were disposed at Anderson PCS Treatment Facility.

The total toxicity equivalence concentrations for cPAHs were calculated for both the soil and groundwater analytical results and the calculations showed compliance with their respective MTCA Method A cleanup levels.

The area of remediation is greater than 670 feet from the nearest surface water and the property is not within a 10 year wellhead protection area for a public water supply well. However, three domestic water supply wells were installed in the vicinity in 2015. The closest well is approximately 76 feet east-southeast which appears to be cross-gradient of the localized contaminant area. The other two wells are greater than 200 feet upgradient.

The static groundwater levels of these wells ranged from about 9 to 11 feet bgs. The well logs indicated that there are no screen intervals or perforated sections. For total well depths, the well specifications showed completion to 49 to 62 feet bgs. The well logs showed that the surface seals for these wells are 18 feet, consistent with Chapter 173-160 WAC for water well construction. However, due to the presence of these nearby wells, Ecology requested that an additional groundwater monitoring event be performed for verification during both high and low groundwater conditions. The second event occurred in January 2015. Groundwater flow during high water conditions was found to be towards the northeast, fairly consistent with the flow during low water conditions in July 2014. Note that typically the low groundwater conditions would be expected during the period from November to February after the irrigation systems have been shut down. There were no detections of diesel, heavy oil, polycyclic aromatic hydrocarbons, or BTEX above the method reporting limits.

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

Investigator(s) John Mefford John Mefford  
Print and sign name(s)

DATE: September 29, 2016

Marie Bond  
Section Manager

DATE: 9/29/16