



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, WA 98008-5452 • 425-649-7000
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April 8, 2020

Susan Penoyar
Sound Transit
401 South Jackson Street
Seattle, WA 98104

Approval for Supplemental Characterization at the Following Cleanup Site:

- **Site Name:** Y Pay Mor Drycleaner
- **Site Address:** 2210 S 320th Street, Federal Way, Washington 98003
- **Facility/Site No.:** 2518
- **Cleanup Site ID:** 3180
- **VCP Project No.:** NW3265

Dear Susan Penoyar:

Washington Department of Ecology (Ecology) has received your *Cleanup Action Plan* at the Y Pay Mor Drycleaner facility (Site). The Site is located at one King County parcel 2423200050, which covers 7.52 acres (Property). Currently the Property is a shopping center (Sea-Tac Plaza Shopping Center). The Site is a former dry cleaner (Y Pay Mor Cleaners), which operated between 1979 and 1994 in a historic "Space A-6" on the northeastern portion of the Property. Currently the estimated footprint of the former dry cleaners is occupied by the Western Garden restaurant and Laser Quest game facility. Site location is depicted in **Enclosure A**.

The *Cleanup Action Plan (CAP)*, dated March 11, 2020, includes a proposed supplemental subsurface investigation at the Site (Section 3.2.1 of the *CAP*). The proposed subsurface investigation includes collecting subsurface soil samples through soil borings or test pits. The purpose of the subsurface investigation is to characterize the halogenated volatile organic compounds (HVOC)-contaminated soil at the Site and provide additional information for the cleanup action. A map showing the proposed soil sampling location is included in **Enclosure B**.

Approval from Ecology is required in accordance with the restrictive covenant attached to Ecology's No Further Action determination letter dated October 22, 1998 (King County Recording No. 9808101434). A 1995 restrictive covenant is also in place for this Site (King County Recording No. 9510121424). The 1998 restrictive covenant includes the following restrictions:

- The owner shall not alter, modify, or remove the existing structure(s) in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology.
- Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.
- Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Under the scope of the above restrictions, Ecology approves the proposed supplemental subsurface investigation documented in Section 3.2.1 of the *CAP* with the following comments:

- Provide a Site-Specific Health and Safety Plan (HASP) for the approved investigation work to protect workers from potential exposure to hazards at the Site.
- Provide a map showing the historic “Space A-6” on the Property that matches the restrictive covenant description.
- Collect discrete soil samples to provide representative soil analysis results.
- Plan to advance additional step-out soil borings if contamination is discovered in the proposed sampling locations, especially north and west of the former Y Pay Mor Drycleaner suite.
- Collect ground water samples from the existing five monitoring wells (FL358-MW1 through FL358-MW4, and Y Pay Mor-MW3). Also collect ground water samples through temporary wells from the additional soil borings. Ground water samples should be analyzed for HVOCs.
- Inform Ecology in advance of your work schedule so that we may visit the site while the work is being performed.
- After the investigation work has been completed, provide Ecology with the findings of the investigation in writing. At a minimum, provide Ecology with a map showing the soil and ground water sampling locations, and tables showing the sample analysis results and comparison to the MTCA Method A or Method B cleanup levels.

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In addition, Ecology approves demolition of the existing above-ground structures and disconnection of the utilities, in preparation for the cleanup action. If the demolition and disconnection result in exposing contaminated soil or creating a new exposure pathway (e.g., leaching), the area of contamination needs to be secured and closed for public access, and the contaminated soil needs to be covered with plastic sheeting or similar to prevent further contamination to underlying soil and ground water and/or prevent spreading of contamination due to rain.

Please note that while Ecology approves the additional work as described in the *CAP*, the current restrictive covenants are still in place and will remain in place until they are voluntarily modified or terminated by consent pursuant to RCW 64.70.100, or modified or terminated by a court pursuant to RCW 64.70.090. Therefore, please request further Ecology approval(s) as needed for additional remedial actions on the Property.

Thank you for choosing to clean up the Site under the Voluntary Cleanup Program (VCP). If you have any questions about this letter, please contact me by phone at 425-649-7109 or by email at jing.song@ecy.wa.gov.

Sincerely,



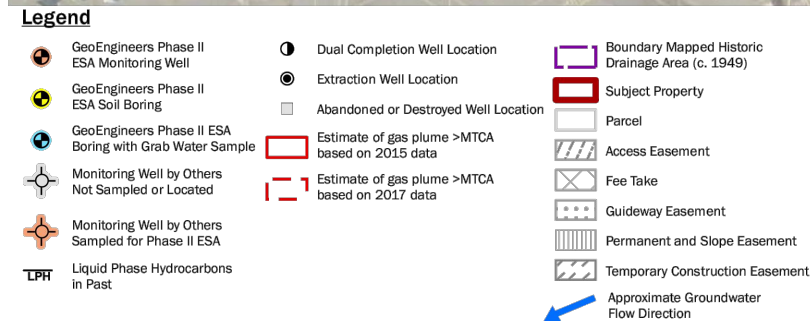
Jing Song
Site Manager
NWRO Toxics Cleanup Program

Enclosures (2): A – Site Location and Soil Sample Results
 B – Site-Specific Soil Sample Results and Proposed Soil Sample Locations

cc: Tricia DeOme, GeoEnginners, Inc.
 Andy Fitz, Assistant Attorney General
 Louise Bardy, Ecology Toxics Cleanup Program
 Ecology Periodic Review Site File

Enclosure A

Site Location and Soil Sample Results



Drawn By:	<i>J. Stewart</i>
Reviewed By:	<i>V. Atkins</i>
Approved By:	<i>V. Atkins</i>
Date:	<i>February 2020</i>
Project No.:	<i>2021</i>

Enclosure B

Site-Specific Soil Sample Results and Proposed Soil Sample Locations

