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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
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September 16, 2020

Robert J. Hyatt (deceased)
Care of Phyllis Hyatt, Personal Representative for the Estate of Robert J. Hyatt
Union Ridge Investment Co.
PO Box 88
Ridgefield, WA 98642
phyatt@comcast.net

Re: Satisfaction of Agreed Order No. 6829 for Investigation and Study Phase at the Following Contaminated Site:

- **Site Name:** Park Laundry
- **Site Address:** 122 N. Main Avenue, Ridgefield, Clark County, WA 98642
- **Cleanup Site ID:** 4099
- **Facility/Site ID:** 8100630

Dear Phyllis Hyatt (on behalf of Robert J. Hyatt):

Thank you for working with the Washington State Department of Ecology (Ecology) on Park Laundry (Site). This letter provides written notification that the remedial actions required by Agreed Order No. 6829 (Order) have been satisfactorily completed at the Site under the Model Toxics Control Act (MTCA), chapter 70.105D RCW. The Order became effective November 3, 2009.

Completion of Remedial Actions Required by the Order

Ecology has determined the requirements of the Order No. 6829 have been satisfied by Union Ridge Investment Company (URIC). Ecology made this determination pursuant to the Order Section IX (Satisfaction of Order).

The remedial actions required by the Order are specified in Section VII (Work to Be Performed). URIC was required to prepare and submit a Remedial Investigation/Feasibility Study (RI/FS) Work Plan and conduct the RI and FS. Upon completion and approval of the RI/FS, URIC was required to draft a Cleanup Action Plan (CAP) detailing the proposed cleanup action to address Site contamination. After inspecting the Site and reviewing the supporting documentation, Ecology has determined the remedial actions in Section VII have been satisfactorily completed.

Site History

Park Laundry operated on the property from approximately 1965 to 1977. The former owner/operator, Mr. Alvin Johnson, is deceased. The laundry service is believed to have included dry-cleaning services and self-service, coin-operated washers and dryers. Park Laundry's operations had ceased by 1978 when Union Ridge Investment Company (URIC) purchased the Property on May 31, 1979.

There was no dry-cleaning equipment in the building at the time of purchase. The Property was sold to Mr. Larry Beaman on February 15, 2000. Mr. Beaman removed the building and subsequently defaulted on his obligations. The Property was quitclaimed to Mr. Robert Hyatt, representing URIC, who then quitclaimed the Property to URIC on November 19, 2007.

Between 2001 and 2008, four separate environmental investigations were done that involved soil borings installation from which soil and groundwater samples were collected and analyzed. Investigation results indicate that volatile organic compounds (VOCs, predominantly tetrachloroethylene [PCE]) exceeding MTCA cleanup levels was present in soil and groundwater beneath the property and in groundwater beneath neighboring properties.

In 2009, URIC entered into the Order with Ecology. RI activities began in 2010 with subsurface sampling to characterize source area extent followed by groundwater sampling in relation to local homes and businesses to assess the vapor intrusion possibility. In 2011 and 2013, monitoring wells were installed and sampled on a regular basis until monitoring well sampling was discontinued in 2019. The extent of groundwater contamination sourced from the Park Laundry source area has been defined.

A vapor intrusion assessment was conducted, involving collection of soil gas, groundwater, indoor and outdoor air samples, showing vapor intrusion is not a complete exposure pathway. There is still the potential for vapor intrusion risk in the source area if the properties are developed.

The final RI/FS report is dated July 11, 2019. Ecology received a draft CAP from URIC dated July 2019, indicating further remedial action on source area soil and groundwater is necessary at the former Park Laundry parcel and on two properties to the north of that parcel.

Next Steps at the Site

Ecology will complete a draft Cleanup Action Plan (dCAP) for the Site. After review and consideration of comments received during the public comment period, Ecology will issue a final CAP.

The CAP will be implemented in a consent decree with the City of Ridgefield (City). The City contacted Ecology to enter negotiations for the consent decree and Ecology accepted the request. Negotiations between Ecology and the City are in progress.

Thank You

Thank you for investigating the Site. Should you have any questions, please do not hesitate to contact Ecology's cleanup project manager for this Site, Craig Rankine, at (360) 690-4795 or craig.rankine@ecy.wa.gov.

Sincerely,



Marian L. Abbett, P.E.
Acting Section Manager
Toxics Cleanup Program
Southwest Regional Office

cc by email: Jim Maul, Maul Foster & Alongi, Inc., Vancouver, WA, jmaul@maulfoster.com
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Ecology Site File