

PANTORIUM CLEANERS



Site Cleanup Results in Proposed Removal from Ecology's Hazardous Sites List

Petroleum and Solvents Removed from Soil

Nearly 261 tons of contaminated soil were removed from the Pantorium Cleaners site and taken to the Finley Buttes landfill. Soil became contaminated as a result of leaks from underground storage tanks used for storing petroleum and solvents on-site. The stored chemicals were used in the dry cleaning and fabric dyeing businesses that formerly operated on the property. As a result of the cleanup, the Washington State Department of Ecology proposes to remove the site from the Hazardous Sites List. The site is located at 10 East Rose Street in the Walla Walla Central Business District in the city of Walla Walla, Walla Walla County, Washington (Figure 1).

Hazardous Sites List

The Hazardous Sites List is a list of contaminated sites throughout the state that are ranked on a scale of one to five. One represents the greatest potential threat to human health and the environment; five represents the least potential threat. The Pantorium Cleaners ranked a three because of the petroleum and solvents found in soil.

A site on the Hazardous Site List may be removed from the list after contamination is cleaned up, and the site meets Ecology's cleanup

criteria. Ecology proposes to remove the Pantorium Cleaners site from the Hazardous Sites List based upon the following:

- Review of independent cleanup reports submitted to Ecology.
- Supporting documentation.
- Completed work sufficiently meets state cleanup requirements.

Ecology also has issued a letter to the property owner stating no further action is needed at the site. A restrictive covenant previously placed on the property will be removed at the end of the 30-day comment period.

Comments Wanted

You are invited to review the site-related documents and comment on the proposed removal from the Hazardous Sites List. Comments will be accepted **November 29 through December 29, 2006**. The box at the right provides locations for reviewing documents and sending comments.

Site Background

The site consists of two lots combined in a square configuration that lie just north of the flood channel of Mill Creek (Figure 2). The Pantorium Dye Works and Dry Cleaning businesses were

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Para asistencia en Español
Gustavo Ordóñez 360/407-6619

*November 29, 2006 through
December 29, 2006.*

Technical Comments and Questions *Ms. Patti Carter*
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Document Review Locations
WA Department of Ecology
Eastern Regional Office
4601 N. Monroe
Spokane, WA 99205-1295
Mrs. Johnnie Landis, 509-329-3415

Walla Walla Public Library
238 East Alder Street
Walla Walla, WA 99362
Hours: Mon & Tues 12-8 p.m.
Wed 10 a.m. -8 p.m.
Th, Fri & Sat 10 a.m.-5 p.m.

Ecology's Toxics Cleanup Web site:
http://www.ecy.wa.gov/programs/tcp/sites/sites_information.html
(Then click on **Pantorium Cleaners under Walla Walla County**)

Community Involvement Questions *Ms. Carol Bergin*
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established in 1922. The dye works business did fabric dying and was located in the main building on the southeast corner of Second Avenue and Rose Street.

The dry cleaning business was in another adjoining building to the east on Rose Street. In the early 1980s, the dry cleaning building burned down, and debris was removed from the site. The remaining lot was converted into a parking area, the dye works business closed, and new offices and stores were established.

During excavation work in 1992 four underground storage tanks were discovered on the property. Three tanks containing dry-cleaning solvents were removed, and another tank previously used for heating oil was left in the ground.

Additional construction began in November 2000 to install a new sewer line between the current office building and the main sewer line. While digging the sewer line, an additional, old abandoned underground storage tank was discovered under the parking lot on Rose Street. The tank was used for storing mineral spirits, a solvent used in dry cleaning. The tank and most of the contaminated soil was removed. Some contaminated soil could not be removed because it was too close to the building and removal might cause structural damage. A restrictive covenant was placed on the property because of the remaining soil contamination. The restrictive covenant showed the type and location of contamination, and it limited future land uses.

In 2006 additional soil samples were collected near the building.

The new samples show a reduced amount of contamination in the soil. The change is most likely due to a natural degrading of the mineral spirits over time. The new samples meet state standards for cleanup. Ecology proposes to remove the restrictive covenant from the property at the end of the 30-day comment period.

What Happens Next

Ecology will review all comments received during the 30-day comment period and prepare a response. The response, called a Responsiveness Summary, will be sent to those who submit comments. The summary will also be available at the repositories listed in the box on page one. Based upon the responses, Ecology may revise the decision to remove the site from the Hazardous Sites List, if justified.

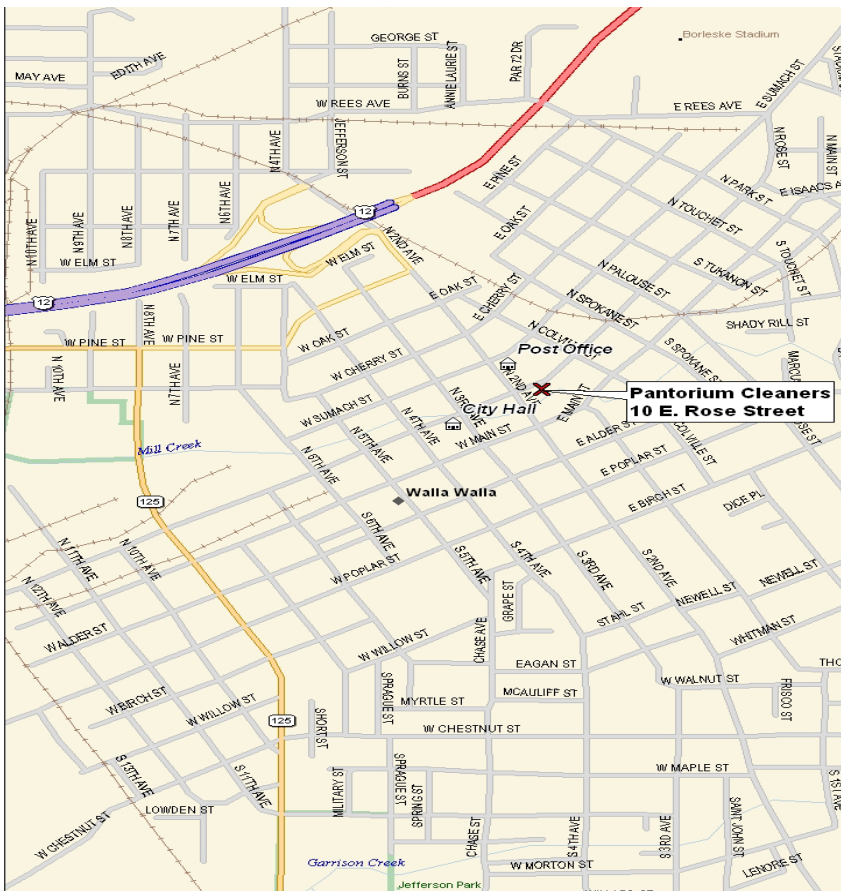


Figure 1

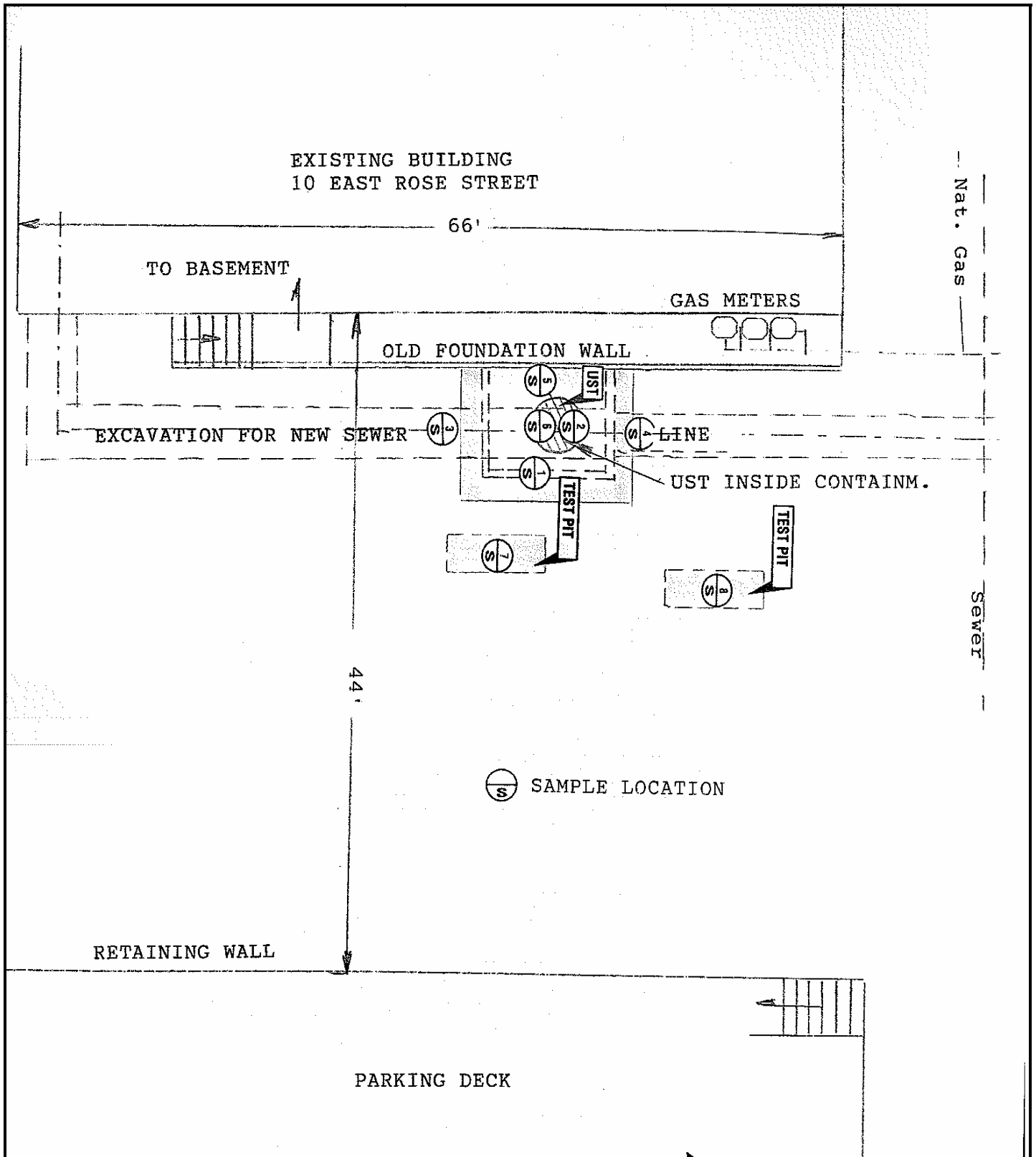


Figure 2