

SOUTHGATE LAUNDRY

CONTACT & INFORMATION

Comments accepted:
February 23, 2018 – March 25, 2018

Submit comments to:
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Document review locations:
Yakima Public Library
102 N 3rd Street
Yakima, WA 98901
Phone: (509) 452-8541
Hours: Mon – Wed: 9-7pm
Thurs – Fri: 9-6pm
Sat: 10-6pm
Sun: 10-5pm

WA Department of Ecology
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Ecology's Toxics Cleanup Web-Site:
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3399>

Facility Site ID: 482
Cleanup Site ID: 3399

Proposed Removal from the Hazardous Sites List Available for Review and Public Comment

The Washington State Department of Ecology (Ecology) is proposing to remove the Southgate Laundry site (Site), located at 1020 S 3rd Avenue, in Yakima, from its Hazardous Sites List (HSL). The HSL is a statewide list of contaminated properties. The Site is currently ranked a “3” on the list. A rank of “1” is the highest level of concern compared to other sites on the list, and a rank of “5” is the lowest. This site is part of the Yakima Railroad Area. The Yakima Railroad Area is approximately six square miles in size and includes parts of the cities of Yakima and Union Gap. The Yakima Railroad Area groundwater is contaminated with tetrachloroethylene (PCE) from past industrial use, and is centered around the railroad/industrial corridor of the greater Yakima area.

Ecology is asking for your comments on the proposed removal of the Site from the HSL. You are invited to review the following documents:

- *Environmental Covenant*, December 2017
- *Yakima Railroad Area PCE Contamination: Groundwater Quality Performance Monitoring Data Summary 2016*, April 2017
- *Southgate Shopping Center – Vapor Intrusion Monitoring*, November 11, 2015
- *Task 2 – Final Report: Yakima Railroad Area Remedial Investigation Interim Action Soil Removal/Groundwater Investigation Southgate Laundry South Third Avenue and Nob Hill Blvd. Yakima, Washington, Agreed Order No. DE 95TC-C239*, January 1998
- Please send your comments to Ecology for consideration. Comments will be accepted February 23, 2018 through March 25, 2018.

Site Background

The Site operated as a dry cleaner from 1978 to 1997, within the Yakima Railroad Area. Possible PCE contamination, a common solvent with many commercial and industrial uses, was reported in 1978. Further investigation confirmed that soil had been contaminated. The property is owned by Southgate Shopping Center, LLC. Boost Mobile is the current occupant.

What has been done?

In July 1996, an environmental firm conducted a remedial investigation (RI). The RI is an environmental investigation where soil and groundwater samples are taken to find out how far the contamination has gone. After the RI, contaminated soil from the back of the facility was removed in July 1997. More contaminated soil from beneath the building was removed in September 1997. Although contaminated soil remains beneath the building, an environmental covenant has been filed to require further cleanup if the building is removed.

Ongoing groundwater monitoring has shown concentrations below state cleanup levels since 2005. Indoor air was tested in 2015, with results below state cleanup levels. Right now, all cleanup standards have been met, and the site no longer poses a threat to human health or the environment.

What happens next?

After the public comment period ends, Ecology will review comments received during the comment period. If no changes are necessary, the Site will be removed from the HSL.

For information about other opportunities for public involvement such as meetings, hearings, open houses and workshops, please visit Ecology's Public Involvement Calendar at <https://ecology.wa.gov/Events/Search/Listing>.

Special accommodations

To request materials in a format for the visually impaired, visit <https://ecology.wa.gov/accessibility>, call Ecology at (360) 407-7668, Relay Service 711, or TTY 877-833-6341.