

Prospective Purchaser Consent Decree and Cleanup Action Plan Available for Review and Comment

The Port of Sunnyside and the Washington Department of Ecology (Ecology) propose to enter into an agreement, called a Prospective Purchaser Consent Decree, to clean up metals such as lead and solvents at the Cream Wine site. After cleanup is completed, the Port intends to redevelop the property.

Public Comment Invited

Ecology is asking for your comments on the Prospective Purchaser Consent Decree and draft Cleanup Action Plan. The Cream Wine Site is located at 111 East Lincoln Avenue, at the southeast corner of Lincoln Avenue and First Street, in Sunnyside. You are invited to:

- Review the Prospective Purchaser Consent Decree, draft Cleanup Action Plan, and SEPA Checklist and Determination of Non-Significance.
- Send your comments to Ecology for consideration. Comments will be accepted November 1, 2012 through December 3, 2012.

See the box at the right for details about where to review documents and submit comments.

Site Background

The Cream Wine Site is located at 111 East Lincoln Avenue, Sunnyside, in Yakima County, Washington. The Site had been developed for industrial use since approximately 1942. An evaporated milk plant operated on the Site from that time until 1986. The features of the plant included a truck shop garage, mechanical shop, coal bin and boiler, underground storage tanks (USTs), above ground storage tanks (ASTs), and chemical storage. The facility was repurposed as a winery from 1988 to 2010 under different owners and operators.

The Site is located downslope from a former fueling station at Valley View Market (VVM). VVM had USTs for fuel which

Comments Accepted

November 1, 2012 through
December 3, 2012

Submit Comments and Technical Questions to:

Norm Hepner - Site Manager
WA Department of Ecology
Toxics Cleanup Program
15 W Yakima Avenue, Ste 200
Yakima, WA 98902-3452
Phone: (509) 457-7127
E-mail: Norm.Hepner@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Yakima Valley Regional Library Sunnyside Branch

621 E Grant Avenue
Sunnyside, WA 98944
Phone: (509) 837-3237

Hours:

Monday-Thursday: 10 am - 7 pm
Friday-Saturday: 10 am - 5 pm
Sunday: 1 pm - 5 pm

WA Department of Ecology Central Regional Office

15 W Yakima Avenue, Ste 200
Yakima, WA 98902
By appointment only:
Contact Roger Johnson,
Roger.Johnson@ecy.wa.gov or
(509) 454-7658

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4863>

Port of Sunnyside Website

<http://www.portofsunnyside.com>

Facility/Site ID #: 46552166

Cleanup Site ID #: 4863

Cream Wine

resulted in a release that flowed with shallow groundwater towards the southeast under First Avenue and onto the Cream Wine Site. Time Oil Company, the owner of VVM, has conducted remedial actions that have greatly reduced those impacts to groundwater. Based on these efforts, the cleanup related to the fuel release is almost complete. However, through the sampling program completed for the VVM property, another contaminant of concern, tetrachloroethylene (aka perchloroethylene or PCE), was detected in groundwater at the Cream Wine Site at concentrations above state cleanup standards. Studies indicate that the PCE was not released from the fueling station. Historical records indicate that a laundry and dry cleaner did operate on the VVM property between 1964 and 1995. PCE was commonly used in dry cleaner operations.

Investigation Results

Through an Integrated Planning Grant from the Department of Ecology, the Port of Sunnyside was able to complete a comprehensive investigation of environmental contamination issues remaining on the property. This investigation examined the nature and extent of PCE and other potential contaminants on the Site.

Cleanup Alternatives

A draft Cleanup Action Plan has been developed for the site. Two cleanup alternatives were evaluated for the site:

- In Situ Treatment of groundwater and Targeted Excavation of soils
- Monitored Natural Attenuation of groundwater and Targeted Excavation of soils.

Both alternatives include excavation of all soils contaminated above state cleanup standards. In-situ treatment of groundwater means oxygen will

be added. The oxygen will speed up the breakdown of harmful chemicals. Monitored natural attenuation is different from in-situ treatment because it simply monitors the breakdown of chemicals. Both alternatives also include continued groundwater monitoring to ensure contaminant levels are decreasing.

Protection of human health and the environment were key components of the evaluation. Other factors considered were effectiveness, timeline, potential for implementation, cost, compliance with all applicable laws, and long-term monitoring. Ecology has selected Alternative 1, In Situ Treatment and Targeted Excavation as the preferred remedy.

The cleanup will take place during the spring and summer of 2013.



View of the Site from the North

Determination of Non-Significance

After reviewing a State Environmental Policy Act (SEPA) environmental checklist, Ecology has made a decision that the cleanup will not have a significant negative impact on the environment. Therefore, an Environmental Impact Statement (EIS) is not required.

Why This Cleanup Matters

Lead in soil and solvents in groundwater exceed state standards for protection of human health and the environment. Cleanup improves soil and groundwater conditions at the site and reduces exposure to contaminants. Cleanup provides an opportunity for redevelopment of the site, which may provide economic benefit to the community.

Community Meeting

Ecology encourages the community to attend a public meeting about the site. The meeting is scheduled on Wednesday, November 7, 2012 from 5:30 – 7:00 PM at the Sunnyside Library, 621 E Grant Avenue, in Sunnyside. The primary purpose of the meeting is to present the proposed plans for the cleanup and seek feedback from the public. Planning ideas for redevelopment also will be shared by the Port.

What Happens Next?

Ecology will review all comments received. At the end of the comment period, Ecology will respond to comments in a responsiveness summary. We will send this document to those who commented and post it online. We will make changes to the prospective purchaser consent decree and cleanup action plan if needed based on public comments.

For information about other opportunities for public involvement such as meetings, hearings, open houses and workshops, please visit Ecology's Public Involvement Calendar at <http://apps.ecy.wa.gov/publiccalendar/calendar.asp>

While you are at the calendar page, you may click on the link Frequently Asked Questions about Effective Public Commenting and learn more about the public comment process.

What can you do?

1. Read about the cleanup in this handout.
2. To get more detailed information, review the supporting documents at the locations listed in this document.
3. Write down your comments and questions. Send them to the Department of Ecology at the address provided in this document.

We appreciate your comments and concerns.
Thank you.

Help with other languages and formats?

Para asistencia en español: (509) 575-2490

If you need this document in a version for the visually impaired call the Toxics Cleanup Program at 509-454-7841. Persons with hearing loss, call 711 for Washington Relay Service. Persons with a speech disability, call 877-833-6341.

