

## 6.5 United States Environmental Protection Agency Comfort Letter



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 10  
1200 Sixth Avenue  
Seattle, Washington 98101

RECEIVED  
DEPT. OF ECOLOGY/SWRO  
'03 FEB -3 P1:28

JAN 28 2003

Reply To  
Attn Of: ECL-117

Paul Stemen  
Stemen Environmental, Inc.  
P. O. Box 3664  
Lacey, WA 98509-3644

RE: Development of Property Adjacent to South Tacoma Fields Operable Unit (STF OU) of Commencement Bay/Nearshore Tidelands Superfund Site, Tacoma, Washington

Déar Mr. Stemen:

I am writing in response to your August 23, 2002 letter, and the Environmental Site Assessment information you provided for the property at 4030 South Tacoma Way which is adjacent to the South Tacoma Fields operable unit of the Commencement Bay /Nearshore Tidelands Superfund Site in Tacoma. This neighboring property, currently owned by Bruce Wilson, is currently the site of the Bruce Titus Nissan Dealership and includes tax parcels RO200134014, RO220134015, and RO220134016 ("Titus Property"). Our response is based on the facts presently known to the U.S. Environmental Protection Agency (EPA) and the information you provided.

EPA's Policy Toward Owners of Property Containing Contaminated Aquifers (the Policy) provides that EPA, in an exercise of its enforcement discretion, will not take an enforcement action against parties who meet the conditions and criteria described in the Policy. Based on the available information, it appears likely that contamination observed in groundwater at the Titus Property migrated from the STF OU. EPA believes that the Policy applies to your situation. I am enclosing a copy of the policy for your review.

If you have any questions about the above information, please call Kris Flint, EPA's Remedial Project Manager for the STF OU, at (206) 553-8155.

Sincerely,

Michael F. Gearheard, Director  
Environmental Cleanup Office

Enclosure

cc: Chuck Cline, Ecology/SWRO  
Bruce Titus  
Brian Wilson

*Chuck - Call me if you have any questions.  
Thanks for your help with this! Kris*

Printed on Recycled Paper