



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

January 18, 2024

Ron Beach  
PetroCard, Inc.  
PO Box 124  
Aberdeen, Washington 98520

**Re: No Further Action at the following Site:**

- **Site Name:** Pacific Pride Facility Spokane
- **Site Address:** 7109 West Will D. Alton Drive
- **County Assessor's Parcel Number(s):** 25335.0604
- **Facility Site ID number:** 57835887
- **Cleanup Site ID number:** 16987
- **UST ID:** 100402

Dear Ron Beach:

Washington Department of Ecology's (Ecology) Toxics Cleanup Program has reviewed the following information regarding the above-described facility/property:

**Landau Associates, 2023. UST Site Assessment and Remediation Report, Former Pacific Pride Facility, 7109 West will D. Alton Drive, Spokane, WA 99224, December 21, 2023.**

The property is owned by the Port of Spokane and formerly operated as a Pacific Pride gas station. The surrounding area is commercial and industrial. The document indicates that an excavation approximately 98 feet long, 58 feet wide and up to 18 feet below ground surface was completed in the area of the main dispenser island. Confirmation samples collected from the bottom of the excavation and the sidewalls of the excavation confirm petroleum-impacted soil was removed from the site. Although a confirmation sample was not collected from beneath the dispenser island location to confirm the depth of contamination has been identified below ground surface in that

location, confirmation samples were collected from the base of the excavation approximately 15 to 25 feet from the dispenser island. These sample results were below the Model Toxics Control Act (MTCA)<sup>1</sup> cleanup levels.

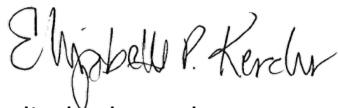
Based upon the above-listed information, Ecology has determined that the release(s) of gasoline petroleum in soil, does not pose a substantial threat to human health or the environment. Therefore, Ecology is issuing a No Further Action (NFA) determination under MTCA.

This NFA determination is made only for releases identified in the independent remedial action report(s) listed above and applies only to the area(s) of the property affected by those releases. The NFA does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by PetroCard, Inc.

Because your actions were not conducted under a consent decree this letter is offered as informal assistance and advice<sup>2</sup> and does not constitute a MTCA settlement<sup>3</sup>, therefore this NFA determination is not binding on Ecology. Should additional information indicate that further action under MTCA is necessary, Ecology may re-evaluate the site.


Should you have any questions regarding this decision, please contact me either by phone at (509) 385-5443 or email at bker461@ecy.wa.gov.

Sincerely,



Elizabeth Kercher  
Leaking Underground Storage Tank Site Manager  
ERO Toxics Cleanup Program

By certified mail: 9214 8901 9403 8345 2303 55

cc: Michael Staton, LG, Senior Principal, Landau Associates  
Christer Loftenius, Acting Unit Supervisor, TCP-ERO 

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<sup>1</sup> RCW 70A.305 RCW.

<sup>2</sup> RCW 70A.305.030(1)(i)

<sup>3</sup> RCW 70A.305.040(4)