



FILE REVIEW MEMORANDUM

TO: FILE

FROM: Tim Mullin, TCP-SWRO, VCP/II-SHA/LUST unit supervisor

SUBJECT: South Tacoma Honda: background, current status and next steps

SITE: South Tacoma Honda, FSID 50342391 and CSID 9472

DATE: April 1, 2025

Background

South Tacoma Honda is located in Tacoma, Washington, and occupies Pierce County parcel 0220254028. The Pierce County assessor lists the property owner as Tacoma Automotive RE Holdings I LLC.

The Site has been listed since November 10, 1989 after total petroleum hydrocarbons (TPH) as diesel (TPH-D) and heavy oil (TPH-O) were identified in soil and groundwater during removal of three single wall steel underground storage tanks (UST)s. Two gasoline USTs were removed, along with one waste oil UST. The waste oil UST appears to be the source of the release.

Although approximately 50 cubic yards of PCS were removed (and disposed of at a landfill) associated with the waste oil UST, contamination remained in place, apparently extending under the service building foundation. Concentrations of TPH (likely, diesel and heavy oil range combined) were as high as 23,507 milligrams per kilogram (mg/kg) in soil and at 1,800 micrograms per Liter ($\mu\text{g/L}$) in groundwater.

A Phase II Environmental Site Assessment (ESA) in 2013 showed that PCS remained at concentrations exceeding the MTCA Method A CULs related to the 1989 era former waste oil UST. At SB-8, diesel and heavy oil in soil were present at 6,700 mg/kg at 14 feet below ground surface. Grab groundwater, collected at W-1, was non-detect for gasoline, diesel, heavy oil, BTEX, and volatile organic compounds (VOCs).

Soil compliance sampling and soil stockpile sampling did not detect petroleum contaminants in soil during the removal of the double walled steel 4,000-gallon gasoline UST or the 500-gallon double walled steel waste oil USTs. These two USTs were installed in 1990 and closed by removal in 2013.

There appears to be no surface water or sediment at the Site. There appears to be no wetlands or priority species habitat at the Site.

Current Status

No cleanup work has been reported to Ecology since the October 21, 2013 Underground Storage Tank Removals Project report. Ecology issued an early notice letter for South Tacoma Honda on May 11, 2015. The Washington Tracking Network (Washington State Department of Health Environmental Disparities Map) ranks the census tract on which the Site is located for environmental justice as a 10. Based on information available to Ecology, the facility continues to operate as a Honda automotive service center and used car showroom and lot.

Recommended Next Steps

The second generation of USTs at the Site do not show a release. No further action appears to be required.

For the first generation of USTs, specifically, the former waste oil UST, the following is recommended:

- 1) Contact the current property owner to inform them of the cleanup status.
- 2) Conduct a site visit to determine the current facility layout.
- 3) Consider an interim action to remove additional petroleum contaminated soil.
- 4) Evaluate current soil and groundwater conditions.
- 5) Evaluate the Site for air and ecological pathways.
- 6) Expand the monitoring well network to at least three monitoring wells.
- 7) Sample groundwater until compliance is met under WAC 173-340-720(9) or section 10.3 in the Guidance for the Remediation of Petroleum Contaminated Sites, revised June 2016.

The recommendations in this file review memorandum are based on the best available information at the time of drafting. New or additional information or data may change the recommendations presented herein. The file review memorandum does not represent an official Ecology opinion consistent with WAC 173-340-515.