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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775 • Olympia, WA 98504-7775 • 360-407-6300

April 21, 2025

Pam Hanson
Future Care LLC
PO Box 576
Union, WA 98592
cameo@hctc.com

Re: No Further Action Likely opinion for the following contaminated Site

Site name:	Cameo Shop (aka Cameo Boutique)
Site address:	6871 E State Route 106, Union, WA 98592
Facility/Site ID:	82533369
Cleanup Site ID:	17205
VCP Project No.:	SW1857

Dear Pam Hanson:

The Washington State Department of Ecology (Ecology) received your request on March 5, 2025, for an opinion regarding the sufficiency of your independent cleanup of the Cameo Shop (aka Cameo Boutique) facility (Site) under the Voluntary Cleanup Program (VCP).[1] The complete upload and acceptance of Site data into Ecology's Environmental Information Management (EIM) database is still pending. We are providing this letter in order to support your continued cleanup without first requiring acceptance of the Site data into EIM. This letter provides our opinion and analysis. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW.[2]

Opinion

Ecology has determined that no further remedial action is likely necessary to clean up contamination at the Site. This is based on successful implementation of the interim actions

[1] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program
[2] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305

completed, as an equivalent permanent remedial solution and continuing ongoing groundwater compliance monitoring.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are specified in Chapter 70A.305 RCW and Chapter 173-340 WAC[3] (collectively called "MTCA").

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release(s):

- Total petroleum hydrocarbons (TPH) as gasoline (TPH-G) into soil and groundwater.
- Ethylbenzene into the groundwater.

This opinion is limited to those releases identified for the Site. **Enclosure A** includes Site description, a Site history, and diagram.

A parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel associated with this Site are affected by other sites.

Basis for the Opinion

Ecology bases this opinion on information in the documents listed below.

1. Simpson Geosciences, Site Remediation, Characterization and Groundwater Monitoring Report, January 31, 2025.
2. Cascade Environmental Services, Inc., Site Assessment Report, August 1999.

You can request these documents by filing a records request.[4] For help making a request, contact the Public Records Officer at recordsofficer@ecy.wa.gov or call (360) 407-6040. Before making a request, check if the documents are available on the CSID 17205 cleanup site search page.[5]

This opinion is void if information in any of the listed documents is materially false or misleading.

[3] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340

[4] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests

[5] https://apps.ecology.wa.gov/cleanupsearch/site/17205

Analysis of the Cleanup

Ecology has concluded that no further remedial action is likely necessary to clean up contamination at the Site. Ecology bases its conclusion on the following analysis:

Characterizing the Site

Ecology has determined your completed Site characterization is sufficient for setting cleanup standards and selecting a cleanup action. **Enclosure A** describes the Site, provides a brief Site history, and provides a relevant Site diagram (figure).

1999 Underground Storage Tank Removal

Three steel underground storage tanks (USTs) that contained gasoline were removed during due diligence activities in August 1999. All three USTs were empty upon removal, along with removal of attached product and vent piping. The UST capacities ranged from 650 to 1,000 gallons. Though no historical documentation confirmed the exact timeline of service for the USTs, local oral history indicated that a service station was present on the property in the 1930s or early 1940s until it went out of business in the 1960s.[6]

Gasoline in soil was the only exceedance of the MTCA Method A cleanup level (CUL) and was identified at 160 milligrams per kilogram (mg/kg). After removal of the UST's, the basin was backfilled with clean fill. Though 160 mg/kg for gasoline exceeded the MTCA A CUL for soil in 1999, the release was not listed on Ecology's Contaminated Sites List. The release was noted in Ecology's Underground Storage Tank database under the Cameo Shop, UST ID 507963. The August 18, 1999 note in Ecology's UST database noted a concern that the 160 mg/kg detection of gasoline in soil was inaccessible and under the building. The 2024 interim action showed that the gasoline in soil was removed.

If available, please provide any additional documentation related to the UST removal for Ecology to include it in the Site file.

[6] Cascade Environmental Services, Inc., Site Assessment Report, August 1999.

2024 Interim Action

In September 2024, the clean fill from the former UST basin was removed, and approximately 2-3 cubic yards of visibly-stained soil were removed and disposed of at the landfill. To enhance remediation of any potential residual petroleum contamination in soil, an air sparge line was placed into the subsurface soil from the source area to the north of the building, where it was connected to a blower. The air sparge line reportedly operates nightly. Disposal documentation for the petroleum-contaminated soil is pending.

Two soil samples were collected beneath the fill of the former USTs and analyzed for TPH-G and BTEX. In addition, two soil samples were also collected at 5 and 7.5 feet below ground surface (bgs) during installation of monitoring wells MW-3 and MW-4 and analyzed for the same analytical suites. No contaminant concentrations were detected in the soil samples.

Four monitoring wells have been installed at the Site, MW-1 through MW-4. Monitoring well MW-1 is in the source area (the former UST basin), MW-2 is upgradient of the source area, and MW-3 and MW-4 are downgradient of the source and remediation areas.

The Site is located about 120 feet south-southeast of Puget Sound and is not in any water supply or wellhead protection zone.

The depth to groundwater on December 21, 2024 was 1.61 feet below top of casing (BTOC) in well MW-3, 1.37 feet BTOC MW-4, 7.20 feet BTOC at MW-1, and 7.12 feet BTOC at MW-2. The difference was reportedly caused by an incoming high tide. As the Site is about 120 feet south of Hood Canal (Puget Sound), tidal influence is a reasonable conclusion regarding the observed water level data.

Neither TPH-G nor BTEX were detected in the on-Site soil samples collected during the 2024 fieldwork. The 2024 groundwater analytical results indicated the presence of TPH-G and toluene in groundwater sampled from MW-1, which is the source area monitoring well. Both concentrations were less than the MTCA A CULs for groundwater and for CULs protective of marine surface water.

Additional Groundwater Sampling

In order to meet the requirements under WAC 173-340-830(6) and WAC 173-340-900, Table 830-1, please sample groundwater from monitoring MW-1 (in the source area), during the April 2025 event, for the list below. Please collect the sample from MW-1 using low flow groundwater sampling methodology.

1) Gasoline.
2) BTEX.
3) MTBE.
4) Naphthalenes.
5) Total and dissolved lead.
6) EDB and EDC.

Data collected for these potential contaminants also support use of groundwater CULs that are protective of surface water, should you choose to use those cleanup levels at the Site.

Terrestrial Ecological Evaluation (TEE)

Ecology concurs that a simplified TEE is appropriate for the Site, per WAC 173-340-7492(2)(a)(i). A TEE form was provided with the VCP application packet on March 5, 2025. Given that there is less than 350 square feet of contamination present, no further TEE is needed at the Site.

Environmental Justice, Climate Change, and Cultural Resources

Though the Site lies within a census tract that rates a 2 on the WA Department of Health Environmental Health Disparities (EHD) scale, the contaminated soil was removed to less than the MTCA Method A CULs. These CULs are protective of human health and the environment. As such, environmental justice has been delivered at the Site, vulnerable populations are protected by the permanent removal interim action, and Healthy Environment for All (HEAL) Act goals appear to have been met. The future land use will continue as a boutique store as it currently is.

No cultural resources were identified during the cleanup work. It does not appear that a cultural resources consultation was required under WAC 173-340-815, as private funds were used.

Ecology completed a SHARP for the Site, and the overall risk rating is low.

Air/Vapor Pathway

As the remaining contaminant concentrations in soil and groundwater are less than the MTCA Method A CULs, the vapor/air pathway is likely incomplete.

Environmental Information Management (EIM) Database

In accordance with WAC 173-340-840 and Toxics Cleanup Policy 840, please upload all Site data to Ecology's Environmental Information Management (EIM) system. Upload is required to obtain any no further action.

Setting cleanup standards

Ecology has determined the CULs and points of compliance you set for the Site meet the substantive requirements of MTCA.

Points of compliance applicable to the Site:

Media	Points of Compliance
Soil-Direct Contact	Based on human exposure via direct contact, the standard point of compliance is throughout the Site from ground surface to fifteen feet below the ground surface. WAC 173-340-740 (6)(d) Met, based on successful remediation of contaminated soils and confirmatory soil sampling results.
Soil- Protection of Groundwater	Based on the protection of groundwater, the standard point of compliance is throughout the Site. WAC 173-340-747 Met, based on successful remediation of contaminated soils and confirmatory soil sampling results.
Soil – Protection of Ecological Receptors	Based on the protection of ecological receptors, the standard point of compliance is to 15 feet below ground surface. WAC 173-340-7490. Incomplete – Site is excluded from further TEE.
Groundwater	Based on the protection of groundwater quality, the standard point of compliance is throughout the site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site. WAC 173-340-720(8)(b) Met based on groundwater results.
Air Quality	Based on the protection of air quality, the point of compliance is indoor and ambient air throughout the Site. WAC 173-340-750(6) Incomplete – based on residual contaminant concentrations in soil and groundwater at less than cleanup levels.

There is no surface water, sediment, nor wetlands at the Site.

Cleanup levels applicable to the Site:

Hazardous Substance[7]	MTCA Soil Cleanup Level (mg/kg)	MTCA Surface Water Cleanup Level (µg/L)[8][9]
TPH as gasoline	100	1,700
Benzene	0.03	1.6
Ethylbenzene	6	21
Toluene	7	102
Total Xylenes	9	106

Depending on recommended groundwater sampling effort, MTBE, naphthalenes, lead, and EDB and EDC may need to be included as Site contaminants of concern (COCs) and have cleanup levels established for them.

Ecology concurs with using MTCA Method A CULs to evaluate analytical results for Site COCs in soil. Ecology acknowledges that MTCA Method A CULs were used to screen groundwater results and that analytical concentrations of Site COCs in groundwater sampled did not exceed those CULs. The Site is located about 120 feet south from Hood Canal/Puget Sound. Therefore, it is unlikely that drinking water from a supply well would be used at the Site, being so close to a marine surface water body. Ecology recommends using CULs protective of marine surface water (the more stringent of CULs protective of human health and aquatic receptors) to compare analytical results from groundwater sampled at the Site. We have provided these recommended CULs in the table above.

Ecology considered applicable state and federal applicable laws as part of the cleanup and did not require adjusting the points of compliance and cleanup levels provided above.

Selecting the cleanup action

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

The selected cleanup action was excavation with off-Site disposal (at a permitted facility) and air sparge using a blower system. Ecology concurs that the most permanent cleanup remedy

[7] Based on exceedance of screening or cleanup level identified at the Site, per data collected to date.

[8] Protective of marine surface waters for the more stringent cleanup level protective of human health or aquatic receptors. The Site is about 120 feet south of Puget Sound.

[9] Implementation Memorandum No. 23, Concentrations of Gasoline and Diesel Range Organics Predicted to be Protective of Aquatic Receptors in Surface Waters.

was selected and that petroleum-contaminated soils appear to have been removed to the maximum extent practicable.

Ecology notes for this Site that it appears Groundwater Model Remedy No. 1[10] applies. A petroleum model remedy[11] appears appropriate as part of the final cleanup remedy for this Site. Thus, Ecology reviewed this opinion request per the model remedy option, and it is the first of two free opinion reviews under the model remedy process. Additionally, applicability of a petroleum model remedy at a Site means that a feasibility study (FS) and disproportionate cost analysis (DCA) is not required.

Implementing the cleanup action

Ecology has determined your cleanup likely meets the standards set for the Site.

Interim cleanup actions taken at the Site, which are cumulatively equivalent to a permanent cleanup action, are:

1. In 1999, three gasoline-containing underground storage tanks were removed along with limited petroleum-contaminated soils.

2. In 2024, a few cubic yards of petroleum contaminated soil were removed. A sparge line and blower system was installed to remove any potential soil gas. The blower system operates nightly for at least 4 hours. Four monitoring wells, MW-1 through MW-4, were installed to determine compliance for groundwater.

3. Nightly operation of an air sparge line and blower system. Please continue to operate this system.

Request: Additional Groundwater Compliance Monitoring

The December 2024 groundwater monitoring event from MW-1 through MW-4 did not detect any petroleum contaminants at levels exceeding the laboratory practical quantitation limit (PQL) except for TPH-G and toluene in groundwater sampled from the source area well MW-1.

[10] Ecology Publication 16-09-057, Model Remedies for Sites with Petroleum Impacts to Groundwater, revised December 2017.

[11] WAC 173-340-390.

1. Ecology recommends continued quarterly low-flow groundwater monitoring to sample the existing monitoring well network. As of the writing of this opinion, groundwater monitoring events are proposed next in April and July 2025, and potentially in October 2025 (if needed).

2. Continue to monitor to meet sampling requirements laid out in section 10.3 of Ecology publication 10-09-057, Guidance for Remediation of Petroleum Contaminated Sites, revised June 2016. Typically, at a Site like this, Stage III monitoring is appropriate.

3. From MW-1, please analyze groundwater for the balance of applicable Table 830-1 contaminants: MTBE, naphthalenes, total and dissolved lead, EDB and EDC.

Limitations of the Opinion

Opinion does not settle liability with the state

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion does not:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).[12]

Opinion does not constitute a determination of substantial equivalence

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine if the action you performed is substantially equivalent. Courts make that determination. See RCW 70A.305.080[13] and WAC 173-340-545.[14]

[12] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040
[13] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080
[14] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545

State is immune from liability

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70A.305.170(6).[15]

Questions

Thank you for choosing to clean up the Site under the Voluntary Cleanup Program (VCP). Please do not hesitate to request additional services as your cleanup progresses. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our Voluntary Cleanup Program web site.[16] If you have any questions about this opinion, please contact me at 360-999-9589 or tim.mullin@ecy.wa.gov.

Sincerely,

Tim Mullin, LHG
Southwest Region Office, Toxics Cleanup Program

TCM: kw

Enclosure: A – Site Description, History, and Diagram

cc: Richard Simpson, LHG, Simpson Geosciences, simpsongeosciences@outlook.com
Marian Abbett, PE, Ecology, marian.abbett@ecy.wa.gov

[15] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170
[16] https://www.ecy.wa.gov/vcp

Enclosure A

Site Description, History, and Diagram

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Site Description

Property History and Current Use: The Site is wholly contaminated within Mason County parcel 322335000002, in Union, Washington (Property). The Property was used as a service station, approximately from the 1930s-1960s. The property is now zoned commercial and used as a boutique shop.

Property Vicinity: The Site is located in a rural residential area. Puget Sound lies about 120 north of the Site, and State Route 106 borders the Property on the south.

Soils and Geology: Local topography is flat. Soils, to the maximum depth explored of about 15 feet below ground surface (bgs), is mainly silty sands with some gravel.

Groundwater: Based on groundwater data from monitoring wells MW-1 through MW-4, depth to water is approximately 1.37-1.61 feet below top of casing (BTOC) in monitoring wells MW-3 and MW-4, near Puget Sound. Depth to water in monitoring wells MW-1 and MW-2 furthest from the Puget Sound is approximately 7.12-7.20 feet BTOC. Groundwater appears to be tidally influenced in this area of Hood Canal (Puget Sound). Groundwater flow direction for the December 20, 2024 event was calculated as to the west, though overall local groundwater flow likely is towards Puget Sound.

Surface Water/Sediment/Storm Water/Septic Systems: The Site has been and will be serviced by city water and sewer. Utilities are currently disconnected while construction of the new apartment complex begins. Stormwater systems are to be installed for the apartment complex as well.

There is no naturally-occurring surface water at the Site. The nearest natural surface water is Puget Sound/Hood Canal, located about 120 feet north of the Site. There is no sediment or wetlands at the Site.

SHARP: Ecology completed a Site hazard assessment rating procedure on the Site, and the SHARP returned an overall score of low. The Site is not anticipated to pose a risk to human health and the environment.

Site History

Three gasoline underground storage tanks (USTs) were removed during due diligence activities in August 1999. Gasoline in soil could not be removed at the time because of risk to the building foundation. In 2024, additional interim action was taken to remove a few cubic yards of petroleum-contaminated soil. Additionally, four monitoring wells were installed, MW-1 through MW-4. These wells have been sampled once, in December 2024. An air sparge line was connected from the source area (tank removal), with a blower system operating nightly. The Property continues to operate as a boutique shop.

Site Diagram

Figure 3 (Simpson Geosciences)……Groundwater Elevation Contours

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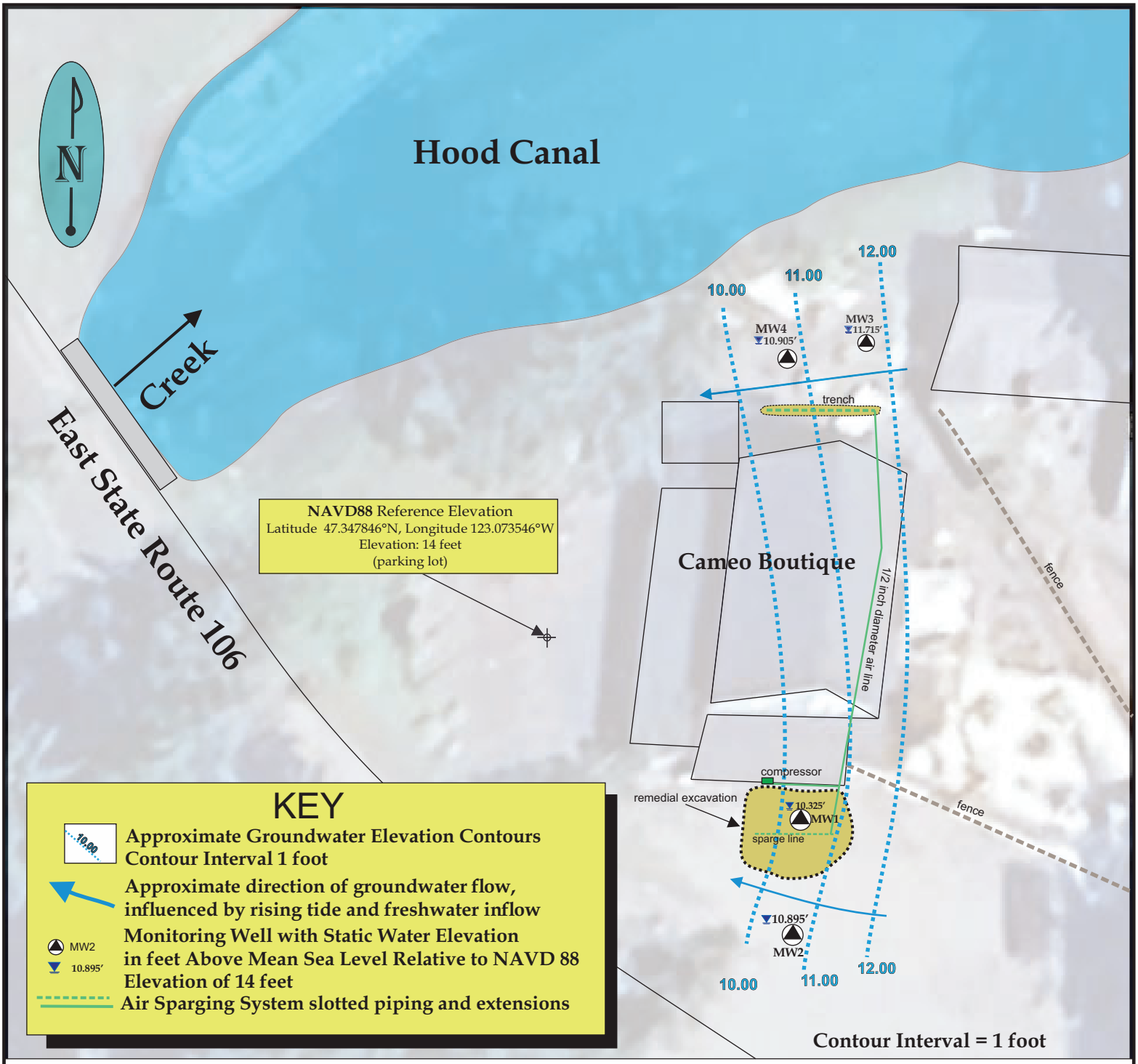

FIGURE 3
SITE PLAN SHOWING
GROUNDWATER ELEVATION CONTOURS
QUARTER 4, 2024

6871 East State Route 106, Union, WA

Cameo Boutique

Depth to Static Water Measured December 20, 2024

Approximate scale 1 inch =25 feet

NAVD88 Elevation of 14 feet above mean sea level
Latitude 47.347846°N, Longitude 123.073546°W

Project Number SG2024107

SIMPSON GEOSCIENCES
Redmond, Washington