

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	none
• SHARP date	02/11/2025		CSID	3481
• EJFlagged?	✓ – Overridden		FSID	41363269
• LD confidence level	low		VCP	SW0442
• Cleanup milestone	CSL listing		UST ID	none
• SHARPster	John Kirkpatrick		LUST ID	none

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SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	low	multiple chemical types	⊘
Groundwater	A2	low	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	D4	medium		

#### Location and land use info

4030 S Tacoma Way, Tacoma, Pierce County, 98411

Primary parcel 0220134014

Land use commercial

Responsible unit SWRO

#### Sources reviewed

2022, Technical Memorandum, TRC Environmental Corporation

2017, Second Periodic Review Report, Department of Ecology

2002, Interim NFA Letter, Department of Ecology

Primary census tract	Associated census tracts
53053062600	

**Local demographics comments**

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

**Source/source area description**

The site hosts an auto dealership and maintenance facility. It is also located to the east of the South Tacoma Field (STF) Superfund site. Groundwater at the site has come to be contaminated with trichloroethylene.

**Soil comments**

Data from 2001 and 2002 showed that contaminants identified in site groundwater were not present in site soils. Due to the state of the soils, an interim No Further Action (NFA) determination was issued.

**Groundwater comments**

Periodic reviews of the property have not included sampling, so the most recent groundwater data was from 2002. At that time, trichloroethylene (TCE), methylene chloride, chloroform, 1,2-dichloropropane, and bromodichloromethane had been detected above Model Toxics Control Act (MTCA) Method A cleanup levels for groundwater. Maximum TCE concentrations were 120 ug / L.

The site is within the wellhead protection area of 12 active wells attributed to the City of Tacoma's Water Division.



<p><b>Surface water comments</b></p> <p>no comments</p>
<p><b>Sediment comments</b></p> <p>no comments</p>
<p><b>Indoor air comments</b></p> <p>MTCA Method B groundwater screening levels for TCE are 3.9 ug / L (noncancer) and 1.4 ug / L (cancer). TCE concentrations in groundwater ranged up to 120 ug / L in 2002. Current concentrations as well as potential mitigation measures in place at the auto dealership are not known at this time.</p>
<p><b>Additional factors comments</b></p> <p>no comments</p>

Site history	<a href="#">Go to top</a>
<p>Prior to a property sale, several investigations were conducted at the property:</p> <ul style="list-style-type: none"> <li>A Phase 1 Environmental Site Assessment by SECOR in 2001;</li> <li>A Phase 2 Subsurface Investigation by SECOR in 2001;</li> <li>Monitoring well installations by SECOR in 2001;</li> <li>and soil and groundwater sampling by Stemen Environmental, Inc. in 2002.</li> </ul> <p>The result of these studies was documented contamination of groundwater with trichloroethylene and several other chlorinated compounds. Soils were demonstrated to be below MTCA Method A cleanup levels. The site entered Ecology's Voluntary Cleanup Program (VCP) in August of 2002.</p> <p>In September 2002 Ecology issued an interim NFA letter, stating that the soil no longer posed a threat to human health or the environment. However, contamination of groundwater with chlorinated solvents persisted and so the NFA was contingent upon filing a Restrictive Covenant for groundwater at the property. A covenant was filed later that year. EPA provided a comfort letter regarding the site in August 2002. The property was sold to Bruce Titus's company, BLT Investments LLC, in 2003.</p> <p>The property owner withdrew the site from VCP in 2006.</p> <p>Periodic Reviews of the site have continued on 5 year intervals. The property was sold in 2017 to a different LLC.</p> <p>In 2022, TRC Environmental Corporation completed a technical memorandum on behalf of Bridge Point Tacoma LLC. These clients had purchased 150 acres of the properties to the west of the site, also part of the former South Tacoma Field Superfund site. The technical memorandum disputed the source of TCE and opined that the source was not within the Superfund site.</p>	

**Overflow - Site contamination and cleanup history**

The site is comprised of three parcels:

0220134014

0220134015

0220134016

## Bruce Titus Nissan Dealers

3481 Bruce Titus Nissan Dealers 20250211

First SHARP

SHARP rating — Medium

## SHARP Report — Part 2 of 2

Conceptual site model

02/11/2025



### Assessment scores by environmental medium

