

## Bud Clary Subaru



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	683551
• SHARP date	05/14/2025		CSID	14902
• EJFlagged?	SHARP it		FSID	34656
• LD confidence level	low		VCP	SW1706
• Cleanup milestone	cleanup completion/NFA		UST ID	none
• SHARPster	Joe Kasperski, LG		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⊗
Groundwater	D4	high	risk to off-site people	⊗
Surface water	D4	high	climate change impacts	⊗
Sediment	D4	high	plant/animal tissue data	⊗
Soil	C4	high		

### Location and land use info

961 Commerce Ave, Longview, Cowlitz County, 98632

Primary parcel 09278

Land use commercial

Responsible unit SWRO

### Sources reviewed

Blue Sage Environmental (BSE), Additional Groundwater Monitoring Report, May 1, 2025.

Ecology, Further Action, October 4, 2024.

BSE, Remedial Site Investigation/2024 Additional Characterization, July 15, 2024

BSE, Groundwater Monitoring 2021-2023 & Additional Site Characterization Report, July 15, 2023.

BSE, 2020 Annual Status Report, Februaruy 8, 2020.

BSE, 2019 Annual Status Report, Februaruy 3, 2020.

BSE, Site Investigation/Interim Cleanup Action Report, January 8, 2019.

Ecology, Initial Investigation ERTS 683551, November 2, 2018.

Primary census tract	Associated census tracts
53015002100	none

**Local demographics comments**

no comments

**Source/source area description**

Oily waste and impacted soil was discovered during new building development.

**Soil comments**

Soil to groundwater leaching is occurring however contamination detected in groundwater appears to be primarily non-polar metabolites as a result of biodegradation.

**Groundwater comments**

Groundwater impacts appear to be primarily resulting from non-polar metabolites resulting from biodegradation of petroleum hydrocarbons. When groundwater samples processed using silica gel cleanup procedure, there are no MTCA-A CUL exceedances

**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

Indoor air has been evaluated multiple times accounting for potential temporal variation. There does not appear to be a VI pathway.

**Additional factors comments**

no comments

## Site history

[Go to top](#)

The Bud Clary Subaru facility (Site) is located in Longview on Cowlitz County tax parcel 09278 (Property). A commercial car dealership currently occupies the parcel. In 2018, an existing building was demolished to facilitate construction of a new showroom. Contamination at the Property was discovered during geotechnical investigation ahead of new building development. On April 23, 2018, several test pits were completed on the north side of the Property which facilitated visual and olfactory identification of petroleum impacts to soil and groundwater. Soil analytical data indicated total petroleum hydrocarbons as gasoline range organics (TPH-GRO), total petroleum hydrocarbons as oil range organics (TPH-ORO), and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) exceeded the MTCA Method A (MTCA-A) cleanup level (CUL).

Excavation of petroleum contaminated soil (PCS) along the northern portion of the Property commenced on July 16, 2018. Approximately 45 tons of PCS, tires, oil filters, and other oily debris was transported to the Cowlitz County Landfill for disposal. Excavation terminated at approximately 10 feet below ground surface (bgs), where groundwater was encountered. Seven excavation margin soil samples were collected which indicated TPH-ORO exceeded MTCA-A CULs in various locations, however, the locations of these samples within the excavation have not been provided to Ecology.

A third phase of investigation began July 23, 2018, with advancement of 43 soil borings across the Property. Soil and groundwater analytical data indicated a lobe of TPH-GRO and TPH-ORO contamination along the north Property line extending south approximately 70 feet, at depths between 6 and 12 feet bgs. Excavation of PCS resumed in August 2018, which terminated 10 to 11 feet bgs in areas where contamination had been identified. Approximately 1,173 tons of excavated PCS was disposed of at Wasco County Landfill. August 17, 2018, approximately 4,000 gallons of groundwater, which had infiltrated the excavation, was pumped into a tanker truck, and transported to ORRCO, Inc where it was treated. On August 22, 2018, five soil samples were collected at approximately 12 feet bgs, below the excavation floor depth of 10 to 11 feet bgs. Soil samples exhibited TPH-ORO concentrations in excess of the MTCA-A CUL. Four soil borings were advanced south and east of the excavation on August 29, 2018, which facilitated collection of samples at 10 and 15 feet bgs. Analytical data for these soil samples indicated non-detectable concentrations of analyzed constituents. On August 27, 2018, a mixture of BOS 200, gypsum, and bacteria were injected via 58 injection points to treat residual soil and groundwater contamination.

--Continued in overflow--

**Overflow - Site contamination and cleanup history**

Site History continued--

To assess the efficacy of the August 2018 bioremediation injection, five groundwater monitoring wells were constructed to facilitate quarterly groundwater sampling. On April 29, 2019, soil samples collected during soil boring advancement indicated concentrations of TPH-GRO, total petroleum hydrocarbons as diesel range organics (TPH-DRO), TPH-ORO, and benzene in excess of MTCA-A CULs at locations B7 and B8. No Site hazardous substances were detected in groundwater collected from the compliance well network (MW-1 through MW-5). Quarterly groundwater monitoring began June 27, 2019, and was discontinued after the December 19, 2019, event until resuming September 25, 2020. The most recent groundwater sampling event was completed on March 25, 2025. In that time, there were sporadic detections of diesel range (equivalent carbon range C10 through C36). When groundwater samples are evaluated after silica gel cleanup process, the diesel values do not exceed the MTCA-A CULs.

Bud Clary Subaru

14902 Bud Clary Subaru 20250514

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

05/14/2025



### Assessment scores by environmental medium

