

Bruce Titus Chevrolet



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	08/04/2025		CSID	5318
• EJFlagged?	✓ – No Override		FSID	3427832
• LD confidence level	low		VCP	SW1616
• Cleanup milestone	periodic review		UST ID	102326
• SHARPster	Dean Malte		LUST ID	3444

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	⊗
Groundwater	C3	medium	risk to off-site people	⊗
Surface water	D4	high	climate change impacts	⊗
Sediment	D4	high	plant/animal tissue data	⊗
Soil	C2	medium		

Location and land use info

633 Division Ave, Tacoma, Pierce County, 98403

Primary parcel 2030120032

Land use commercial

Responsible unit SWRO

Sources reviewed

Ecology, First Periodic Review - Bruce Titus Chevrolet, December 2024.

TRC, Cap Integrity and Groundwater Monitoring Report, February 2, 2024.

TRC, Cap Integrity and Groundwater Monitoring Report, March 22, 2021.

Ecology, Opinion on Property Cleanup - No Further Action, January 9, 2018.

Ecology, Opinion on Site Cleanup - No Further Action Likely, April 11, 2017.

Aspect Consulting, Remedial Investigation and Feasibility Study, July 25, 2016.

Primary census tract	Associated census tracts
53053061500	

Local demographics comments
EJScreen not available

Source/source area description
The source of contaminaton at the site is historical property uses including automotive fueling and service.

Soil comments
no comments

Groundwater comments
The site is within the 5-year wellhead protection zone for City of Fircrest Well #9 AAY306, depthg 163 feet.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

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Investigation and cleanup has been performed in two areas of the site, the South Gas Station and former Paint Booth areas. Historical investigations in the South Gas Station area have included the removal of seven underground storage tanks (USTs), pump islands, and associated piping in 1994. Soil sampling was performed at the time of UST removal to document and characterize site conditions. Additional investigation to characterize the extent of residual soil and potential groundwater impacts was conducted between 2006 and 2016. Historical investigations in the former Paint Booth area were performed between 1994 and 2016, and have included an assessment of soil, groundwater, and air. Soil samples were collected during investigations performed in 1994, 2006, and 2016, and groundwater samples were collected at well MW-11, which was retained for periodic monitoring under an environmental covenant, from 2009 to 2016. Vapor sampling included both sub-slab and indoor air, and was conducted in 2008 and 2014 through 2016.

The cleanup action in the South Gas Station area included the excavation and removal of approximately 100 tons of contaminated soil associated with removal of the USTs and other former gas station facilities. Contaminated soil was removed to a depth of at least 15 feet below ground surface (bgs). Cleanup work in the former Paint Booth area included cleaning of drains, cleanouts, and one heating oil UST in 1994, and offsite disposal of the contents and rinse water. The drains, cleanouts, and UST were then closed in place by filling with concrete slurry.

Following completion of the cleanup action, residual concentrations of contaminants that exceeded MTCA cleanup levels remained on the property. Ecology determined that institutional controls would be required as part of the cleanup action to document the remaining contamination, protect the cleanup action, and protect human health and the environment. On December 12, 2017, institutional controls in the form of an environmental covenant were recorded for the Site. The requirements of the covenant generally include limitations on extraction of groundwater, containment of residual contaminants in soil by use and maintenance of a pavement cap including the existing building and a portion of the paved sidewalk and roadway, periodic inspection of the pavement cap outside the building, and continued long term groundwater compliance monitoring. Based on the 2024 periodic review, Ecology has determined the requirements of the Covenant are being followed and no additional cleanup actions are required at this time.

Overflow - Site contamination and cleanup history

No overflow

Bruce Titus Chevrolet

5318 Bruce Titus Chevrolet 20250804

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

08/04/2025



Assessment scores by environmental medium

