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STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office

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September 18, 2025

Joel Richter  
Pedigo USA  
4000 SE Columbia Way  
Vancouver, WA 98661  
[joelr@pedigo-usa.com](mailto:joelr@pedigo-usa.com)

**Re: Technical assistance for the following contaminated Site**

**Site name:** Portco Corp Pedigo Products  
**Site address:** 4000 SE Columbia Way, Vancouver, 98661-5578, Clark County  
**Facility/Site ID:** 30759  
**Cleanup Site ID:** 3802  
**VCP Project ID:** SW1619

Dear Joel Richter:

On June 13, 2025, the [Washington State Department of Ecology](#)<sup>1</sup> (Ecology) received your request for a written opinion regarding the sufficiency of your independent cleanup of the Portco Corp Pedigo Products facility (Site), under the [Voluntary Cleanup Program](#) (VCP).<sup>2</sup> This letter provides our opinion and analysis under the authority of the [Model Toxics Control Act](#)<sup>3</sup> (MTCA), chapter [70A.305](#)<sup>4</sup> RCW. This technical assistance is provided under the requirements of WAC [173-340-515](#)(5).<sup>5</sup>

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<sup>1</sup> <https://ecology.wa.gov/>

<sup>2</sup> <https://ecology.wa.gov/vcp>

<sup>3</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/9406.html>

<sup>4</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

<sup>5</sup> <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340&full=true#173-340-515>

## **Issue presented and opinion**

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NV5 submitted a combined update and comment response to Ecology's February 2019 opinion letters for both this Site (Portco Corp Pedigo Products, FSID 30759, CSID 3802, VCP SW1619) and the Portco Corporation site (FSID 98588242, CSID 11316, VCP SW1620).

Ecology is supplying the requested comments to NV5's response, in one response letter for each VCP project, in order to maintain a publicly accessible and project-specific record.

## **Site description**

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- Gasoline range total petroleum hydrocarbons (TPH-G) into soil and groundwater.
- Diesel range and oil range total petroleum hydrocarbon (TPH-D and TPH-O, collectively; TPH-D/O) into soil and groundwater.
- Lead into soil.
- Polycyclic aromatic hydrocarbon (PAH) and carcinogenic polycyclic aromatic hydrocarbons (cPAH) into soil.
- Petroleum Hydrocarbons into soil vapor.
- Volatile organic compounds (VOCs), including benzene, toluene, ethylbenzene, and xylenes (BTEX), ethylene dibromide (EDB), chlorinated solvents, and other related constituents into soil, groundwater, and soil vapor.

Ecology has no information that other sites affect the Site.

## **Basis for the opinion**

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Ecology bases this opinion on the information in the following documents:

- NV5, Response to Ecology Further Action Letters, letter, addressed to Washington State Department of Ecology, June 13, 2025.
- Ecology, Response to July 29, 2019, Email, letter addressed to Colby R. Hunt, CHMM, October 25, 2019.
- Ecology, Further Action at the following Site, letter, addressed to Joel Richter, February 20, 2019.
- Ecology, Further Action at the following Site, letter addressed to Joel Richter, February 6, 2019.
- GeoDesign Inc., Focused Site Assessment Report; Former Portco Site (Pedigo Products Facility), September 11, 2018.

You can request these documents by filing a [records request](#).<sup>6</sup> For help making a request, contact the Public Records Officer at [recordsofficer@ecy.wa.gov](mailto:recordsofficer@ecy.wa.gov) or call (360) 407-6040. Before making a request, check if the documents are available on the [Site Webpage](#).<sup>7</sup>

This opinion is void if any information submitted to Ecology is materially false or misleading.

## Analysis of the cleanup

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Ecology has determined the following about your cleanup, based on review of the documents listed above:

Under [WAC 308-15-075](#),<sup>8</sup> you must apply your stamp/seal, signature, and the date on every final geology or specialty geology work product prepared by you or under your supervision or direction, and submitted to other parties, as part of the public practice of geology. Generally, Ecology does not provide an opinion on documents not sealed by a licensed geologist or engineer. **Ecology requests an updated copy of the June 13, 2025, Response to Ecology Further Action Letters sealed by either of the licensed geologist signatories.** Please ensure that any reports submitted to Ecology for review and response are submitted under the seal of the appropriate licensed professional.

Ecology concurs with continually updating the cleanup levels (CULs) that are being used to screen your Site as updates to the [Cleanup Levels and Risk Calculation \(CLARC\) Tables](#)<sup>9</sup> are released. CULs being applied to the Site should be updated through the Remedial Investigation phase and up to setting final Site CULs for all applicable media at this Site.<sup>10</sup>

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<sup>6</sup> <https://ecology.wa.gov/footer-pages/public-records-requests>

<sup>7</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/3802>

<sup>8</sup> <https://app.leg.wa.gov/WAC/default.aspx?cite=308-15-075>

<sup>9</sup> <https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/contamination-clean-up-tools/clarc>

<sup>10</sup> Report, page 2.

Ecology concurs with your proposed CULs<sup>11</sup> for the Site summarized in the table below:

<b>Pathway</b>	<b>Proposed MTCA CULs</b>
Soil-Direct Contact	Method B (Standard or Site-specific)
Soil-Leaching to Groundwater	Method B
Groundwater-Direct Contact	Method A and Method B
Groundwater-Vapor Intrusion	Method B screening levels
Soil Gas Vapor Intrusion	Method B screening levels, including the non-residential short-term screening level for Trichloroethylene (TCE)

If there are exceedances of the vapor intrusion screening levels that will require investigation of indoor air, Ecology recommends the use of MTCA Method B standard or Site-specific air CULs.

The terrestrial ecological pathway will also need to be addressed. In the Focused Site Assessment Report (GeoDesign Inc., September 11, 2018), it was stated that the terrestrial ecological pathway would be closed using barriers to exposure under [WAC 173-340-7491\(1\)\(b\)](#),<sup>12</sup> which would require an environmental covenant. At that time, the Site was also using MTCA Method C CULs, which also required an environmental covenant. In a future report, please let Ecology know if you still intend to use barriers to exposure or some other option to close the terrestrial ecological pathway.

Please be aware that, similar to the previously used MTCA Method C CULs, the CLARC Method B table values for soil direct contact, soil leaching to groundwater, groundwater direct contact, and air, if air becomes necessary, are single-substance CULs and do not account for multiple-substance additive risk. An additive risk assessment for total hazard quotient (HQ) and total cancer risk will need to be completed under [WAC 173-340-705\(4\)](#),<sup>13</sup> which may require some of the CLARC table values to be lowered when determining the Site's final CULs. The individual Method B VI screening levels for groundwater and soil gas are based on air cleanup levels set to an excess cancer risk of one in one million ( $1 \times 10^{-6}$ ), and a non-cancer hazard quotient (HQ) of 1.0. The additive risk

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<sup>11</sup> Report, page 2.

<sup>12</sup> <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-7491>

<sup>13</sup> <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-705>

of the VI screening levels will also need to be evaluated to ensure that the excess cancer risk and hazard index are not exceeded.<sup>14</sup>

Under MTCA, your proposed mixing of MTCA Method A and Method B CULs for the groundwater direct contact pathway is allowed;<sup>15</sup> however, please be aware that mixing of the Method A and Method B CULs is considered a Method B cleanup and is still subject to an additive risk assessment under WAC 173-340-705(4), and may require lowering some of both the Method A (with the exception of TPH-G and TPH-D CULs) and Method B CULs to keep the overall Site risk at or below the maximum allowable level. For additional information on mixing methods, Ecology recommends reviewing the [Guidance on the Use of Method A, B, and C Cleanup Levels and Mixing Methods](#).<sup>16</sup> The [Concise Explanatory Statement \(CES\)](#)<sup>17</sup> section GQ 9.1.4 and the [User's Guide for MTCATPH Workbook Version 12.0](#).<sup>18</sup>

NV5 provided responses to specific Ecology comments from the February 2019 opinion letters. Below are Ecology's responses. To maintain a correlation between this Ecology Technical Assistance letter and NV5's letter, the same number convention is used here as was used in NV5's June 2025 Response letter.

1. Ecology concurs with your proposed sampling locations. In general, it is preferred to defer the placement of specific sampling locations to the site's environmental consultant and property owner, as they have a better understanding of what specific locations will be feasible and accessible for sampling. Ecology generally expects the Site to be adequately defined following [WAC 173-340-200](#)<sup>19</sup> and [WAC 173-340-350](#),<sup>20</sup> to the extent practicable, and within that area, there is to be a generally clear

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<sup>14</sup> Washington State Department of Ecology, Guidance for Evaluating Vapor Intrusion in Washington State, Publication No. 09-09-047, March 2022.

<https://apps.ecology.wa.gov/publications/SummaryPages/0909047.html>

<sup>15</sup> WAC 173-340-700(8)

<sup>16</sup> Washington State Department of Ecology, Guidance on the Use of Method A, B, and C Cleanup Levels and Mixing Methods, December 2022.

[https://www.ezview.wa.gov/Portals/\\_1987/Documents/Documents/MixingMethodsABC.pdf](https://www.ezview.wa.gov/Portals/_1987/Documents/Documents/MixingMethodsABC.pdf)

<sup>17</sup> Washington State Department of Ecology Toxics Cleanup Program, Concise Explanatory Statement, Publication No. 01-09-043, February 12, 2001.

<https://apps.ecology.wa.gov/publications/summarypages/0109043.html>

<sup>18</sup> Washington State Department of Ecology, Toxics Cleanup Program, User's Guide for MTCATPH Workbook Version 12.0, Publication No. 01-09-073, April 2025, page 13.

<https://apps.ecology.wa.gov/publications/summarypages/0109073.html>

<sup>19</sup> <https://apps.leg.wa.gov/wac/default.aspx?cite=173-340-200>

<sup>20</sup> <https://apps.leg.wa.gov/wac/default.aspx?cite=173-340-350>

understanding of what area(s) have exceedances of the Site CULs and should be remediated. Additional sampling may be required to adequately define the extent of hazardous substances at the Site.

Ecology has also published the [Guidance for Silica Gel Cleanup in Washington State](#)<sup>21</sup> in the intervening time since the January 2019 opinion letters. Ecology recommends conducting your additional sampling following this guidance if your intent is to demonstrate that silica gel cleanup (SGC) is appropriate for this Site. Please note that in order to comply with this guidance, groundwater samples will need to be collected from a permanent monitoring well.<sup>22</sup>

2. Ecology concurs with your groundwater grab sample methodology as long as it is done with the understanding that monitoring wells may be required to sufficiently define the extent of lead or any other hazardous substances in groundwater.

For both items 1 and 2, Ecology generally assumes that permanent properly constructed monitoring wells will be installed, because it usually takes multiple sampling events to define the extent of hazardous substances in groundwater, understand seasonal changes in the concentrations, and determine if the contaminant plume is stable, shrinking, or expanding. Permanent monitoring wells are also necessary to determine the actual groundwater flow direction and seasonal fluctuations for groundwater levels. Ecology has concerns that a limited number of groundwater grab samples, which cannot be replicated, will be able to adequately define the Site in accordance with WAC 173-340-200 and WAC 173-340-350. Permanent monitoring wells will also likely be required for any environmental covenant closures where contaminated soil in excess of the CULs will be left in place. When your findings from these investigations are reported, Ecology requests that additional explanation be given as to why permanent groundwater monitoring wells are not necessary or appropriate for this Site.

Additionally, Ecology recommends including additional borings and groundwater grab sample points in the vicinity of the likely release areas instead of just a single sample point in the assumed downgradient location.

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<sup>21</sup> Washington Department of Ecology Toxics Cleanup Program, Guidance for Silica Gel Cleanup in Washington State, Publication No. 22-09-059, November 2023.

<https://apps.ecology.wa.gov/publications/summarypages/2209059.html>

<sup>22</sup> Guidance for Silica Gel Cleanup in Washington State, page 5 of 16.

3. Ecology does not concur with your proposed use of the “laboratory method reporting limit (MRL)”<sup>23</sup> in the event that the laboratory is not able to achieve a method detection limit (MDL) below the ethylene dibromide (EDB) CUL. As mentioned in Ecology's October 25, 2019 letter, it is recommended that you consult your laboratory about achieving an MDL that is lower than the CUL (such as EPA Method 8011). If the laboratory is not able to achieve an MDL that is lower than the CUL, there are provisions in MTCA for using the laboratory's practical quantitation limit (PQL) as a CUL. Please review [WAC 173-340-707](#)<sup>24</sup> for additional information on using the PQL as the CUL.

Similar to our other sampling locations, Ecology concurs with your proposed VI sampling locations and concurs with your proposed semiannual (Winter and Summer) sampling plan.

Ecology appreciates your willingness to ensure that the additive risk levels are not exceeded.

4. Ecology concurs with your proposed Trichloroethylene (TCE) assessment methodology, but we reserve the right to request additional sampling should conditions at the Site change or the data suggest additional sampling is necessary.
5. Ecology appreciates your willingness to ensure that the additive risk levels are not exceeded.
- 6 and 7. Ecology recommends reviewing the guidance mentioned previously for updated information on the mixing of methods and concurs with your proposed methodology.
8. Ecology understands that there are petroleum sources in the form of underground storage tanks (USTs), which are located in isolated locations throughout the Site, and have been removed and over-excavated. NV5 will need to demonstrate that the impacts from those USTs have been defined, as well as the possibility of an off-site source of Tetrachloroethylene (PCE) in groundwater.

9 and 10. Ecology appreciates your willingness to help us better understand the Site.

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<sup>23</sup> Report, pages 4 and 5.

<sup>24</sup> <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-707>

## **Limitations of the opinion**

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### **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 doesn't resolve or alter a person's liability to the state or 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).<sup>25</sup>

### **Opinion does not constitute a determination of substantial equivalence**

To recover remedial action costs from other liable persons under MTCA, one must demonstrate the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts would make that determination.

See RCW [70A.305.080](#)<sup>26</sup> and WAC [173-340-545](#).<sup>27</sup>

### **Opinion is limited to the planned cleanup**

This letter does not provide an opinion on whether further remedial action will actually be necessary at the Site upon completion of the planned cleanup. To obtain such an opinion, a report must be submitted to Ecology upon completion of the cleanup and an opinion requested under the VCP.

### **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).<sup>28</sup>

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<sup>25</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040>

<sup>26</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080>

<sup>27</sup> <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545>

<sup>28</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170>

## Questions

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Thank you for choosing to clean up your Site under the VCP. If you have any questions, please feel free to reach out to me at 360.584.6212 or [aaren.fiedler@ecy.wa.gov](mailto:aaren.fiedler@ecy.wa.gov).

Sincerely,



Aaren Fiedler, LG  
Toxics Cleanup Program  
Southwest Region Office  
AF/kw

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