DEPARTMENT OF ECOLOGY
State of Washington

FILE REVIEW MEMORANDUM

TO: FILE

FROM: Tim Mullin, LHG, TCP-SWRO, VCP/II-SHA/LUST unit supervisor

SUBJECT: Cenex Ag Inc cleanup site: background, current status, and next steps

SITE: Cenex Ag Inc; FSID 44261344, CSID 9215, 1801 Taylor Way, Tacoma, WA

DATE: October 13, 2025

Background

The site is currently owned by Tacoma Industrial Properties, and located at 1801 Taylor Way in Tacoma, Washington. The property is approximately 8.6 acres in size The property is generally level, but slopes north toward the Hylebos Waterway. The previous Cenex grain elevator and offloading facility on the Hylebos Waterway has been demolished, replaced by the current concrete pre-casting facility. A preliminary subsurface exploration was performed at the site in August 1992. This work involved exploration for the possible presence of petroleum contaminated soils at six locations on the property where seven underground storage tanks were removed in 1991. Because of inconsistencies in analytical test methods and poor documentation by the tank removal contractor, questions remained regarding possible soil contamination in vicinity of the former tanks. As a result of the exploration work, Kleinfelder concluded that soils affected by fuel hydrocarbon compounds (at concentrations greater than regulatory cleanup levels) were present in vicinity of five of the six former tank locations. This work was summarized in the Kleinfelder report entitled *Report of Soil Sampling and Analyses*, dated August 12, 1992.

Based on the preliminary subsurface exploration performed in August 1992, remedial activities were required at the site. This work included excavation of soils affected by fuels released

from the underground storage tanks. About 1,300 cubic yards of soil were transported off-site for disposal. Field observations and confirmatory soil sampling indicated approximately 300 cubic yards of contaminated soil likely remained under structures at the property. This work was summarized in the Kleinfelder report entitled *Remedial Action Report*, dated December 16, 1992.

On May 24, 1994, four hollow-stem auger borings were drilled and completed as groundwater monitoring wells (KMW-01, KMW-02, KMW-03, and KMW-04). The boring locations were selected to obtain information regarding the possible presence of residual subsurface soil and/or groundwater contamination. Depth to groundwater was observed in June 1994 at a depth of approximately 12.45 feet below top of casing to 13.35 feet below top of casing from the four installed monitoring wells. Petroleum ranges present, based on HCID results in soil, include gasoline, diesel, and heavy oil. Site conditions have not been evaluated since 1994. Required Table 830-1 sampling appears to be incomplete. The air/vapor intrusion pathway has not been evaluated to date.

There appears to be no surface water or sediment at the Site. There appears to be no wetlands or priority species habitat at the Site. However, the Site is on a Property adjacent to the Hylebos Waterway.

Current Status

No new cleanup work has been reported to Ecology since Kleinfelder's Final Independent Cleanup Report, October 31, 1994. The Washington State Department of Health Environmental Health Disparities Score for the Site is ten. UST ID 3040 and LUST ID 2090. All USTs have believed to have been removed.

Recommended Next Steps

Ecology recommends:

1) Conduct a cultural resources review consistent with WAC 173-340-815.
2) Conduct a site assessment to confirm current contaminant concentrations in site soil and groundwater.
3) Determine if monitoring wells KMW-01 through KMW-04 are still present or not. If present and accessible, re-develop all four monitoring wells.
4) Delineate any Site contamination consistent with WAC 173-340-350.
5) Analyze for all necessary petroleum contaminants per Table 830-1.

6) If the original monitoring wells are no longer present, install a sufficient number of (e.g., 3) permanent monitoring wells to evaluate groundwater over seasonal fluctuations. These monitoring wells should be placed to evaluate historical contaminant concentrations in groundwater.
7) Based on evaluation of the recommended additional soil and groundwater data, evaluate Site air and ecological pathways.
8) Complete the remedial investigation for the Site and submit a report to Ecology.
9) Enter a cleanup process to obtain further technical assistance, in pursuit of a no further action opinion.

The recommendations in this file review memorandum are based on the best available information at the time of drafting. New or additional information or data may change the recommendations presented herein. The file review memorandum does not represent an official Ecology opinion consistent with WAC 173-340-515.