USG Interiors Inc 99 Site

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	none
• SHARP date	07/16/2025	CSID	3618
• EJFlagged?	⃠ - Overridden	FSID	84531356
• LD confidence level	medium	VCP	none
• Cleanup milestone	cleanup implementation	UST ID	none
• SHARPster	Tia Misuraca	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	B1	high	risk to off-site people	✔
Surface water	B4	high	climate change impacts	✔
Sediment	B3	high	plant/animal tissue data	⃠
Soil	B2	high		

Location and land use info

7110 Pacific Hwy E, Milton, Pierce County, 98354

Primary parcel	0420057008
Land use	commercial
Responsible unit	SWRO

Sources reviewed

Primary census tract	Associated census tracts
53053070703	

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating. The site is the boundary of two cencus tracks, one which is flagged with EHD index score with 9 and the other with 7. Additionaly, the site contains the Hylebos creek which is important to the local tribes and is undergoing extensive remediation efforts.

Source/source area description

The stretch of Interstate 5 next to the site was constructed in 1961. Hylebos Creek was re-routed to its current location as part of this construction. The freeway construction and re-routing of Hylebos Creek cut the site off from the adjoining agricultural land to the east. Thereafter, fill was imported to bring the site up to grade with Highway 99. This fill included industrial waste from USGI's Tacoma, Washington plant. From 1959 through 1973, the USGI Tacoma plant used ASARCO slag as a raw material for mineral fiber production. ASARCO was a copper smelter that operated at nearby Ruston from 1890 to 1986. ASARCO's copper smelting process concentrated arsenic in the slag. Baghouse dust, "shot" (small, rounded, glassy particles broken off from the ends of the mineral fibers during extrusion process), and off-specification product from the Tacoma plant were reportedly used as fill at the Highway 99 site from 1971 through 1973. USGI did not own the property during the period when this fill was used.

Soil comments

no comments

Groundwater comments

The site is within the wellhead protection zone of Fife Dept of Public Works Well #6. However, the well depth and the low mobility of site COCs indicate an impact is unlikely.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

Go to top

In the early 1980s, USGI became aware of the association between ASARCO slag and arsenic contamination. Subsequently, on August 18, 1982, USGI purchased the property where fill had been placed. That same year USGI voluntarily approached the Washington State Department of Ecology (Ecology) to negotiate an administrative process to govern the removal of industrial fill from the property. Soil and groundwater cleanup standards had not been established in Washington State at this time. Accordingly, Agreed Order No. DE 84-506 established projectspecific arsenic cleanup standards for soil at 0.5 milligrams per liter (mg/L) by the Extraction Procedure (EP) Toxicity (leaching) method and for groundwater at 0.5 mg/L. The 1984 Agreed Order also required USGI to conduct post-cleanup groundwater monitoring.

Initial cleanup actions at the Highway 99 site occurred between October 12, 1984 and January 25, 1985 with excavation and off-site disposal of an estimated 20,000 to 30,000 cubic yards of material. Ecology stated that soil cleanup standards established at the time for the project were met. The site subsequently underwent commercial development and by 1989 had been developed to its current configuration. USGI maintained responsibility for groundwater verification monitoring, as specified in Agreed Order No. DE 87-506 issued in 1987. The 1987 Agreed Order retained the 0.5 mg/L groundwater cleanup level for the site. Post-source removal action verification groundwater sampling was performed by USGI from June 1985 to April 2006. The Model Toxics Control Act (MTCA) was enacted and went into effect in March 1989. In 1991, Ecology established MTCA "Method A" arsenic cleanup levels of 20 milligrams per kilogram (mg/kg) for soil and 5 micrograms per liter (µg/L) for groundwater. The groundwater cleanuplevel has subsequently been revised to 8 µg/L in consideration of new data regarding naturallyoccurring background concentrations.

In 2006, Ecology required that USGI conduct a soil and groundwater assessment for arsenic in the vicinity of well 99-1 – generally referred to as the groundwater hot spot area. This assessment showed that arsenic in soil and groundwater exceeded MTCA Method A cleanup standards. On March 30, 2007, Ecology issued a letter naming USGI as a potentially liable party for the release of arsenic at the Highway 99 site, which led to Agreed Order DE 6333, issued in 2009. The Agreed Order required completing a Remedial Investigation (RI), Feasibility Study (FS), and CAP. The RI, FS, and CAP focused primarily on an area referred to as the "Core Remediation Area" in which well 99-1 is located. This area consists of two presently vacant parcels (previously occupied by Discount RV), located between Kanopy Kingdom (addressed as 7110 Pacific Highway E.) on the north, and a property previously occupied by Freeway Trailer (addressed as 7100 Pacific Highway E) on the south. Freeway Trailer has since been purchased by Washington State Department of Transportation (WSDOT) in support of planned freeway improvements. WSDOT plans to conduct remedial actions on its property, which is referred to now as the P429 parcel, along with a section of existing WSDOT-owned right-of-way adjacent to the P429 parcel. The P429 parcel and right-of-way together are referred to as P429 Plus property.

Overflow - Site contamination and cleanup history

Includes parcels 0420057008, 0420053075, and 0420053076

USG Interiors Inc 99 Site

3618 USG Interiors Inc 99 Site 20250716
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
07/16/2025

SHARP