



State of Washington
POLLUTION LIABILITY INSURANCE AGENCY
PO Box 40930 • Olympia, Washington 98504-0930
(360) 407-0520 • (800) 822-3905
www.plia.wa.gov

November 14, 2025

Michael Bauman
3152 Washington Way
Longview, WA 98632

Re: No Further Action at the Following Site:

- **Facility/Site Name:** Miller's Market
- **Facility/Site Address:** 3152 Washington Way, Longview, WA 98632
- **Facility Site ID:** 91861675
- **Cleanup Site ID:** 11051
- **Technical Assistance Program No.:** PSW006

Dear Michael Bauman:

The Washington State Pollution Liability Insurance Agency (PLIA) received your request for an opinion on the independent cleanup of 3152 Washington Way, Longview, WA 98632 (Site). This letter provides PLIA's opinion made under the authority of Chapter 70A.330 RCW and Chapter 374-80 WAC. PLIA appreciates your initiative in pursuing this administrative option for cleaning up a contaminated site under the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW.

Opinion on Cleanup

PLIA has determined that **no further remedial action is necessary** to clean up petroleum contamination at the Site.

This opinion is based on the remedial action meeting the substantive requirements of MTCA, Chapter 70A.305 RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). Our analysis is provided below.

Michael Bauman
November 14, 2025
2 | Page

Description of the Site

This opinion applies only to the petroleum release at the Site located at 3152 Washington Way, Longview, WA 98632 and comprises Cowlitz County tax parcel 6240. This opinion does not apply to any other hazardous substance release(s) that may affect the Property (parcel).

The Site is defined by the nature and extent of contamination associated with the following release(s):

- Total petroleum hydrocarbons (TPH) as gasoline-range organics (GRO), diesel-range organics (DRO), and oil-range organics (ORO); benzene, toluene, ethylbenzene, and xylenes (BTEX); and methyl-tertiary butyl ether (MTBE) into the soil and groundwater.
- TPH and BTEX into the air.

Basis of the Opinion

This opinion is based on the information contained in the following documents:

1. *Remedial Injection and Soil Vapor Monitoring Report*. Prepared by Antea Group. July 31, 2025.
2. *Feasibility Study and Disproportionate Cost Analysis*. Prepared by Antea Group. October 29, 2021.
3. *Annual Groundwater Monitoring Report – Year of 2019*. Prepared by Antea Group. February 11, 2020.
4. *Monitoring Well Installation Report*. Prepared by Antea Group. November 30, 2017.
5. *Soil Boring Installation Report*. Prepared by Antea Group. April 17, 2027.
6. *Remedial Investigation Report*. Prepared by Antea Group. July 28, 2015.

These reports are available for download at: [Millers Market Public Files](#)

Documents submitted to PLIA are subject to the Public Records Act (Chapter 42.56 RCW). To make a request for public records, please email pliamail@plia.wa.gov.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Michael Bauman
November 14, 2025
3 | Page

Establishment of Cleanup Standards and Points of Compliance

The cleanup levels (CULs) for the Site will be established in accordance with WAC 173-340-700(5) and WAC 173-340-700(6).

The points of compliance (POCs) for the Site will be established in accordance with WAC 173-340-720(8) for groundwater, WAC 173-340-740(6) for soil, and WAC 173-340-750(6) for air.

Evaluation of Site Cleanup Status

PLIA has concluded that **no further remedial action** is necessary at the Site. Our conclusion is based on the following analysis:

Review of Data Submitted & Cleanup Status:

Site data demonstrate that petroleum contamination from a petroleum underground storage tank (UST) system release exceeded the levels allowable under MTCA. This opinion only addresses the contaminants of concern (COCs) as detailed in the *Description of the Site* section of this letter. This opinion is based on Site history and data made available to PLIA as of the date of this letter.

PLIA has determined that the cleanup actions performed meet cleanup standards established for the Site. The following describes PLIA's opinion of the Site status:

The Site is an active fueling facility with one station building. Five USTs were decommissioned and removed from the Site in 1991. GRO and BTEX concentrations exceeded Method A CULs in sidewall samples collected from the excavation. Over-excavation was reportedly not possible due to utilities and the station building. The current UST system consists of one 12,000-gallon, one 8,000-gallon, and one 6,000-gallon gasoline USTs in the southeastern portion of the Site.

A release of approximately 700 gallons of gasoline occurred in 2003 due to overfilling a UST. Emergency response activities reportedly recovered most of the released gasoline.

COCs exceeding CULs were identified in soil and groundwater during subsequent subsurface investigations.

Aqueous sulfate solution was injected into a trench and monitoring well MW-

Michael Bauman
November 14, 2025
4 | Page

3 between 2012 and 2013 to address TPH concentrations exceeding Method A CULs in groundwater.

PetroFix was injected at five locations upgradient of monitoring well MW-10 in May 2024. Quarterly performance groundwater monitoring was conducted between June 2024 and February 2025.

i. Soil:

- The results of confirmation samples demonstrate that petroleum contaminated soil (PCS) with COC concentrations exceeding the Method B direct contact CULs was removed from the Site.
- PLIA agrees that it has been empirically demonstrated that the COC concentrations in soil are protective of groundwater at the Site (see discussion under the *Groundwater* heading).

Result: The data indicate the soil direct contact and soil leaching to groundwater exposure pathways are incomplete at the Site. The remedial actions removed the potential for PCS with concentrations of COCs exceeding CULs to come into contact with human or ecological receptors or leach into groundwater.

ii. Groundwater:

- Depth to groundwater recorded at the Site ranged from 1.93' to 7.51' below ground surface (bgs). Groundwater flow direction beneath the Site is predominantly southeast, with fluctuations to the east, south, and southwest.
- COC concentrations were less than MTCA Method A CULs in four consecutive quarterly groundwater performance samples.
- PLIA agrees that it has been adequately demonstrated that the groundwater exposure pathway is incomplete.

Result: The data indicate the groundwater exposure pathway is incomplete at this Site. The remedial actions removed the potential for groundwater with concentrations of COCs exceeding CULs to come into contact with human or ecological receptors.

PLIA recommends decommissioning all Site monitoring wells no longer required for groundwater monitoring, as determined by PLIA. Please note monitoring wells must be decommissioned by a Washington-state licensed drilling contractor, pursuant to WAC 173-160-460. PLIA requests that you provide monitoring well decommissioning documentation to PLIA for the project file.

Michael Bauman
November 14, 2025
5 | Page

Additionally, the property owner should keep all supporting documentation of compliance (e.g. well logs, completed forms, and well tags) to provide documentation of proper decommissioning to the Washington State Department of Ecology upon request.

iii. Air (Soil or Groundwater to Vapor):

- Indoor air and soil gas sampling were conducted in October 2022 and March 2023. COC concentrations did not exceed Method B indoor air CULs or Method B soil gas screening levels.
- PLIA agrees that it has been adequately demonstrated that the vapor intrusion pathway is incomplete.

Result: The data indicate the vapor intrusion exposure pathway is incomplete at this Site. The remedial action removed the potential for vapors from PCS or petroleum contaminated groundwater (PCGW) to enter nearby commercial or residential structures.

iv. Surface Water:

- Not applicable for the Site. The nearest surface water, Columbia River, is approximately 4,500' to the southwest of the Site.

Result: The surface water exposure pathway is incomplete at this Site. This means that, based on current data, petroleum contamination has not spread to surface water.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Under MTCA, liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release(s) of hazardous substances at the Site. This opinion **does not:**

- Change the boundaries of the Site.
- Resolve or alter a person's liability to the state.
- 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 the Office of the Attorney General and the Department of Ecology under RCW 70A.305.040(4).

Michael Bauman
November 14, 2025
6 | Page

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that 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 equivalent. Courts make that determination (RCW 70A.305.080 and WAC 173-340-545).

3. State is immune from liability.

The state, PLIA, 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.

Michael Bauman
November 14, 2025
7 | Page

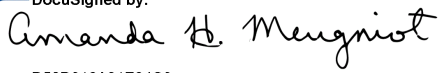
Termination of Agreement

This opinion terminates the Technical Assistance Program (TAP) agreement for Project No. PSW006.

Contact Information

Thank you for choosing to clean up your Site under PLIA's TAP. If you have any questions about this opinion, please contact me by phone at 1-800-822-3905, or by email at pliamail@plia.wa.gov.

Sincerely,

DocuSigned by:

D50D816A31E34C8...
Amanda Meugniot, L.G.
Hydrogeologist

Enclosure A: Figure 1: Site Location

cc: Taryn Parsons, Antea Group (by email)

Michael Bauman

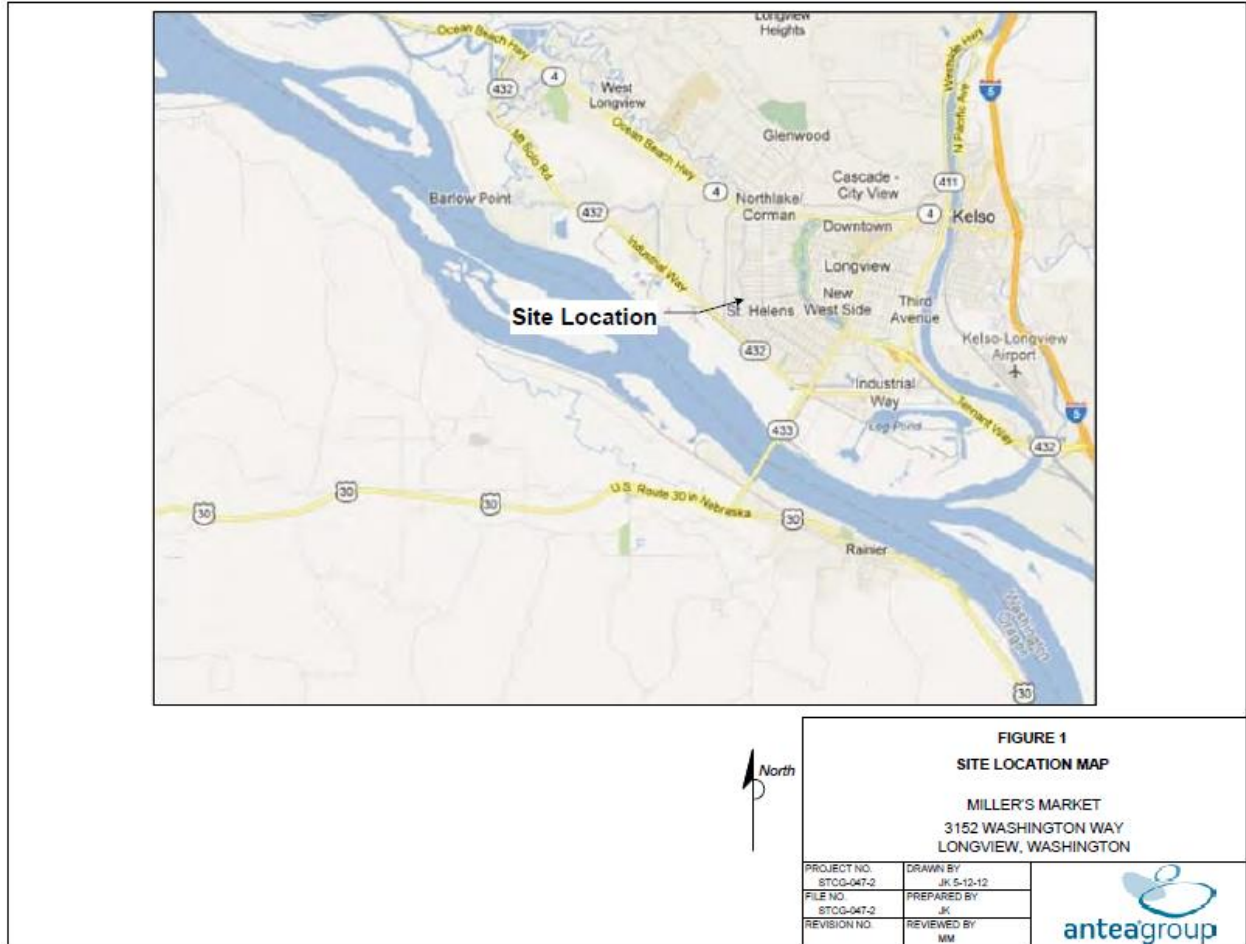
November 14, 2025

8 | Page

Enclosure A:
TAP Project No. PSW006
3152 Washington Way,
Longview, WA 98632

Michael Bauman
November 14, 2025
9 | Page

Figure 1: Site Location



Source: Remedial Injection and Soil Vapor Monitoring Report, Antea Group, July 31, 2025.