

**WASHINGTON STATE DEPARTMENT OF ECOLOGY
NORTHWEST REGIONAL OFFICE**

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THROUGH: Ching-Pi Wang, TCP NWRO Uplands Unit Supervisor
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SUBJECT: Tac-Sea Motel Site background statement for Consent Decree Closure
DATE: May 14, 2013

The Tac-Sea Motel site began site remediation under Consent Decree No. 00-2-02909-8KNT signed in February 2000. The site is located at 17024 Pacific Highway South, in SeaTac, King County, Washington. The site Cleanup Identification Number is 4353 and the Facility Site Number is 98838821.

The Remedial Investigation began in the 1990s and identified soil and groundwater contamination from dry cleaning solvents and petroleum. The chemicals of concern were perchloroethene (PCE) also called tetrachloroethene, and related chlorinated solvents including chloroform, trichloroethene, 1,1,1-trichloroethane, and cis-1,2-dichloroethene, and petroleum hydrocarbons. In 1998 two heating oil underground storage tanks, a septic system and piping were removed and surrounding contaminated soils were excavated and taken offsite for approved disposal.

The Consent Decree Cleanup Action Plan listed four major tasks to complete remediation. The cleanup tasks and completion are:

1. Excavation and offsite disposal of solvent and petroleum contaminated soils to remove the sources of the dry cleaning solvents and petroleum. Completed in early 2000s.
2. Conducted soil and groundwater treatment system to reduce and remove the residual solvent and petroleum concentrations using Air-Sparging with Soil Vapor Extraction (AS/SVE). The AS/SVE system pumped clean air into the groundwater and vaporized the PCE and other solvents and petroleum volatile organic compounds (VOCs) and then vacuumed and extracted the vaporized solvents and VOCs from the soils and passed the vapors through a scrubbing system. AS/SVE system operated for more than 10 years and achieved its maximum cleanup function.

The AS/SVE system removed contamination from groundwater at a majority of the designated compliance monitoring wells. Four of the six compliance monitoring wells (wells MW-B, MW-5, MW-6, MW-7) have shown compliance during the last three years of monitoring and have documented achievement of the required cleanup. Two of the compliance monitoring wells have shown fluctuation at and below, and at and above the cleanup action level and consistently below twice the cleanup level. So two of the wells are approaching cleanup level and four of the wells have achieved

cleanup. The cleanup level is 5 ug/L or parts per billion. Since 2007 the two wells MW-A and MW-C have shown four events below cleanup level and 11 events above cleanup level ranging from 4 to 8.5 ug/L and 3 to 8.6 ug/L, respectively.

3. Constructed cover such as asphalt or concrete pavement to minimize precipitation infiltration and stormwater runoff into the site soil and underlying groundwater. The site cover and stormwater collection system were installed shortly after the signing of the Consent Decree in 2000. Operation and maintenance have continued and the site cover and stormwater system are annually inspected.
4. Conducted groundwater compliance monitoring quarterly and then annually during the last 14 years to evaluate the success and completion of the cleanup action.

Ecology has reviewed and confirms that the Tac-Sea Motel Site has completed the Consent Decree cleanup requirements. The AS/SVE treatment system has achieved its maximum cleanup function. Four of the six compliance monitoring wells have satisfactorily completed compliance, and two wells are approaching compliance. Ecology concurs to close the Consent Decree with amendment and an Environmental Covenant including periodic monitoring at the two compliance wells. Additional cleanup treatment would be cost disproportionate at the benefits of further reducing the concentration. The institutional controls will be sufficient to protect human health and the environment from exposure to the low residual concentration of PCE.