



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
*P.O. Box 47600 • Olympia, Washington 98504-7600*  
*(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006*

September 1, 2015

Ms. Carrie Pederson  
PLIA  
300 Desmond Drive  
Lacey, WA 98504

**Re: Opinion Pursuant to WAC 173-340-515(5) on the Remedial Investigation Report for the Following Hazardous Waste Site:**

- **Name:** Miller's Market
- **Property Address:** 3152 Washington Way, Longview, WA 98632
- **Facility/Site No.:** 91861675
- **VCP Project No.:** SW1380
- **Cleanup Site ID No.:** 11051

Dear Ms. Pederson:

Thank you for submitting documents regarding your proposed remedial action for the Miller's Market facility (Site) for review by the Washington State Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding a review of submitted documents/reports pursuant to requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site:

- Total gasoline-range petroleum hydrocarbons (TPH-G), benzene toluene, ethylbenzene, total xylenes (BTEX), and MTBE in soil and groundwater.

Ecology is providing this advisory opinion under the specific authority of RCW

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70.1050.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.1050.040(4). The opinion is advisory only and not binding on Ecology.

Ecology's Toxic Cleanup Program has reviewed the following information regarding your proposed remedial action(s):

1. Remedial Investigation Report, Miller's Market, prepared by Antea Group dated July 28, 2015.

The report listed above will be kept in the Central Files of the Headquarters office of Ecology (HQ) for review by appointment only. Appointments can be made by calling the HQ resource contact at (360) 407-7170.

The Site is defined by the extent of contamination caused by the following release(s):

- Total gasoline-range petroleum hydrocarbons (TPH-G), benzene toluene, ethylbenzene, total xylenes (BTEX), and MTBE in soil and groundwater.

Based on a review of supporting documentation listed above, pursuant to **requirements contained in MTCA and its implementing regulations, Chapter 70.1050 RCW and Chapter 173-340 WAC, for characterizing and addressing the following releases(s) at the Site, Ecology has determined:**

- *Remedial Investigation Report, Miller's Market, prepared by Antea Group Dated July 28, 2015.*

#### **Section 4.6 Air/Soil Vapor**

“Subsurface soil vapor sampling has not been conducted at the Site. Based on the limited locations of previous soil and groundwater impacts, the fact that the soil samples were primarily collected below the high groundwater table, and current concentrations observed in groundwater, a soil vapor investigation is not warranted.”

**Comment:** It is not clear from this summary why soil vapor pathway investigation was not completed for this site. For additional resource on the vapor intrusion, please refer to the ITRC (2014) guidelines for vapor intrusion screening. Likewise, the EPA Technical Guide for addressing Petroleum Vapor Intrusion at Leaking Underground Storage Tank Sites (June 2015) recommends a vertical separation distance of 15 feet for TPH greater than 250 mg/kg (weathered gasoline) and 6 feet for TPH less than 250 mg/kg TPH.

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Cross section BB' show that MW-3 had detection of 360 mg/kg above the MTCA Method A (30mg/kg) criteria for TPH-g (with benzene). Does the vertical distance from the source to the ground surface and lateral distance between this detection and footprints of the building foundation sufficient (clean soil) to enhance attenuation of vapor migration hence precluding additional vapor investigation at the nearby retail store to ensure adequate protection of human health at that location? At a minimum, collect a soil gas closest to the foot print of the building foundation next to MW-3: indoor air investigation may-be necessary at this site.

Ecology is unable to approve the result of this Remedial Investigation at this time until the vapor exposure pathway is adequately addressed.

**This Opinion does not represent a determination by Ecology that a proposed remedial action will be sufficient to characterize and address the specified contamination at the Site or that no further remedial action will be required at the Site upon completion of the proposed remedial action.** To obtain either of these opinions, you must submit appropriate documentation to Ecology and request such an opinion under the VCP. **This letter also does not provide an opinion regarding the sufficiency of any other remedial action proposed for or conducted at the Site.**

Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Thank you for choosing to clean up the Site under the Voluntary Cleanup Program (VCP). As you conduct your cleanup, please do not hesitate to request additional services. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our web site: [www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm](http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm). If you have any questions about this opinion, please contact me by phone at 360-407-7244 or e-mail at [nmad461@ecy.wa.gov](mailto:nmad461@ecy.wa.gov).

Sincerely,

  
  
NNAMDI I. MADAKOR

Nnamdi Madakor P.HG, P.G., VCP Statewide Coordinator

Ms. Pederson  
Miller's Market SW1380  
September 1, 2015

HQ – VCP Policy & Technical Manager  
Toxic Cleanup Program

cc: Annica Brown, Vertex (email only)  
Matt Miller, Antea Group (email only)  
Dolores Mitchell, Ecy (email only)  
Kelly Fox, Ecy (email only)  
Darrah Johnson, Ecy (email only)