



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

October 23, 2015

Mr. Bill Cusick
VP Eastern WA Operations
Pacific Environmental Services Company
P.O. Box 639
Airway Heights, WA 99001

Re: No Further Action at the following Site:

- **Site Name:** Busch Distributors Inc UST 2645
- **Site Address:** 7603 State Route 270, Pullman, WA
- **Facility/Site No.:** 29985737
- **VCP Project No.:** EA0249

Dear Mr. Cusick:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Busch Distributors Inc UST 2645 facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release:



- Petroleum hydrocarbons into the Soil and Groundwater.

Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

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

1. January 2013 Groundwater Monitoring Event, Busch Distributing: PBS, February 14, 2013.
2. May 2013 Groundwater Monitoring Event, Busch Distributing: PBS, June 11, 2013
3. Proposed Limited Subsurface Investigation, Busch Distributing: PBS, July 17, 2013.
4. Subsurface Investigation and Site Closure Report, Busch Distributors: PBS, March 2015.

Those documents are kept in the Central Files of the Eastern Regional Office of Ecology (ERO) for review by appointment only. You can make an appointment by calling Kari Johnson at (509) 329-3415.

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

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

The lateral and vertical extent of petroleum hydrocarbons into the soil was defined in the reports listed above.

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

For soil, the cleanup levels were established using MTCA Method B and are based on direct contact. The land use is classified as unrestricted. The cleanup levels are as follows:

- Total petroleum hydrocarbons: 1,500 mg/kg

The point of compliance for soil is throughout the soils at the Site. This is the standard point of compliance.

For groundwater, the cleanup levels were established using MTCA Method A and are based on protection of drinking water beneficial uses. The cleanup levels are as follows:

- Diesel range organics: 500 µg/l
- Heavy oil range organics: 500 µg/l
- Benzene: 5 µg/l

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA. The selected cleanup includes the following:

SOIL

- Excavation and removal of contaminated soil.

GROUNDWATER

- Installation of air sparge system.
- Installation of sump and oil/water separator.
- Groundwater monitoring.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site.

Contaminated soil was excavated and transported off-site for disposal. An air sparge system and oil/water separator were installed to remediate contaminated soil and groundwater.

Listing of the Site

Based on this opinion, Ecology will remove the Site from our Confirmed and Suspected Contaminated Sites List and Leaking Underground Storage Tank List.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

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

- 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 Ecology under RCW 70.105D.040(4).

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 substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, 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. *See* RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#EA0249).

For more information about the VCP and the cleanup process, please visit our web site: <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>. If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (509) 329-3522 or e-mail at patti.carter@ecy.wa.gov.

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Sincerely,



Patti Carter
ERO Toxics Cleanup Program

pc:mr

Enclosures (1): A – Description and Diagrams of the Site

cc: Eric Busch, Busch Distributors
Ken Nogeire, PBS
Dolores Mitchell, VCP Financial Manager (without enclosures)

Enclosure A

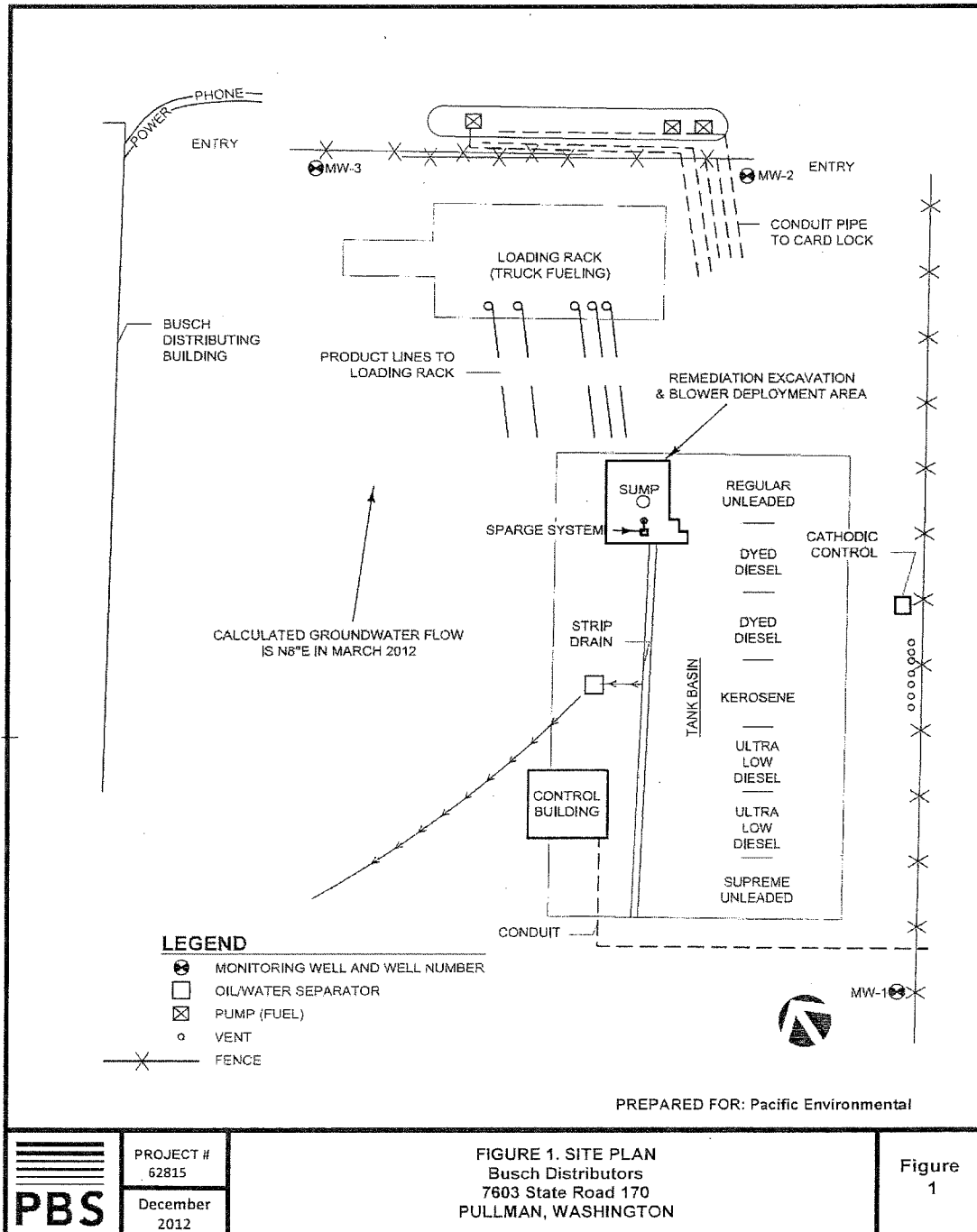
Description and Diagrams of the Site

Site Description

- Diesel fuel was released from a fitting into the tank basin in 2010. A pit was excavated down to groundwater at the edge of the UST basin and a portion of the contaminated soil below the leak was removed.
- A sump was installed and several hundred gallons of contaminated water was pumped out of the excavation and into an oil/water separator.
- Three monitoring wells were installed in November 2010. Soil samples were collected from the borings and all results were non-detect.
- The excavation was enlarged and approximately 48 cubic yards of contaminated soil was removed and transported off-site for treatment.
- An air sparge system was installed and ran almost continuously until November 2012.
- Groundwater samples were collected quarterly from February 2011 through May 2013. Results from the last four consecutive quarters were below cleanup levels.
- Additional soil borings were installed in 2014 in the area of the 2010 excavation. Soil sample results were all below cleanup levels.

(PBS, 2011- 2015)

Site Diagrams



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