



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

December 14, 1999

Pete Peterson  
DMS Investments LLC  
Total Door Supply  
4435 South 134<sup>th</sup> Place  
Seattle, WA 98168

Dear Mr. Peterson:

Re: Fostoria Park Industrial Center, Total Door Supply, Inc., 4435 South 134<sup>th</sup> Place,  
Tukwila, Washington, 98168.

Thank you for submitting the results of your independent remedial actions for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site, Fostoria Park Industrial Center, Total Door Supply, Inc., 4435 South 134<sup>th</sup> Place, Tukwila, Washington, 98168:

1. Preliminary Soil and Groundwater Characterization, Fostoria Park Associates, Project E-1059-7, by Earth Consultants, September 18, 1991
2. Recent Analytical and Field Data, Fostoria Park Associates, Project E-1059-7, by Earth Consultants, August 30, 1993.
3. Soil and Groundwater Quality Investigation, Former American Tire Wholesalers Property 4435 South 134<sup>th</sup> Place, by Dames & Moore, February 9, 1995. Project No. 29918-001-005.
4. Interim Independent Remedial Action, Former American Tire Wholesalers Property, 4435 South 134<sup>th</sup> Place, Tukwila, WA. By Dames & Moore, September 10, 1996. Project No. 32773-001-005.
5. Additional Information for IRAP Review, Fostoria Park Associates, by Hart Crowser, June 3, 1997.
6. Groundwater Sampling and Analysis, Riverton Park, Fostoria Park Associates, Project E-1059-9, by Earth Consultants, August 12, 1998.
7. Independent Remedial Action Report, Fostoria Park Industrial Center, Buildings D and E, by Earth Consultants, October 19, 1998.



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8. Offsite Groundwater Monitoring Proposed Independent Remedial Action, Total Door Supply, Inc. Property, 4435 South 134<sup>th</sup> Place, Tukwila, WA. By Earth Consultants Inc. April 20, 1999. Project No. E-1059-10
9. Independent Remedial Action Report, Total Door Supply, Inc. 4435 South 134<sup>th</sup> Place, Tukwila, WA. By Earth Consultants Inc. June 16, 1999. Project No. E-1059-10.
10. Notarized copy of the Restrictive Covenant for Total Door Supply Inc. VCP ID #NW0275, by letter of October 19, 1999 Treece Richdale Malone Attorneys At Law .
11. A Certified Letter to the City of Tukwila, Notification of Restrictive Covenant, Total Door Supply, Inc. by DMS Investments, LLC dated October 20, 1999.
12. Groundwater and Surface Water Compliance Monitoring Plan, Total Door Supply, Inc. Project No. E-1059-10 by Earth Consultants, Inc., dated December 10<sup>th</sup>, 1999.

The reports listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling Sally Perkins at the NWRO at (425) 649-7190.

Based upon the information in the reports listed above, Ecology has determined that, at this time, the release of metals from the cement kiln dust (CKD) into the groundwater at the site does not pose a threat to human health or the environment.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

Because CKD impacted with high metal (arsenic, cadmium and lead) concentrations exceeding State Standards is present at the northeast section of the site, associated planting strips and parking areas as shown on the attached map, and because dissolved metal concentrations of arsenic, cadmium and lead have been detected at concentrations exceeding State Standards in groundwater at the site, you must conduct the necessary groundwater confirmation monitoring and operation and maintenance to assure that this site does not pose a threat to human health or the environment (nearby stream/ditch).

The groundwater compliance monitoring program shall include sampling and analysis for total metals (arsenic, cadmium, and lead) and pH at the surface water locations; total and dissolved arsenic, cadmium, and lead, total organic carbon, total suspended solids, total dissolved solids, turbidity and pH (at the monitoring well location only). The designated sampling locations for

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the groundwater compliance monitoring program shall include the existing well (MW-1A) and surface water sampling locations (TD-A, TD-C, TD-D and TD-F). These surface water sampling locations must be permanently marked as stationary sampling locations.

Quarterly groundwater compliance monitoring will be conducted in the year 2000, 2002 and 2004 respectively for the analytes listed above. If the monitoring events indicate that the analytes of concern are below applicable state standards, Ecology may not require further groundwater monitoring activities. Additionally, in the event that the monitoring data shows increased presence of groundwater contaminants at concentrations exceeding state standards at these locations that previously has no contamination indicating plume movement, Ecology may require a contingency plan to be developed and implemented to protect human health and the environment.

All sampling results and QA/QC documentation must be sent to Ecology at the end of each reporting quarter. An annual Report as outlined in the December 10, 1999 approved Groundwater and Surface water Compliance Monitoring Plan for the Site must be sent to Ecology at the end of each reporting year. All compliance monitoring locations must be visibly marked and maintained to ensure the integrity of the data. Failure to conduct the necessary monitoring and maintenance results in the automatic withdrawal of Ecology's no further action determination.

In addition, the Restrictive Covenant filed on your property dated September 15, 1999 is a condition to maintain Ecology's no further action determination. The Restrictive Covenant is attached to this letter as Attachment A.

Ecology's no further action determination automatically terminates and will have no force and effect if you violate any portions of the Restrictive Covenant.

Ecology's no further action determination is made only with respect to the CKD present at the site identified in the independent remedial action report(s) dated from August 30, 1993, through December 10, 1999. This no further action determination applies only to the area of the property affected by the release identified in the report at the Fostoria Park Industrial Center, Total Door Supply, Inc., 4435 South 134<sup>th</sup> Place, Tukwila, Washington, 98168. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by the DMS Investments LLC. This no further action determination does not apply to remedial actions determined necessary as a result of compliance monitoring.

Ecology will update its Confirmed and Suspected Contaminated Site database to reflect this "No Further Action" determination. Your site will not appear in future publications.

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

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determination.

If you have any questions, please contact me at (425)-649-7112.

Sincerely,

A handwritten signature in black ink, appearing to read "Nnamdi Madakor", with a stylized flourish at the end.

Nnamdi Madakor  
Senior Hydrogeologist  
Toxics Cleanup Program, NWRO

NM:nm

Enclosure