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DEPARTMENT OF ECOLOGY
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February 21, 2019

Chris LaVerdiere
Fife RV Center
3410 Pacific Highway East
Fife, WA 98404

Re: Further Action at the following Site:

- **Site Name:** Fife RV Center
- **Site Address:** 3410 Pacific Highway East, Fife, Pierce County, WA 98424
- **Facility/Site No.:** 7907
- **Cleanup Site No.:** 13173
- **VCP Project No.:** SW1565

Dear Mr. LaVerdiere:

On November 29, 2018, Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Fife RV Center facility (Site). On December 28, 2018, Ecology received all necessary hard copy and electronic reports, and accepted uploaded electronic site data to Ecology's EIM database, completing this request for opinion.

Ecology appreciates Aerotech's responsiveness to our request. This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), [chapter 70.105D Revised Code of Washington \(RCW\)](#).¹

Issue Presented and Opinion

For this opinion, Ecology received a remedial investigation report, supported by seven groundwater monitoring reports and two groundwater monitoring well installation reports. Additional reports are included in the existing Site record. You requested that Ecology provide an opinion regarding the investigations completed to characterize the release.

¹ <https://app.leg.wa.gov/RCW/default.aspx?cite=70.105D>

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, Washington Administrative Code ([WAC](#)) chapter [173-340](#)² (collectively “substantive requirements of MTCA”). Ecology has determined that further remedial action is necessary to clean up contamination at the Site.

Ecology’s Comments:

1. Ecology concurs that petroleum related compounds released to the environment are likely present to the north of the Property. Ecology concurs that additional remedial investigation of soil, soil vapor, and groundwater is needed at this MTCA Site, including to the north of Site borings B6, B7, and B9 (July 3, 2018) and monitoring well MW-10, on Pierce County Tax Parcel 0320024104.
2. Ecology also concurs that additional investigation is necessary to define the Site toward the WSDOT right of way associated with the Interstate 5 Off-Ramp.
3. Additional remedial investigation may also be determined necessary on Pierce County Tax Parcel 0320024105, or at other areas of the Site.
4. For the remedial investigation, Ecology will need delineated plan view and geologic cross sections with concentration isopleths showing the extents of the MTCA Site in impacted media, without regard to cleanup levels or property boundaries.
5. Ensure that an evaluation of the protection of air quality is also conducted for the remedial investigation.³
6. Ecology also refers you to comments in our May 31, 2017, opinion for the Site for additional technical assistance. Ecology will refer to that opinion when evaluating the Site’s completed remedial investigation and cleanup.

Ecology’s Analysis is provided below.

² <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

³ WAC 173-340-750.

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:

- Total Petroleum Hydrocarbons and related constituents into the Soil and Groundwater.

Please note the parcel of real property associated with this Site is also located within the projected boundaries of the Asarco Tacoma Smelter facility (# 89267963). At this time, we have no information that the parcel is actually affected. This opinion does not apply to any contamination associated with the Asarco Tacoma Smelter facility.

Basis for the Opinion

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

1. Associated Earth Sciences, Inc. (AESI), *Supplemental Phase II*, January 24, 2014.
2. Aerotech Environmental Consulting, Inc. (Aerotech), *Site Remedial Excavation Report*, November 1, 2016.
3. Aerotech, *Groundwater Monitoring Report: First Quarterly Sampling – November 2016*, November 16, 2016.
4. Aerotech, *Groundwater Monitoring Well Installation Report*, November 17, 2016.
5. Aerotech, *Terrestrial Ecological Evaluation (Ecology Form)*, January 6, 2017.
6. Pierce County, Washington, Initial Investigation, Environmental Report Tracking System Number 667578, February 22, 2017.
7. Aerotech, *Groundwater Monitoring Report: 2nd Quarter – February 2017*, February 20, 2017.
8. Aerotech, *Groundwater Monitoring Report: 3rd Quarter – May 2017*, May 23, 2017.
9. Aerotech, *Groundwater Monitoring Report: 4th Quarter – August 2017*, August 15, 2017.
10. Aerotech, *Groundwater Monitoring Well Installation Report*, August 16, 2017.
11. Aerotech, *Groundwater Monitoring Report: 5th Quarter – November 2017*, November 30, 2017.
12. Aerotech, *Groundwater Monitoring Report: 6th Quarter*, April 17, 2018.

13. Aerotech, *Downgradient Groundwater Monitoring Well Installation Report*, April 27, 2018.
14. Aerotech, *Groundwater Monitoring Report: 7th Quarterly Sampling*, July 2, 2018.
15. Aerotech, *Remedial Investigation*, November 9, 2018.

Those documents are kept in the Central Files of the Southwest Regional Office of Ecology (SWRO) for review by appointment only. Information on obtaining those records can be found on [Ecology's public records requests web page](#).⁴ Some site documents may be available on [Ecology's Cleanup Site Search web page](#).⁵ 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 **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.

The Site is at the location of a former gasoline station reported to have operated from the 1960s to 1980s. The Site, as currently known to Ecology, includes a portion of Pierce County Tax Parcel 0320111067 (the Property), and adjacent parcels and rights of way impacted by the release of hazardous substances. Contaminant concentrations reported along the parcel boundary with Pierce County Tax Parcel 0320024104 are sufficient to conclude that uninvestigated contamination is likely present at parcel 0320024104, to the north of borings advanced near the Property boundary with that parcel.

Historical Site Characterization is provided in Ecology's May 31, 2017, opinion for the Site. Since that opinion, Aerotech has monitored groundwater a total of seven times for monitoring wells MW1 through MW6. Aerotech also completed/advanced soil borings, and installed and monitored wells MW7 through MW9 starting in July 2017, and MW10 through MW12 starting in February, 2018.

In July 2018, additional soil borings were also advanced and soil and groundwater samples obtained and analyzed. Surface water samples were obtained in February 2018. Ecology has determined your characterization of the Site is not sufficient to establish cleanup standards and select a cleanup action.

⁴ <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>

⁵ <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>

2. Establishment of cleanup standards.

At this independent cleanup conducted under WAC 173-340-515, Ecology may concur with cleanup standards you propose. Cleanup standards consist of (A) points of compliance, (B) cleanup levels, and (C) other regulatory requirements that apply to the Site because of the type of action and/or location of the Site.⁶

A. Points of Compliance: Ecology would likely concur with the appropriate use of the following points of compliance that you need to propose for the Site:

Media	Points of Compliance
Soil-Direct Contact	Based on human exposure via direct contact, the standard point of compliance is throughout the Site from ground surface to fifteen feet below the ground surface. ⁷
Soil- Protection of Groundwater	Based on the protection of groundwater, the standard point of compliance is throughout the Site. ⁸
Soil-Protection of Plants, Animals, and Soil Biota	Based on ecological protection, the standard point of compliance is throughout the Site from ground surface to fifteen feet below the ground surface. ⁹
Groundwater	Based on the protection of groundwater quality, the standard point of compliance is throughout the site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the site. ¹⁰
Groundwater-Surface Water Protection	Based on the protection of surface water, the standard point of compliance is all locations where hazardous substances are released to surface water. ¹¹
Air Quality	Based on the protection of air quality, the point of compliance is indoor and ambient air throughout the Site. ¹²
Sediment	Based on the protection of sediment quality, compliance with the requirements of 173-204 WAC. ¹³

B. Cleanup Levels: MTCA Method A cleanup screening levels, and sub-slab soil and groundwater cleanup screening levels have been used for the Site's remedial investigation. For each media and point of compliance above that you determine applicable to the Site, please provide appropriate cleanup levels for each hazardous substance detected in the remedial investigation. Apply the proposed cleanup levels at the appropriate points of compliance to determine what needs to be cleaned up.

⁶ WAC 173-340-700(3)(c)

⁷ WAC 173-340-740 (6)(d)

⁸ WAC 173-340-747

⁹ WAC 173-340-7490(4)(b)

¹⁰ WAC 173-340-720(8)(b)

¹¹ WAC 173-340-730(6)

¹² WAC 173-340-750(6)

¹³ WAC 173-340-760

C. Applicable Laws and Regulations: For the remedial investigation, please identify all applicable state and federal laws for the cleanup action.¹⁴ This requirement may impact cleanup standards applicable to the Site.

3. Selection of cleanup action.

Additional remedial investigation is needed at the Site before selecting a cleanup action.

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\(1\)\(i\)](#).

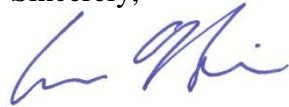
¹⁴ WAC 173-340-710(2)

Contact Information

Thank you for choosing to clean up the Site under the Voluntary Cleanup Program (VCP). After you have addressed our concerns, you may request another review of your cleanup. Please do not hesitate to request additional services as your cleanup progresses. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our [Voluntary Cleanup Program web site](#).¹⁵ If you have any questions about this opinion, please contact me by phone at (360) 407-6528 or at adam.harris@ecy.wa.gov.

Sincerely,



Adam Harris, LHG
Southwest Regional Office
Toxics Cleanup Program

AH: tm

By certified mail: 9489 0090 0027 6066 5562 97

cc: Alan Blotch, Aerotech
Rob Olsen, TPCHD
Nicholas Acklam, Ecology
Ecology Site File

¹⁵ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program>



March 7, 2019

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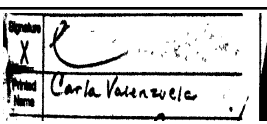

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