



## **J Marcel Building Site Responsiveness Summary—No Comments**

Today's Date: November 4, 2019

**Cleanup Site ID:** 1124  
**Facility ID:** 28236738  
**Address:** 2320 Pacific Ave, Tacoma, WA 98402  
**County:** Pierce

Ecology held a comment period from September 26 to October 27, 2019, to give the public an opportunity to comment on Ecology's 2019 Periodic Review of the J Marcel Building Site.

Ecology received no public comments during the comment period and finalized the 2019 Periodic Review Report.

Relevant Model Toxics Control Act Cleanup Regulation: WAC 173-340-420(5)

### **Document for public review during the comment period**

Draft Periodic Review Report

### **Site background**

Environmental cleanup was completed at the site and the 2019 periodic review showed that the cleanup work remains effective in protecting the health of people and the environment. This is the site's second periodic review.

The J Marcel Building site is a commercial building. An underground storage tank, which is located under the basement concrete slab floor, stored Bunker C fuel oil for heating the building. In 1999, the owner took the storage tank out of service. Studies in 2000 showed that petroleum from the tank and associated piping leaked into the stormwater system. To stop the leak, the owner disposed of about 3,000 gallons of fuel and water from the tank. The tank was decommissioned and left in place under the concrete floor of the basement. Tests showed that diesel and oil-range petroleum hydrocarbons were below cleanup levels in soil and groundwater. However, carcinogenic polycyclic hydrocarbons (cPAHs) above state cleanup levels were located in soil about 20 feet below the basement's concrete slab floor. After several rounds of groundwater monitoring, cPAHs in groundwater were not detected.

Because cPAHs remain in the soil, an environmental covenant was filed for the site in 2008. The covenant restricts property use and prohibits the owner from conducting any activity on the property that may interfere with the cleanup action or that could result in release or exposure of contaminated soil to people or the environment.

### **This report was prepared by**

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