



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

December 19, 2003

Mr. Ping Shaw  
Pingco Management LLC  
1819 North Lenore Drive  
Tacoma Washington 98406-1919

Dear Mr. Shaw:

Re: 102 26<sup>th</sup> Street, Tacoma, Pierce County, Washington, Ecology site ID 618970

The Department of Ecology (Ecology) has received the report *Decommissioning by Removal of Three Underground Storage tanks Located at 102 East 26<sup>th</sup> Street, Tacoma, Washington*, prepared by U.S. Environmental Science, dated January 18, 1993. Thank you for sending this information.

The report details the removal of three underground storage tanks and the subsequent sampling of soil in the excavation. Based on the file review, the following site conditions and missing elements were noted as follows:

- Contamination was found during the removal of the waste oil tank. Soil samples from the sidewalls and the base of the excavation were analyzed for TPH-HCID and were negative for gasoline, diesel, and bunker-C oil. The excavated soil was found to contain levels of diesel that are now below cleanup levels. The sample was also analyzed for Total Petroleum Hydrocarbons-Gasoline and benzene, toluene, ethylbenzene, and xylenes. No detections above cleanup levels were found.
- The two gasoline tanks were filled with sand which was removed and stockpiled before the tanks were removed. It does not appear that analyses were done on the sand to determine if it was contaminated. The final disposition of this material needs to be documented.
- It appears that the gasoline tanks excavation did not have detections of petroleum above cleanup levels.
- In the *Limited Subsurface Petroleum Release Investigation*, dated November 6, 1992, soil samples were taken near the product delivery lines and dispenser island. These samples had petroleum contamination. During the tank removal, it appears that the product delivery lines and dispenser island were not removed. Since no work was done in that area, the contamination is most likely still there and will need to be characterized.
- The horizontal and vertical extent of petroleum contamination in soil around the product delivery lines and the dispenser island has not been determined. Also because the extent is



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unknown, it may be necessary to investigate groundwater to determine possible petroleum impacts.

To summarize the above information, the waste oil tank excavation and the underground storage tank excavation meet MTCA cleanup levels. The only remaining areas to be investigated are the product delivery lines and the dispenser island and possibly groundwater.

After completing the review of the available information, Ecology has listed the status of this site as 'Awaiting' further investigation or cleanup activities on the Leaking Underground Storage Tank data base maintained by Ecology.

Ecology has a fee-based service called the Voluntary Cleanup Program (VCP) that provides technical assistance to parties who want a thorough review of cleanup activities conducted at their sites. When a site meets MTCA cleanup levels, the owner will receive a No Further Action letter from the VCP. Information on the VCP and forms for applying are located on the internet at <http://www.ecy.wa.gov/programs/tcp/vcp/Vcpmain.htm>. If the web site is not accessible, please call (360) 407-6240 and forms will be sent through the U.S. postal service.

Ecology copies of documents on this site are kept in the Records Center for the Southwest Regional Office of Ecology. Ecology documents that are stored in the Records Center are made available for public review by appointment only. Appointments can be made to review site files by calling the SWRO Records Center at (360) 407-6365 or 407-6366.

If you have any questions, please call me at (360) 407-6263.

Sincerely,



Carol A. Johnston, R.G., P.Hg.  
Site Manager  
Toxics Cleanup Program

cc: Michael Chun, AEG, 120 Union Ave SE #108, Olympia WA 9850  
Rob Olsen, TPCHD