



Founder's Choice Site Responsiveness Summary—No Comments

Today's Date: July 31, 2020

Cleanup Site ID: 12105
Facility ID: 8569
Address: 1517 S Tacoma Way, Tacoma, WA 98409
County: Pierce

Ecology held a comment period from April 9, 2020, to May 10, 2020, giving the public an opportunity to comment on Ecology's Periodic Review of the Founder's Choice Site.

Ecology received no public comments during the comment period and finalized the 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 is complete at the site and the draft periodic review report showed that the cleanup work remains effective in protecting the health of people and the environment.

The site is a commercial property with buildings and a paved parking lot and surrounded by other industrial and commercial businesses.

Two underground storage tanks, one storing heavy oil and another storing heating oil, released petroleum hydrocarbons into the soil. After tank removal, approximately 165 cubic yards of petroleum-contaminated soil were excavated and removed from the site. Not all the contaminated soil could be removed because continued excavation threatened the integrity of the building foundation. The contaminated soil was left in-place buried by soil and located under the asphalt pavement, building storage areas, parking lot and driveways, and the adjacent City of Tacoma right-of way.

Sampling from groundwater monitoring wells showed that groundwater was not impacted by the soil contamination. Groundwater is monitored every 18 months.

In 2014, an environment covenant was recorded on the property and Ecology determined no further action was needed for this cleanup.

This report prepared by

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