

Development Services Center

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RE: CITY OF PUYALLUP  
**Pioneer Museum Property**  
2301 - 23<sup>rd</sup> Avenue Southeast  
Puyallup, Washington 98373  
Facility / Site ID: 9490 / Cleanup Site ID:11739  
VCP Project No.: SW1846

**Closure Process to No Further Action Determine**

**Initial Property Assessment.** Aerotech Environmental Consulting, Inc. (“Aerotech”) was engaged by the subject Property Owner, Dr. Peter Chen, on April 6, 2024 to perform a *Phase I Environmental Site Assessment* of the *Pioneer Museum* property. The Phase 1 identified multiple issues that were primarily caused by the arson fires at the Property on June 27 and again on June 28, 2010.

**Contaminants of Concern.** The Site had stored a number of 55-gallon drums full of flammable liquids. The back to back fires were extinguished with the use of a significant volume of aqueous non-film forming firefighting foam (“AFFF”) containing per- and poly- fluoroalkyl substance. Additional identified or suspected contaminants included: gasoline, ethylbenzene, total xylenes, cPAHs, metals, and pesticides.

**Areas of Concern.** Three Areas of Concern were identified: the *Horse Barn* with storage of chemicals, the *Museum Building* primarily the south end with significant storage of 55-gallon drums and the *Northern Exterior Drum Storage Yard*.

**Initial Subsurface Investigations.** In May of 2024, Aerotech completed multiple subsurface borings in the Areas of Concern. Elevated levels of contaminants of concern were identified, primarily in the near-surface soils to a depth of approximately ten feet below ground surface (“bgs”). Aerotech then conducted an extensive historical search of the subject Property to attempt to determine the source(s) and nature of all possible contaminants on the subject Property.

**Request for Department of Ecology Request for Site Opinion.** On January 10, 2025, Ecology issued an Opinion of *Further Remedial Action* necessary.

## **Aerotech Timeline of Investigative Actions**

**In late January 2025**, Aerotech conducted a Subsurface Investigation of the identified Areas of Concern, testing for the likely Contaminants of Concern. This was followed March of 2025 with a Targeted Subsurface Investigation to begin to determine the possible presence and/or concentrations Contaminants of Concern.

**Submittal of Documents to the Department of Ecology - August 25, 2025.** Aerotech completed an additional Subsurface Investigation and submitted the January through August investigation reports to the Department of Ecology for an informal review.

**Subsurface Investigations - August and September, 2025.** Aerotech completed additional Phase 2 Investigations on August 27 and 28; September 4 and 5/ and September 22. This work generated a significant volume of laboratory data that had to be analyzed, reports prepared, and extensive data entry into the **Ecology Environmental Information Management** system database.

**Request for Ecology No Further Action Likely Opinion - December 21, 2025.** All of the recent reports were submitted to Ecology for review and comment.

### **Strategy to Obtain Ecology No Further Action Determination**

To obtain Closure from Ecology, Aerotech believed it was initially necessary to define all the areas of subsurface contamination. After completing over 150 subsurface borings, it was possible to show Ecology there were no areas of soil contamination above the Cleanup Levels.

However, Ecology additionally required three or four groundwater samples in the Areas of Concern to address the contaminants. Since all of the soil areas of concern have been completely tested, Aerotech is now able to select the groundwater sampling locations base upon accurate knowledge of the Site subsurface conditions.

**Strategy to Obtain Closure.** Our Client, Dr. Chen, is very anxious to proceed with the planned *Sunset Pointe* residential development. Once the groundwater investigation is completed, we are confident that Ecology will issue a *No Further Action Determination*. Based upon our experience with Ecology – and the fact that our Ecology Project Manager is one of their best – we anticipate an Ecology issuance of a *No Further Action Determination* by the end of March, 2026.

We would also like to clarify we have made our best efforts – and so has our Client – in a good faith plan to solve the environmental questions to the satisfaction of Ecology in a prompt and timely manner.

Regards,

Alan T. Blotch  
President