



Electronic Copy

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • PO Box 330316 • Shoreline, WA 98133-9716 • 206-594-0000
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April 26, 2023

Dean Kruse
Toula Properties
3801 92nd Avenue NE
Yarrow Point, WA 98004
dakruse20@gmail.com

Re: Application acceptance – Voluntary Cleanup Program

Site name: **Firestone Store 31A3**
Site address: **351 Rainier Avenue S, Renton, WA 98057**
Facility/Site ID: **62398766**
Cleanup Site ID: **16657**
VCP Project No.: **NW3354**

Dear Dean Kruse:

The Department of Ecology (Ecology) accepted your application to the Standard process of the Voluntary Cleanup Program (VCP) for the Firestone Store 31A3 facility (Site). We applaud your initiative and welcome your interest in the VCP. This letter provides important information on how we will review your VCP cleanup project (project) at the Site.

Agreement

We completed and signed your Standard VCP agreement for the project on March 31, 2023. This date is the effective date of the agreement. A copy of your signed agreement is [enclosed](#).

Identification numbers

We have assigned a unique name and number to your Site. This information is listed on the first page of your Standard VCP agreement ([enclosed](#)). When contacting us, please reference this information to identify your project.

Communications

Unless otherwise requested, we will communicate directly with your project manager, Dean Kruse, as listed on your VCP application form. If you replace your project manager, or their contact information changes, please submit a completed [change of contact form](#).¹

We have assigned the following site manager as our point of contact for your project:

David Unruh
Toxics Cleanup Program, Northwest Regional Office (NWRO)
Department of Ecology
PO Box 330316
Shoreline, WA 98133
(206) 459-6287
david.unruh@ecy.wa.gov

Request for written opinion

In your application, you requested a written opinion on the sufficiency of your documents. We will review your submitted document and expect to provide a written response within approximately 90 calendar days.

Reporting requirements

When requesting written opinions, you must comply with the following reporting requirements to avoid unnecessary delays in the VCP process:

- **Licensing.** You must submit documents containing geologic and hydrogeologic work and engineering work under the seal of an appropriately licensed professional, as required in chapters [18.220](#)² and [18.43](#)³ RCW, respectively.
- **Data submittal.** You must submit environmental data to our [Environmental Information Management](#) (EIM) system.⁴ The [Toxics Cleanup Program Policy 840](#)⁵ describes data submittal requirements. Please visit the EIM Submit Data webpage for data submittal instructions.

¹ <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>

² <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.220>

³ <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.43>

⁴ <https://ecology.wa.gov/eim>

⁵ <https://fortress.wa.gov/ecy/publications/SummaryPages/1609050.html>

Payment

We will send monthly invoices to the billing contact listed in your VCP application form. Payment is due within 30 calendar days from the date of each invoice. Our invoices include a summary of costs incurred, payments received, names of staff billing to the project, and the time spent on the project during the previous month.

If you replace your billing contact, or their contact information changes, you must submit a completed [change of contact form](#).

Contact information

We are committed to working with you to reach the prompt and effective Site cleanup. If you have any questions, please contact Sonia Fernández at sonia.fernandez@ecy.wa.gov, or call at (425) 240-0453.

Sincerely,



Sonia Fernández
VCP Coordinator
Northwest Regional Office, Toxics Cleanup Program
SF/sf

Enclosures (1):

Copy of signed VCP Agreement

cc:

Eric Zuern, The Riley Group, Inc., (ezuern@riley-group.com)
Kelli Barker, VCP Budget Analyst (ecyrevcp@ecy.wa.gov)

Enclosure

Copy of Signed Standard VCP Agreement



Voluntary Cleanup Program Agreement

Washington State Department of Ecology

Toxics Cleanup Program

For completion by Ecology only	Facility/Site Name: Firestone Store 31A3
	Facility/Site No.: 62398766
	VCP Project No.: NW3354

Instructions

Submit this Agreement (original) to Ecology as part of your Application. Before submitting, enter the Customer's name and the Site's address on the first page, and sign the Agreement on the second page. If your Application is accepted, then Ecology will do the following: 1) identify the Site and VCP project in the box below; 2) sign the Agreement; and 3) send you a copy of the completed Agreement.

This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and Toula Properties (Customer) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified below and associated with the following address: 351 Rainier Avenue South, Renton Washington.

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), chapter 70A.305 RCW, and its implementing regulations, chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or chapter 173-340 WAC, then that definition shall govern.

Services Provided by Ecology

Upon request, Ecology agrees to provide the Customer informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Customer with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Customer provides Ecology with prior written authorization.

In accordance with RCW 70A.305.170, any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

Payment for Services by Customer

The Customer agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Customer consistent with WAC 173-340-515(6) and 173-340-550(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Customer a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Customer shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold any requested opinions and notify the Customer by certified mail that the debt is past due.

If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under chapter 19.16 RCW. The Customer agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70A.305.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Customer. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

Termination of Agreement

Either party may terminate this Agreement without cause by sending written notice by U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise directed, issuance of a No Further Action opinion, either for the Site as a whole or for a portion of the real property located within the Site, shall constitute notice of termination by Ecology.

Under this Agreement, the Customer is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

Representations and Signatures

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Customer to comply with the Agreement.

Washington State Department of Ecology



Signature

Robert W. Warren


Printed Name

Section Manager,
Toxics Cleanup Program, NWRO

March 31, 2023

Date

Customer



Signature

DEAN KREUZE

Printed Name of Signatory

Manager

Title of Signatory

8/15/22

Date



VCP Application Standard and Expedited Processes

Washington State Department of Ecology
Toxics Cleanup Program

Application Form

The Department of Ecology (Ecology) may provide informal, site-specific, technical consultations to persons conducting independent remedial actions at contaminated sites under the [Voluntary Cleanup Program](#) (VCP).¹ Ecology may provide the consultations under either the **Standard VCP** process or the **Expedited VCP** process.

Check the box
of the process
you are applying for:

☒ **Standard VCP**

☐ **Expedited VCP**

Apply to the **Standard VCP** process

To apply for the **Standard VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← **this form**
- [VCP agreement](#) form,² signed by applicant
- [Agency determination checklist](#),³ completed.

To **request an opinion** on a planned or completed remedial action, you **must** complete **Part 1.F** in this form. Submit with this application one searchable pdf file and one hard copy of each report you want us to review. See our report requirements on our [Working with the Voluntary Cleanup Program webpage](#).⁴

Send your completed application to our regional contact listed, based on your site's county.

Northwest Region

Island, King, Kitsap, San Juan,
Skagit, Snohomish, Whatcom
counties

Sonia Fernandez

Sonia.Fernandez@ecy.wa.gov

(425) 649-7233

Eastern Region

Adams, Asotin, Columbia, Ferry,
Franklin, Garfield, Grant, Lincoln,
Pend Oreille, Spokane, Stevens,
Walla Walla, Whitman counties

Ted Uecker

Ted.Uecker@ecy.wa.gov

(509) 329-3522

Southwest Region

Clallam, Clark, Cowlitz, Grays Harbor,
Jefferson, Mason, Lewis, Pacific,
Pierce, Skamania, Thurston,
Wahkiakum counties

Nicholas Acklam

Nicholas.Acklam@ecy.wa.gov

(360) 407-6347

Central Region

Benton, Chelan, Douglas,
Kittitas, Klickitat, Okanogan,
Yakima counties

Frosti Smith

Frosti.Smith@ecy.wa.gov

(509) 454-7841



¹ <https://www.ecy.wa.gov/VCP>

² <https://fortress.wa.gov/ecy/publications/SummaryPages/ecy070324.html>

³ <http://ecyapfaff/Biblio2/SummaryPages/ECY070620.html>

⁴ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP>

Apply to the Expedited VCP process

You may apply for the **Expedited VCP** process only during periods specified by Ecology. To see when Ecology is accepting **Expedited VCP** applications, see the [Expedited VCP webpage](#)⁵ or subscribe to our [Expedited VCP email list](#).

To apply for the **Expedited VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← **this form**
- [Expedited VCP agreement](#),⁶ signed by applicant
- [Agency determination checklist](#), completed
- Remedial investigation report or equivalent, meeting the elements of our [remedial investigation checklist](#), and other reports you want us to review (one searchable pdf file and one hard copy each)
- Electronic environmental data submitted to the [Environmental Information Management](#) (EIM) system,⁷ which provides automatically generated email as confirmation
- Project schedule.

See the [Voluntary Cleanup Program \(VCP\): Guidance for the Expedited VCP Process](#)⁸ for additional information.

To **submit** your **Expedited VCP** application to Ecology, upload electronic files to [Box.com](#),⁹ after creating your online account. Send hard copy materials to:

[Sarah Wollwage](#), Expedited VCP Planner
Toxics Cleanup Program
Department of Ecology
PO Box 47600
Lacey, WA 98504-7600

Do not send your **Expedited VCP** application materials to an Ecology regional office.

You **must pay** the **nonrefundable application fee** within seven calendar days of receiving our invoice, or we may reject your **Expedited VCP** application. After receiving the complete application, we will send the invoice to the email listed for the project billing contact in **Part 1.C** of this form. We will not process your application until we have received payment. Contact [Sarah Wollwage](#) at Sarah.Wollwage@ecy.wa.gov or (360) 407-7141 for additional information.

Part 1 – Administration

1.A Applicant. The applicant is the person or organization requesting services from Ecology, and is responsible for paying Ecology's incurred costs incurred. The agreement explains the applicant's authority and duty.
Name of applicant: Toulas Properties
What type of entity is the applicant?
<input type="checkbox"/> Person A person applicant must serve as the project billing contact. Identify this person and their contact information in both Parts 1.B and 1.C .
<input checked="" type="checkbox"/> Organization An organization applicant must identify the project manager in Part 1.B and the project billing contact in Part 1.C . The organization must employ both persons.

⁵ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/VCP-Expedited>

⁶ <http://ecyapfaff/Biblio2/SummaryPages/ECY070633.html>

⁷ <https://ecology.wa.gov/Research-Data/Data-resources/Environmental-Information-Management-database/EIM-submit-data>

⁸ <https://fortress.wa.gov/ecy/publications/summarypages/2009053.html>

⁹ <https://account.box.com/login>

Part 1 – Administration

What is the applicant's involvement at the site? Check **all that apply**.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> property owner | <input type="checkbox"/> business owner (operator) | <input type="checkbox"/> agent of property owner |
| <input type="checkbox"/> past property owner | <input type="checkbox"/> mortgage holder | <input checked="" type="checkbox"/> private person / organization |
| <input type="checkbox"/> future property owner | <input type="checkbox"/> consultant | <input type="checkbox"/> public agency / organization |
| <input type="checkbox"/> property lessee | <input type="checkbox"/> attorney | |
| <input type="checkbox"/> other – specify: _____ | | |

Expedited VCP note: The **Expedited VCP** applicant **must** have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. Agents for the property owner, such as a consultant, **may not apply** for the **Expedited VCP process**.

If not the current property owner, is the applicant authorized to grant property access? ☐ yes ☐ no

1.B Project manager. We will send the project manager all official correspondence. The project manager **must** be either the applicant or employed by the applicant. The project manager may not be an independent contractor hired by the applicant. Enter the required information.

Name: Dean Kruse		Title: Property Owner
Mailing address: 3801 92 nd Avenue NE		
City: Bellevue	State: WA	Zip: 98004
Phone: 425-894-9311	Email: dakruse20@gmail.com	Fax:

1.C Project billing contact. We will send the project billing contact monthly invoices. The project billing contact **must** be either the applicant or employed by the applicant. The project billing contact may not be an independent contractor hired by the applicant. Enter the required information.

Name: Dean Kruse, Toula Properties		Title: Property Owner
Mailing address: 3801 92 nd Avenue NE		
City: Bellevue	State: WA	Zip: 98004
Phone: 425-894-9311	Email: dakruse20@gmail.com	Fax:

1.D Project consultant.

Is the applicant a consultant? ☐ yes ☒ no

If **"yes"**, skip to **Part 1.E**.

If **"no"**, **and** the applicant hired a consultant to conduct the independent remedial action, enter the required information.

Name: Eric Zuern		Title: Project Manager
Organization: The Riley Group Inc.		
Mailing address: 17522 Bothell Way NE		
City: Bothell	State: WA	Zip: 98011
Phone: 425-415-0551 ext. 334	Email: ezuern@riley-group.com	Fax:

Do you want us to contact the project consultant? ☒ yes ☐ no

Part 1 – Administration

1.E Property owner.		
Is the applicant the owner of the property where independent remedial action is being conducted?		
<input checked="" type="checkbox"/> yes	If “ yes ”, enter the type of entity and skip to Part 1.F .	
<input type="checkbox"/> no	If “ no ”, enter below all of the required information.	
Name:		Title:
Organization:		
Mailing address:		
City:	State:	Zip:
Phone:	Email:	Fax:
What type of entity is the property owner? Check one .		
<input type="checkbox"/> private	<input type="checkbox"/> tribal	<input type="checkbox"/> federal
<input type="checkbox"/> county	<input type="checkbox"/> municipal	<input type="checkbox"/> public school
<input type="checkbox"/> other – specify: _____	<input type="checkbox"/> state	<input type="checkbox"/> mixed
1.F Request for written opinion.		
Are you requesting a written opinion at this time? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		
If “ yes ”, list the report(s) or plan(s) below you are requesting a written opinion for. Note: Your reports must meet the requirements on our Working with the Voluntary Cleanup Program . ¹⁰		
We are requesting an opinion on the interim remedial actions conducted to date and the planned remaining remedial actions. The reports included with this submittal are listed later in this application and include Limited Subsurface Sampling and Testing by Environmental Associates, Inc. (EAI), Characterization of On-Site Contamination by EAI, and Interim Remedial Action & Cleanup Action Plan by the Riley Group, Inc. (RGI).		
Attach to this application additional remedial action reports or plans you want us to review. We will base our opinion on the information in the site file, including information attached to this application.		
1.G Reporting requirements. Comply with the following two reporting requirements when requesting written opinions on planned or completed remedial actions.		
1.G.1 Professional licensing. Documents submitted containing geologic, hydrogeologic, or engineering work must be stamped by of an appropriately licensed professional, as required by Chapters 18.220 and 18.43 RCW.		

¹⁰ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP>

Part 1 – Administration

1.G.2 Data submittal to EIM. You **must** submit all site environmental sampling and analysis data in an electronic format that meets our requirements for transfer into our [EIM](#) system. Refer to our [EIM](#) webpage for instructions on how to apply for an account and submit your data. Failure to comply with these requirements may result in unnecessary delays.

For **Expedited VCP** applications **only**, the study ID and CSV file name **must** both begin with “XVC” in the title. **Do not** use spaces or hyphens in either the study ID or CSV file name.

Have you submitted all the site’s environmental data to EIM? ☐ yes ☒ no

☐ yes If **“yes”**, enter the study ID and CSV file name below.

☐ no If **“no”**, and data need to be submitted, submit your data to EIM first, and then complete the required information below.

We will not accept your **Expedited VCP** application unless you have satisfied these requirements.

We will not issue a no further action (NFA) opinion, unless you have satisfied these requirements.

Study ID	CSV File name	Submitted to EIM? (y/n)
Ex: XVCNW9999	Ex: XVCnw9999_June20_results.csv	
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	

Part 2 – Site description

2.A Site name. If we have already identified the site, enter the site name we provided. Otherwise, enter a suggested name for the site. You may also include an alternative name.

Name: Former Firestone Complete Auto Care Property

Alternative name: Firestone 31A3

2.B Source property. The source property is the property where hazardous substances were released into the environment. For example, for an underground storage tank (UST) release, the source property is where the underground storage tank is located that caused the release.

Do you know on which property the releases occurred? ☒ yes ☐ no

If **“yes”**, refer to the source property when identifying the physical address and geographic position below.

If **“no”**, refer to the property addressed by your cleanup when identifying the physical address and geographic position below.

2.B.1 Physical address. Enter the property’s physical address.

Street address: 351 Rainier Avenue South

Part 2 – Site description

City: Renton		State: WA		Zip: 98057
2.B.2 Geographic position. Enter the property's geographic position.				
Coordinates	Latitude: N	Degrees: 47	Minutes: 28	Seconds: 44.65
	Longitude: W	Degrees: 122	Minutes: 13	Seconds: 02.23
Location on property (e.g., point of release or center of parcel)		Point of release		
Collection method (e.g., GPS or address matching)		Address matching		
Collection source (i.e., map scale)		Google Earth		
Horizontal datum (i.e., base reference for coordinate system)				
Accuracy level (i.e., +/- feet or meters)				
Legal descriptions: TOBIN H H-D C # 37 THAT POR OF D C LY SLY OF CO RD # 80 & WLY OF STATE RD # 5 WHICH LIES NELY OF THE FOLG DESC LIMITING LINE BEG AT INTER CTR LINES OF 3RD AVE PROD WLY & STATE HWAY # 5 TH S 21-31-00 E 86.48 FT TH S 75-53-00 W 197.18 FT TO TRUE BEG SD LIMITING LN TH S 14-07-00 E 200 FT TH N 75-53-00 E TO WLY LN STATE HWAY # 5 LESS POR TO STATE LESS NLY 105 FT ,AS MEAS AT R/A TO WLY LN LESS HWY PER DEED #20110725000483				
TRS data	Township: 23	Range: 5	Section: 18	Quarter-quarter: SE
Tax parcels	000820-0126			
2.C Affected properties. An affected property is a property affected by the hazardous substances released on the source property. For example, a leaking UST release on one property (source property) may migrate through the soil or groundwater to an adjacent property (affected property).				
Do any of the releases affect any properties adjacent to the source property? <input type="checkbox"/> yes If "yes" , identify below each property you know has been affected by the releases on the source property. If you need to add more information, go to 2.C in the additional information pages at the end of this form. <input checked="" type="checkbox"/> no If "no" , skip to Part 2.D . <input type="checkbox"/> unknown If "unknown" , skip to Part 2.D .				
1	Address:			
	Tax parcels:			
2	Address:			
	Tax parcels:			
3	Address:			
	Tax parcels:			
4	Address:			
	Tax parcels:			
2.D Public rights-of-way affected by the releases.				
Do any of the releases affect a public right-of-way (e.g., roadways)? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown If "yes" , specify below. Otherwise, skip to Part 2.E . If you need to add more information, go to 2.D in the additional information pages at the end of this form.				

Part 2 – Site description

2.E Extent of the site.

What is the approximate areal extent of the site? Check **only one**.

- ☒ < 5,000 square feet ☐ > 5,000 square feet, < 1 acre
☐ > 1 acre, < 10 acres ☐ > 10 acres ☐ unknown

2.F Description of site release(s).

2.F.1 Release source(s).

What are the source(s) of the release(s) at the site? Check **all that apply**.

- ☐ area-wide lead and arsenic soil contamination (see "Area-wide soil contamination" below)
☐ non-point source (e.g., contaminated soil used as fill)
☒ point source (e.g., leaking tank)
☐ unknown
☐ other – specify: _____

Describe below the release source(s). If you need to add more information, go to [2.F.1](#) in the additional information pages at the end of this form.

Sources of the releases appear to be hydraulic fluid releases at one of the former in-ground hoist systems as well as a separate release of gasoline and PCE which appears to have migrated from the ground surface and into subsurface soils along a separate hoist mechanism. Both release dates are unknown and appear related to long-term auto-service operations.

2.F.2 Release circumstances. Describe the release circumstances. If you need to add more information, go to [2.F.2](#) in the additional information pages at the end of this form.

Exact release circumstances are unknown but appear to be related to spills of materials related to auto service operations or releases from in-ground hoist mechanisms.

Part 2 – Site description

2.F.3 Release discover circumstances. Describe the release discovery circumstances. If you need to add more information, go to [2.F.3](#) in the additional information pages at the end of this form.

Releases were discovered during initial subsurface assessment by Environmental Associates, Inc. in February 2021.

2.F.4 Area-wide soil contamination. Visit the [Dirt Alert Program webpage](#)¹¹ or see the Management Plan for the [Tacoma Smelter Plume project](#)¹² for information about the area-wide soil contamination projects.

Is the site in an area affected by smelter emissions, such as from the Tacoma Smelter Plume area?

☒ yes ☐ no ☐ unknown

See if the site is within the mapped [Tacoma Smelter Plume area](#).

Is the site located in a former fruit orchard in operation before 1947? ☐ yes ☒ no ☐ unknown

Is the site affected by area-wide arsenic or lead soil contamination? ☐ yes ☒ no ☐ unknown

2.G Nature and extent of contamination. The following refers to conditions after the release but before cleanup.

Hazardous substances and affected media. Identify hazardous substances released and media (e.g., soil) affected by those substances to the extent known. Use the codes at the end of the table.

Hazardous substance	Check affected media				
	Soil	Ground-water	Surface water	Sediment	Air
Ex: benzene	C	S	N/A	N/A	B
Gasoline TPH	C	B	N/A	N/A	U
Diesel TPH	C	C	N/A	N/A	U
Oil TPH	C	O	N/A	N/A	U
Benzene	O	O	N/A	N/A	U
PCE	C	B	N/A	N/A	U
Arsenic	C	B	N/A	N/A	N/A
Lead	B	O	N/A	N/A	N/A
PCBs	O	O	N/A	N/A	N/A
Naphthalene	O	O	N/A	N/A	U

¹¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program>

¹² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Toxic-cleanup-sites/Tacoma-smelter>

Part 2 – Site description

C = confirmed, greater than cleanup level B = confirmed, less than cleanup level	O = confirmed, not present S = suspected	N/A = not suspected U = unknown			

2.G.1 Drinking water.

Does site contamination pose a threat or potential threat to an existing drinking water source (groundwater or surface water)? ☐ yes ☒ no ☐ unknown

If “yes”, what type of drinking water system is threatened by the contamination? Check **all that apply**.

☐ single family ☐ public

If “**public drinking water supply**” is selected, is the contamination located within or upstream of a 10-year wellhead protection area? ☐ yes ☐ no ☐ unknown

If “yes”, or help is needed, see the [Source Water Assessment Program \(SWAP\) Mapping Tool](#)¹³ or call the Department of Health at (800) 521-0323 for information.

2.G.2 Indoor air.

Are contaminant odors noted in any buildings, underground utilities conduits, or other confined spaces?

☐ yes ☒ no ☐ unknown

If “yes”, specify below. If you need to add more information, go to [2.G.2](#) in the additional information pages at the end of this form.

2.H Site maps.

Attach to this application maps that identify:

- site location
- affected properties and public rights-of-way
- source(s) of release(s)
- nature and extent of contamination
- impacted human or ecological receptors (e.g., through drinking water supplies)
- site physical characteristics (e.g., property lines, building and roadway outlines, surface water bodies, water supply wells, groundwater flow direction, and utility rights-of-way)
- adjacent properties and their uses (e.g., gas station, dry cleaner, residential).

Part 3 – Operational History

3.A Current use of source property. The following refers to only the source property and **not** other properties affected by the site contamination. Add information to the best of your ability.

3.A.1 Current property owners. Identify the current owner of the source property.

Name: Curt Kruse

Title: Property Owner

¹³ <https://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/SourceWater/GISMappingTool>

Part 3 – Operational History

Organization: Toula Properties		
Mailing address: 3801 92 nd Avenue NE		
City: Bellevue	State: WA	Zip: 98011
Phone:		
3.A.2 Current business owner (operator). Identify the current business owner operating on the source property.		
Name:	Title:	
Organization:		
Mailing address:		
City:	State:	Zip:
Phone:		
3.A.3 Current business operations. Identify the current business operations on the source property.		
What is the current land use of the source property? Check all that apply .		
<input type="checkbox"/> residential <input checked="" type="checkbox"/> commercial <input type="checkbox"/> industrial <input type="checkbox"/> agricultural <input type="checkbox"/> childcare facility <input type="checkbox"/> school <input type="checkbox"/> park <input type="checkbox"/> other – specify:		
Does a commercial or industrial business currently operate on the source property?		
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown		
If “ yes ”, identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.		
NAICS Code	Operations Description	
Ex: 447110	Gasoline stations with convenience stores	
Is a solid waste handling facility located on the source property?		
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown		
If “ yes ”, identify below. If you need to add more information, go to 3.A.3 in the additional information at the end of this form.		

Part 3 – Operational History

Is a dangerous waste treatment, storage, or disposal facility located on the source property?

☐ yes ☒ no ☐ unknown

If “yes”, identify here: .

If you need to add more information, go to [3.A.3](#) in the additional information pages at the end of this form.

3.A.4 Regulation of current business operations.

Does the business operate under any federal, state, or local permits (e.g., NPDES) related to the release of hazardous substances into the environment? ☐ yes ☒ no ☐ unknown

If “yes”, specify below the regulated operation, the name of the permit, and the date it was issued.

Regulated operation	Permit	Date issued
Ex: wastewater discharge	NPDES permit	02/02/02

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business? ☐ yes ☒ no ☐ unknown

If “yes”, specify notice and year issued: _____

Have business operations resulted in any other spills or other unpermitted releases on the source property? ☐ yes ☐ no ☒ unknown If “yes”, list in the following table.

Release	Date of release	Status of release

3.A.5 Storage tank information. Identify all aboveground storage tanks (ASTs) and USTs that have been used to store hazardous substances on the source property, regardless of whether the tanks are still in service or in place. Enter “U” where unknown.

Identification				Status and Closure				Releases	
Hazardous substance	AST or UST	Size (gal.)	Tank ID	Date installed	In use (y/n)	Date closed	Closure method (*)	Past (y/n)	Current (y/n)
Ex: diesel	UST	10,000	4	02/87	N	5/98	removed	Y	N
Used oil	UST	100-1,000	1	12/31/1964	N	Unknown	removed	U	N

Part 3 – Operational History

(*) Options = removed or closed in place.

3.B Past use of source property. The following refers to only the source property, not other properties affected by the site.

3.B.1 Past property owners. Identify the owner of the source property when the release occurred.

Name:		Title:
Organization:		
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	Email:

3.B.2 Past business owners (operators). Identify the site business owner (operator) when the release occurred.

Name:		Title:
Organization: Bridgestone/Firestone		
Mailing address: West 505 Riverside Ave. #500		
City: Spokane	State: WA	Zip: 99201
Phone:	Fax:	Email:

3.B.3 Identification of past business operations. Identify the past operations of businesses on the source property using the NAICS codes and/or specifying the operations.

NAICS Code	Operations description
Ex: 447110	Gasoline stations with convenience stores
811191	Automotive oil change and lube shop
441320	Tire Dealers

3.C Future use of source and affected properties. The following refers to both source and affected properties.

Will any ownership interest in the source property or affected properties be conveyed before or upon cleanup completion? ☐ yes ☒ no ☐ unknown

If “yes”, specify below. If you need to add more information, go to [3.C](#) in the additional information pages at the end of this form.

Part 3 – Operational History

3.D Redevelopment plans as part of cleanup.

Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup? ☐ yes ☒ no ☐ unknown

If “**yes**”, specify below the proposed land use. Check **all that apply**.

☐ residential ☐ school ☒ commercial ☐ industrial ☐ childcare facility
☐ agricultural ☐ park ☒ other – specify: parking lot

Also, specify below the activities proposed for that land use. If you need to add more information, go to [3.D](#) in the additional information pages at the end of this form.

The former Firestone building was demolished prior to interim remedial activities including hoist casing removal and contaminated soil excavation. The source property will be redeveloped into a parking lot for the adjacent Chick-Fil-A restaurant. Once the parking lot is in place, groundwater monitoring wells will be installed across the property to monitor groundwater conditions on a quarterly basis.

Part 4 – Administrative history

Have you previously reported the release(s) of hazardous substances?

☐ yes ☒ no ☐ unknown If “**yes**”, when? _____

Has cleanup of the site, or any portion of the site, ever been managed under the **Standard VCP** or **Expedited VCP**? ☐ yes ☒ no ☐ unknown

If “**yes**”, specify **Standard VCP** or **Expedited VCP** project number: _____

Has the site cleanup, or any portion, ever been managed under a federal or state order or decree?

☐ yes ☒ no ☐ unknown If “**yes**”, specify type and docket number: _____

Part 5 – Independent remedial actions

5.A Scope of remedial actions.

Do you plan to characterize and investigate all site contamination, including contamination on affected adjacent properties, as part of your cleanup project? ☒ yes ☐ no ☐ unknown

If “**no**”, describe below the scope of the cleanup project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you **do not** plan on characterizing or investigation as part of the **Standard VCP** or **Expedited VCP** project. If you need to add more information, go to [5.A](#) in the additional information pages at the end of this form.

Part 5 – Independent remedial actions

5.B Status of remedial actions.

What is the current status of remedial actions at the site? Check **all that apply** in table.

Remedial action	Planned	Ongoing	Completed	Not applicable
Initial response (UST only)				X
Interim action		X		
Remedial investigation			X	
Feasibility study				
Cleanup action		X		

5.C Documentation of remedial actions.


List all known remedial action plans or reports produced for the site, including:

- title
- preparer
- date produced
- whether submitted to us
- date submitted to us

If you need to add more information, go to [5.C](#) in the additional information pages at the end of this form.

	Title	Preparer	Date	Submitted to Ecology	
				yes/no	date
Ex:	Jane Doe site: Remedial Investigation Work Plan	Freedom Consulting	02/20/19	no	n/a
1	Limited Subsurface Sampling and Testing	Environmental Associates, Inc.	2-18-21	Yes	With this application
2	Characterization of On-Site Contamination	Environmental Associates, Inc.	4-12-21	Yes	With this application
3	Interim Remedial Action & Cleanup Action Plan	Riley Group, Inc.	7-15-22	Yes	With this application
4					
5					
6					
7					
8					
9					
10					

Part 6 – Statement and signature

6.A Statement and signature. The undersigned affirms that the information provided in this application is true and accurate to the best of the applicant's knowledge. Someone other than the applicant may sign this application form.			
Name: Eric Zuern		Title: Project Manager	
Signature: 		Date: 8-17-22	
Organization: The Riley Group Inc.			
Mailing address: 17522 Bothell Way NE			
City: Bothell		State: WA	Zip: 98011
Phone: 425-415-0551 ext. 334	Email: ezuern@riley-group.com	Fax:	
6.B Affiliation. What is the signatory's involvement at the site? Check all that apply . <input type="checkbox"/> applicant <input type="checkbox"/> property owner <input checked="" type="checkbox"/> consultant <input type="checkbox"/> attorney <input type="checkbox"/> other - specify:			
Expedited VCP note: While anyone may sign the application form , only certain types of applicants are eligible to join Expedited VCP process and sign the Expedited VCP agreement . To sign the agreement, the applicant must have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. If the applicant is a corporation, a representative authorized to bind the corporation must sign the Expedited VCP agreement .			

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170 or visit our [Toxics Cleanup Program webpage](https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup).¹⁴ Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

¹⁴ <https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup>

Additional Information Pages

Insert information here that does not fit into the application format above.

<u>2.C</u> Affected properties (continued)	
5	Address:
	Tax parcels:
6	Address:
	Tax parcels:
7	Address:
	Tax parcels:
8	Address:
	Tax parcels:
9	Address:
	Tax parcels:
10	Address:
	Tax parcels:

<u>2.D</u> Public rights-of-way affected by the releases (continued)	

<u>2.F.1</u> Release source(s) (continued)	

<u>2.F.2</u> Release circumstances (continued)	

<u>2.F.2</u> Release circumstances (continued)

<u>2.F.3</u> Release discovery circumstances (continued)

<u>2.G.2</u> Indoor air (continued)

<u>3.A.3</u> Current business operations (continued)

<u>3.C</u> Future use of source and affected properties (continued)

<u>3.D</u>	Redevelopment plans (continued)

5.A	Scope of remedial actions (continued)

<u>5.C</u>	Documentation of remedial actions (continued)

<u>5.C</u> Documentation of remedial actions (continued)



USGS, 2020, Renton, Washington
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'



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Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

Former Firestone Complete Auto Care

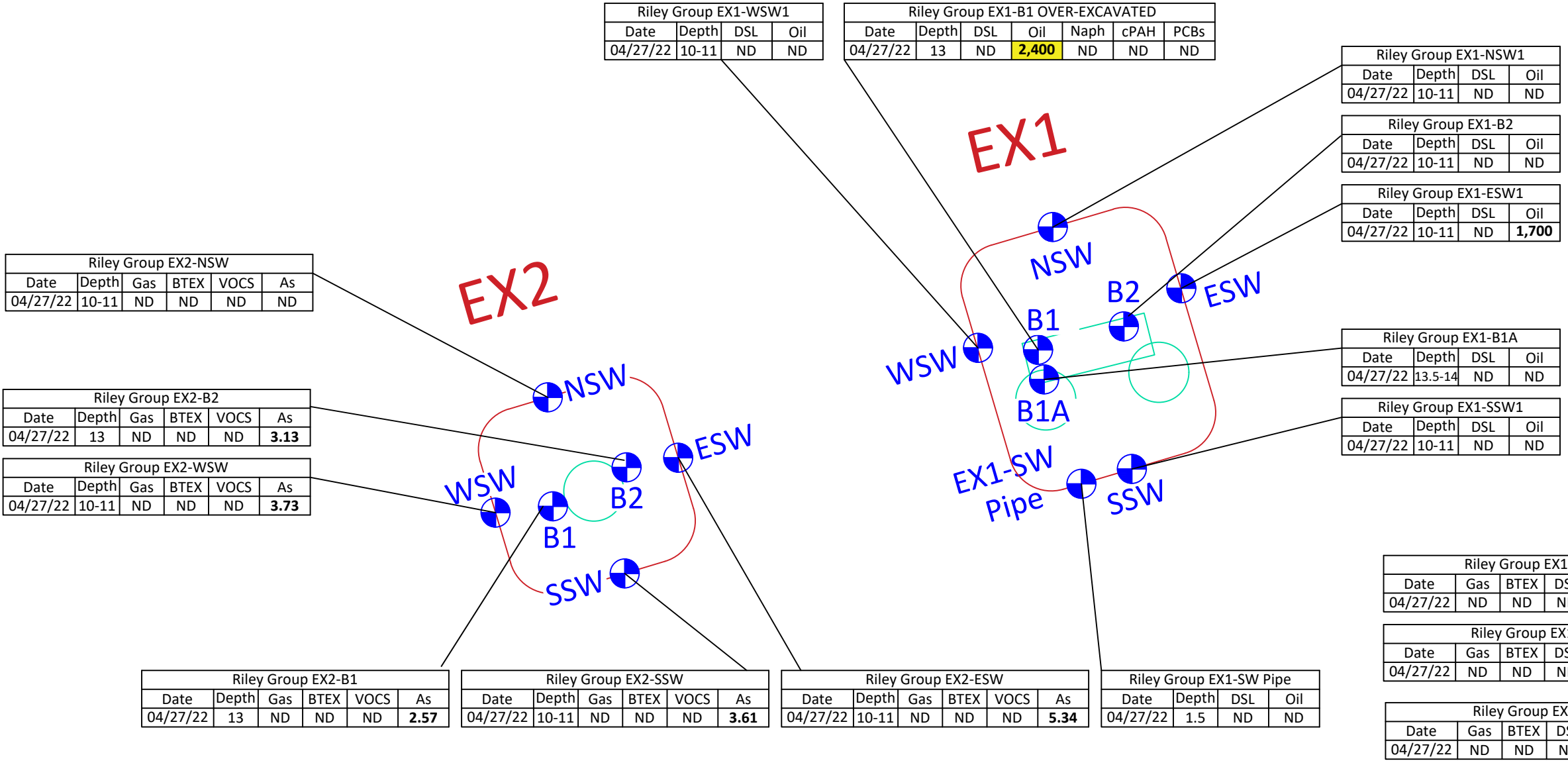
RGI Project Number:
2021-465-1

Property Vicinity Map

Figure 1

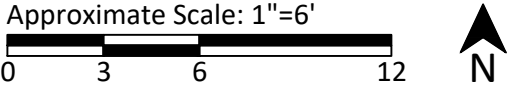
Date Drawn:
8/2022

Address: 351 Rainier Avenue South, Renton, Washington 98057



= Approximate Excavation Boundary
 = Hoist mechanism features
 = Boring by RGI, 04/27/22
 = Subject property boundary

Soil Analytical Results in mg/kg;
Depth = Feet below ground surface
Gas = Gasoline total petroleum hydrocarbons (TPH)
BTEX = Benzene, toluene, ethylbenzene, xylenes
DSL/Oil = Diesel/oil TPH
VOCS = Volatile organic compounds
Naph. = Naphthalene
cPAHs = Carcinogenic polycyclic aromatic hydrocarbons
PCBs = Polychlorinated biphenyls
x = the sample chromatographic pattern does not resemble the fuel standard used for quantitation.
PCE = Tetrachloroethene
As, Cd, Cr, Pb, Hg, CrVI = Total arsenic, cadmium, chromium, lead, mercury, hexavalent chromium
ND = Not detected above laboratory detection limits
Bold results indicate concentrations above laboratory detection limits
Bold and highlighted results (if any) indicate concentrations above MTCA Soil Cleanup Levels



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Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

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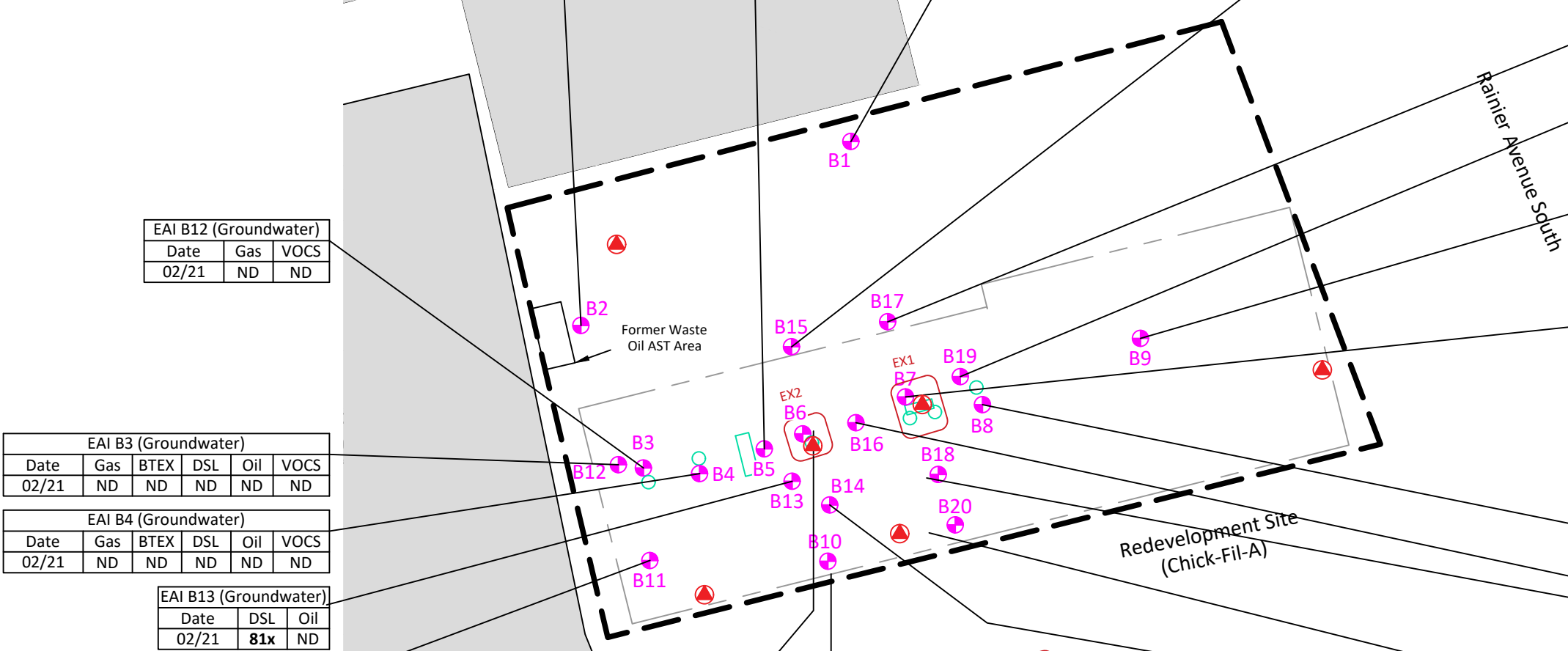
RGI Project Number: 2021-465-1	EX1 and EX2 with RGI Soil Analytical Results	Figure 3 Date Drawn: 07/2022
Address: 351 Rainier Avenue South, Renton, Washington 98057		

EAI B2 (Groundwater)												
Date	Gas	BTEX	DSL	Oil	VOCS	cPAHs	PCBs	As	Cd	Cr	Pb	Hg
02/21	ND	ND	ND	ND	ND	0.08	ND	ND	ND	ND	ND	ND

EAI B5 (Groundwater)						
Date	Gas	BTEX	DSL	Oil	VOCS	
02/21	ND	ND	ND	ND	ND	

EAI B1 (Groundwater)					
Date	Gas	BTEX	DSL	Oil	VOCS
02/21	ND	ND	ND	ND	ND

EAI B15 (Groundwater)		
Date	DSL	Oil
02/21	130x	ND



EAI B12 (Groundwater)			
Date	Gas	VOCS	
02/21	ND	ND	

EAI B3 (Groundwater)						
Date	Gas	BTEX	DSL	Oil	VOCS	
02/21	ND	ND	ND	ND	ND	

EAI B4 (Groundwater)						
Date	Gas	BTEX	DSL	Oil	VOCS	
02/21	ND	ND	ND	ND	ND	

EAI B13 (Groundwater)		
Date	DSL	Oil
02/21	81x	ND

EAI B11 (Groundwater)		
Date	Gas	VOCS
02/21	ND	ND

EAI B6 (Groundwater)						
Date	Gas	BTEX	DSL	Oil	VOCS	
02/21	240	ND	2,400	ND	ND	

EAI B10 (Groundwater)										
Date	Gas	B	T	E	X	DSL	Oil	VOCS		
02/21	ND	ND	ND	ND	ND	ND	ND	ND		

EAI B14 (Groundwater)		
Date	DSL	Oil
02/21	ND	ND

EAI B20 (Groundwater)		
Date	DSL	Oil
02/21	ND	ND

EAI B17 (Groundwater)		
Date	DSL	Oil
02/21	86x	ND

EAI B19 (Groundwater)		
Date	DSL	Oil
02/21	ND	ND

EAI B9 (Groundwater)								
Date	Gas	B	T	E	X	DSL	Oil	VOCS
02/21	ND	ND	1.3	ND	ND	ND	ND	ND

EAI B7 (Groundwater)								
Date	Gas	B	T	E	X	DSL	Oil	VOCS
02/21	ND	ND	ND	2.3	ND	16,000	ND	ND

EAI B7A f (Groundwater)						
Date	As	Cd	Cr	Pb	Hg	
02/21	ND	ND	ND	ND	ND	

EAI B7A (Groundwater)		
Date	cPAH	Other cPAHs
02/21	0.07	'Phenanthrene = 2.9 Fluorene = 1.40 Pyrene = 1.90

EAI B8 (Groundwater)								
Date	Gas	B	T	E	X	DSL	Oil	VOCS
02/21	ND	ND	2.1	1	ND	ND	ND	ND

EAI B18 (Groundwater)		
Date	DSL	Oil
02/21	62x	ND

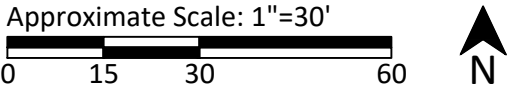
EAI B16 (Groundwater)		
Date	DSL	Oil
02/21	79x	ND

--	--	--	--

 = Groundwater Analytical Results in ug/L;

Gas = Gasoline total petroleum hydrocarbons (TPH)
BTEX = Benzene, toluene, ethylbenzene, xylenes
DSL/Oil = Diesel/oil TPH
VOCS = Volatile organic compounds
Naph. = Naphthalene
cPAHs = Carcinogenic polycyclic aromatic hydrocarbons
PCBs = Polychlorinated biphenyls
x = the sample chromatographic pattern does not resemble the fuel standard used for quantitation.
PCE = Tetrachloroethene
As, Cd, Cr, Pb, Hg, CrVI = Total arsenic, cadmium, chromium, lead, mercury, hexavalent chromium
ND = Not detected above laboratory detection limits
Bold results indicate concentrations above laboratory detection limits
Bold and highlighted results (if any) indicate concentrations above MTCA Groundwater Cleanup Levels

= Proposed monitoring well
 = Hoist mechanism features
 = Boring by EAI, 03/2021
--- = Subject property boundary



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Former Firestone Complete Auto Care		Figure 5
RGI Project Number: 2021-465-1	Property Representation with EAI Groundwater Analytical Results and RGI Proposed Monitoring Well Locations	Date Drawn: 8/2022
Address: 351 Rainier Avenue South, Renton, Washington 98057		