



File

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

May 4, 2000

Mr. Charles C. Cacek
AdaPT Engineering, Inc.
800 Maynard Avenue South, Suite 403
Seattle, WA 98134

Dear Mr. Cacek:

Re: Request for Review and Opinion Letter, Walker Subaru Used Car Lot, 250 Rainier Avenue, South, Renton, Washington 98055. TCP I.D. #NW0420.

Thank you for submitting the result of your Remedial Investigation and Environmental Findings and request for Ecology's review and advise. Ecology appreciates your initiative in pursuing a voluntary cleanup under the Model Toxics Control Act.

The Washington State Department of Ecology's Toxics Cleanup Program has reviewed the following information regarding the Walker Subaru Used Car Lot, 250 Rainier Avenue, South, Renton, Washington 98055:

1. Voluntary Cleanup Report, Walker Subaru Used Car Lot, 250 Rainier Avenue, South, Renton, Washington 98055. Project No. S-WA99-2641, by AdaPT Engineering, Inc. March 1, 2000.
2. Site Assessment Report, Sound Subaru, 240/250 Rainier Avenue South, Renton, WA 98055. Project 103562, by FLUOR DANIEL GTI of March 25, 1998.
3. Report for Phase II Investigation, 100 and 106 South 3rd Street, Renton, WA by Environmental Partners, Inc. August 22, 1996.
4. Phase 2 Environmental Assessment, Sound Subaru, 240-250 Rainier Avenue South, Renton, WA by Groundwater Technology of May 1, 1996.

Based upon the information listed above, Ecology has determined that, at this time:

1. Based on the direction of groundwater flow at the site, it appears that contaminated groundwater have migrated beyond MW-1 and possibly off site.



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What is the groundwater quality condition beyond MW-1 northwest and west of the site?

2. Since completion of soil excavation and the application of the ORC at the site, a minimum of four consecutive quarterly confirmation sampling results below the MTCA criteria for groundwater quality are needed to merit the NFA for the site groundwater. Alternatively, you may choose to sample for four quarters after completing the remedial action implementation, and depending on the groundwater quality results; a conditional NFA maybe issued with groundwater deed restriction and a negotiated groundwater compliance monitoring plan which sometimes is coupled with contingency response action(s).
3. Further, we would need to review the assessment work being undertaken by the Environmental Partners, Inc., at the southeast portion of the site to enable us complete the evaluation of the soil and groundwater conditions at the site. Please note that even if you were able to show that contamination is migrating from offsite, a cleanup may still be required if the impacts to the soil and groundwater are above the state standards; however, Ecology does not determine liability for independent cleanups. Furthermore, Ecology cannot settle issues related to the Plume Clause on independent cleanups; this is a matter usually settled with the Courts or by agreements between parties.
4. Is Sound Subaru 240/250 Rainier Avenue, South the same as Walker Subaru 250 Rainier Avenue, South?

Please note that because your actions were not, or will not be conducted under a consent decree with Ecology, this letter is not a settlement by the state under RCW 70.105D.040(4) and is not binding on the agency. Further action could be required at your site regardless of how strictly you follow Ecology's advice.

The opinions presented by Ecology in this letter are made only with respect to the information provided in the report and document(s) listed above. This opinion is only applicable to the specified site (or area of site) and may not be used to justify action at another site (or area of the site.)

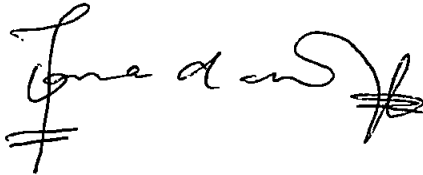
Ecology does not assume any liability for any release, threatened release or other conditions at the site, or for any actions taken or omitted by any person or his/her agents or employees with regard to the release, threatened release, or other conditions at the site.

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Again, thank you for taking the initiative to voluntarily address the contamination at your site. Your efforts are recognized by Ecology as a positive step in our work to protect human health and the environment in Washington State.

If you have any questions regarding this letter, please contact me at (425) 649-7112.

Sincerely,

A handwritten signature in black ink, appearing to read "Nnamdi Madakor", with a stylized flourish at the end.

Nnamdi Madakor,
Senior Hydrogeologist
Toxics Cleanup Program, Northwest Regional Office

NM:nm

cc: Joe Hickey, VCP Coordinator NWRO-TCP