



State of Washington
POLLUTION LIABILITY INSURANCE AGENCY
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(360) 407-0520 • (800) 822-3905
www.plia.wa.gov

November 20, 2024

Beau Backman
Caspian Holdings LLC
15300 Bothell Way NE
Lake Forest Park, WA 98155

Re: No Further Action at the Following Site:

- **Facility/Site Name:** Ron's Service Center Inc.
- **Facility/Site Address:** 3515 NE 45th Street, Seattle, WA 98105
- **Facility Site ID:** 42526526
- **Technical Assistance Program No.:** P-NW2564

Dear Beau Backman:

The Washington State Pollution Liability Insurance Agency (PLIA) received your request for an opinion on the independent cleanup of 3515 NE 45th Street, Seattle, WA 98105 (Site). This letter provides PLIA's opinion made under the authority of Chapter 70A.330 RCW and Chapter 374-80 WAC. PLIA appreciates your initiative in pursuing this administrative option for cleaning up a contaminated site under the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW.

Opinion on Cleanup

PLIA has determined that **no further remedial action is necessary** to clean up petroleum contamination at the Site.

This opinion is based on the remedial action meeting the substantive requirements of MTCA, Chapter 70A.305 RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). Our analysis is provided below.

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Description of the Site

This opinion applies only to the petroleum release at the Site located at 3515 NE 45th Street, Seattle, WA 98105 and comprises King County tax parcel 982270-0015. This opinion does not apply to any other hazardous substance release(s) that may affect the Property (parcel).

The Site is defined by the nature and extent of contamination associated with the following release(s):

- Total petroleum hydrocarbons (TPH) as gasoline-range organics (GRO), diesel-range organics (DRO), and oil-range organics (ORO); benzene, toluene, ethylbenzene, xylenes (BTEX); and naphthalene into the soil and air.
- Waste oil contaminant analysis including halogenated volatile organic compounds (VOCs); total lead; polychlorinated biphenyls (PCBs); carcinogenic polycyclic aromatic hydrocarbons (cPAHs); methyl tertiary-butyl ether (MTBE); 1,2-dibromoethane (EDB); and 1,2-dichloroethane (EDC) into the soil and air.

Basis of the Opinion

This opinion is based on the information contained in the following documents:

1. *Indoor Air Quality Assessment Caspian Holdings Property*. Prepared by Go Spectrum NW. June 27, 2024.
2. *Limited Subsurface Assessment Caspian Holdings Property*. Prepared by Go Spectrum NW. May 28, 2024.

These reports are available for download at: [Caspian Holdings Property Public Files](#)

Documents submitted to PLIA are subject to the Public Records Act (Chapter 42.56 RCW). To make a request for public records, please email pliamail@plia.wa.gov.

This opinion is void if any of the information contained in those documents is materially false or misleading.

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Establishment of Cleanup Standards and Points of Compliance

The cleanup levels (CULs) for the Site will be established in accordance with WAC 173-340-700(5) and WAC 173-340-700(6).

The points of compliance (POCs) for the Site will be established in accordance with WAC 173-340-720(8) for groundwater, WAC 173-340-740(6) for soil, and WAC 173-340-750(6) for air.

Analysis of the Cleanup

PLIA has concluded that **no further remedial action** is necessary at the Site. Our conclusion is based on the following analysis:

Review of Data Submitted & Cleanup Status:

Site data demonstrate that petroleum contamination from a petroleum underground storage tank (UST) system release exceeded the levels allowable under MTCA. This opinion only addresses the contaminants of concern (COCs) as detailed in the *Description of the Site* section of this letter. This opinion is based on site history and data made available to PLIA as of the date of this letter.

PLIA has determined that the cleanup actions performed meet cleanup standards established for the Site. The following describes PLIA's opinion of the Site status:

i. Soil:

- During the 1990 remedial excavation, approximately 60 cubic yards of petroleum contaminated soil (PCS) were excavated and transported off-Site for disposal at a permitted facility.
- The results of post-excavation sampling demonstrated that PCS with concentrations of COCs exceeding the applicable CULs remained at the Site but were inaccessible.
- In May 2024, Go Spectrum Northwest installed three soil borings adjacent to the known areas of soil contamination. Soil confirmation results indicate that soil contamination has attenuated since the 1990 sampling event and no COCs above MTCA Method A CULs remain at the Site.
- Soil sample results are listed in the following tables:
 - Tables 1 through 7. *Limited Subsurface Assessment Caspian Holdings Property.*

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Result: The data indicate the soil direct contact and soil leaching to groundwater exposure pathways are incomplete at the Site. The remedial actions removed the potential for PCS with concentrations of COCs exceeding CULs to come into contact with human or ecological receptors or leach into groundwater.

ii. Groundwater:

- The maximum depth of exploration at the Site was 20' below ground surface. Groundwater was not discovered in this depth range and is not a concern at this Site.

Result: The data indicate the groundwater exposure pathway is not present at this Site. The remedial actions removed and/or attenuated the potential for groundwater contamination at the Site.

iii. Air (Soil or Groundwater to Vapor):

- Soil contamination at the Site has attenuated to levels below MTCA Method A CULs. The vapor exposure pathway is no longer a concern at this Site.

Result: The data indicate the vapor intrusion exposure pathway is not present at this Site. The remedial actions removed the potential for vapors from PCS to enter nearby commercial or residential structures.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Under MTCA, liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release(s) of hazardous substances at the Site. This opinion **does not:**

- Change the boundaries of the Site.
- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with the Office of the Attorney General and the Department of Ecology under RCW

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70A.305.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is equivalent. Courts make that determination (RCW 70A.305.080 and WAC 173-340-545).

3. State is immune from liability.

The state, PLIA, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion.

Termination of Agreement

This opinion terminates the Technical Assistance Program (TAP) agreement for Project No. P-NW2564.

Contact Information

Thank you for choosing to clean up your Site under PLIA's TAP. If you have any questions about this opinion, please contact me by phone at 1-800-822-3905, or by email at pliamail@plia.wa.gov.

Sincerely,

Signed by:



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Aleksander Srebro
Site Manager

Enclosure A: Figure 1: Site Vicinity Map
 Figure 2: Confirmation Sampling Locations
 Figure 3: Site Cross Section

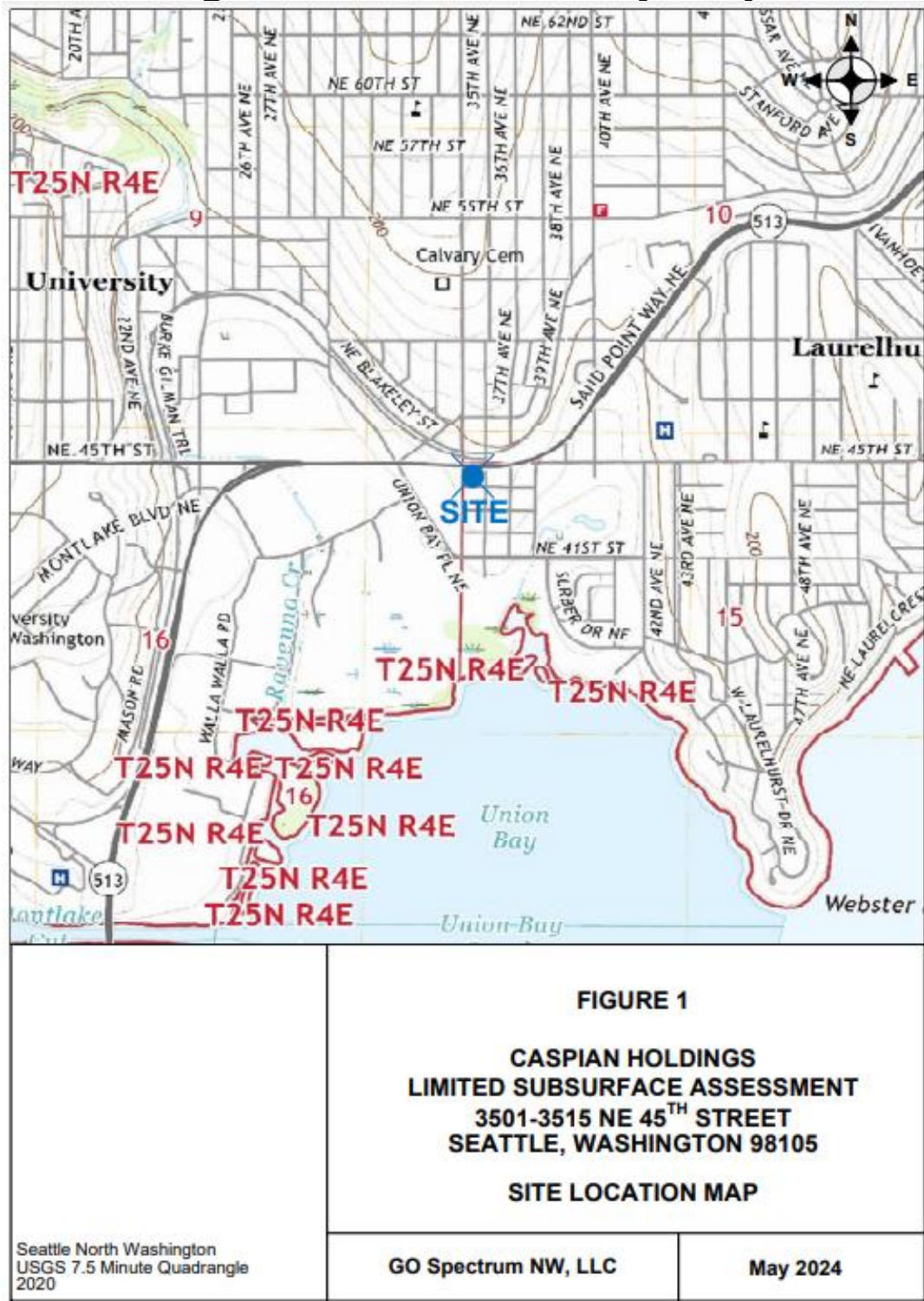
cc: Miguel Ortega, Go Spectrum NW (by email)

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Enclosure A:
TAP Project No. P-NW2564
3515 NE 45th Street, Seattle, WA
98105

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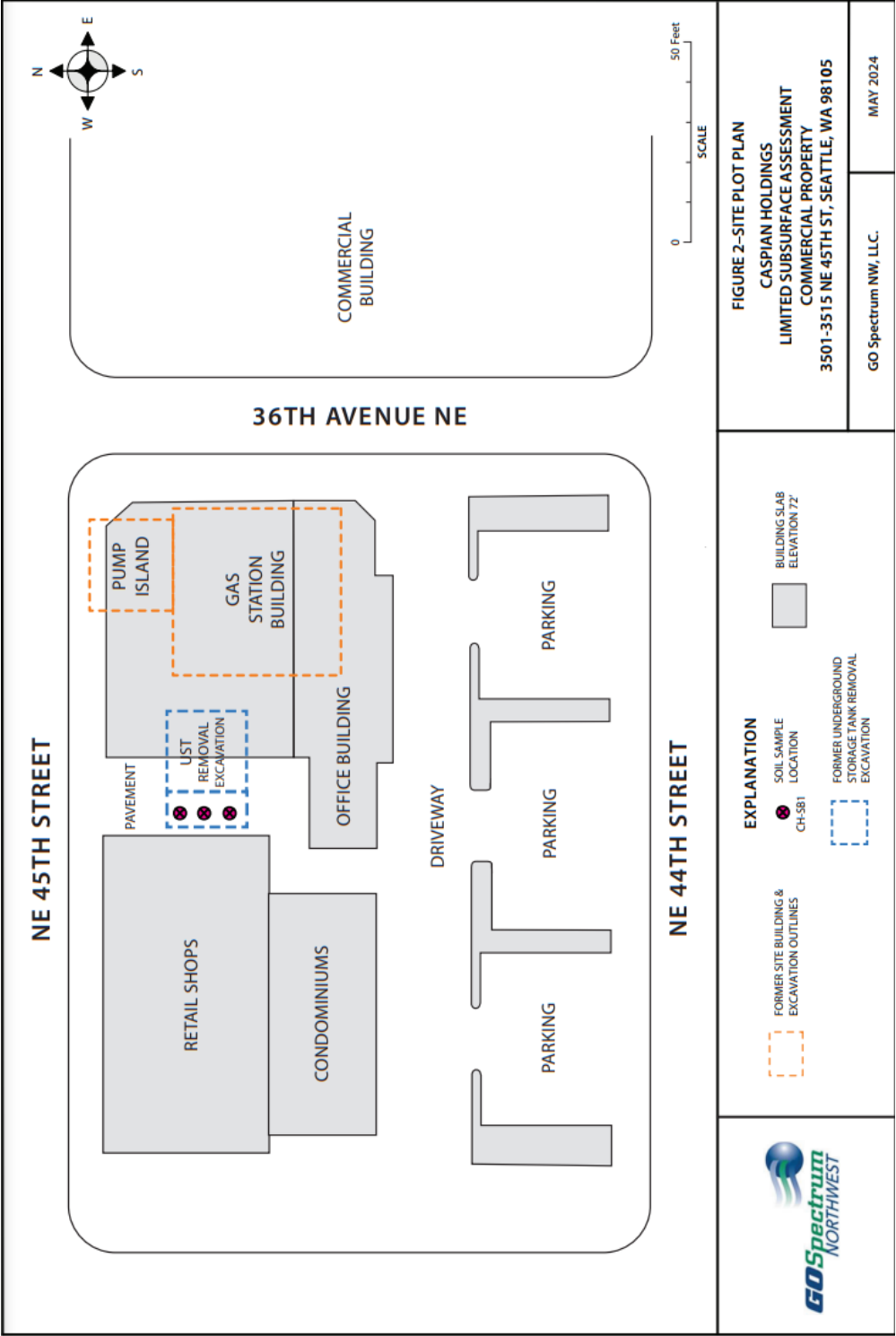
Figure 1: Site Vicinity Map



Source: Limited Subsurface Assessment Caspian Holdings Property, Go Spectrum NW, May 28, 2024

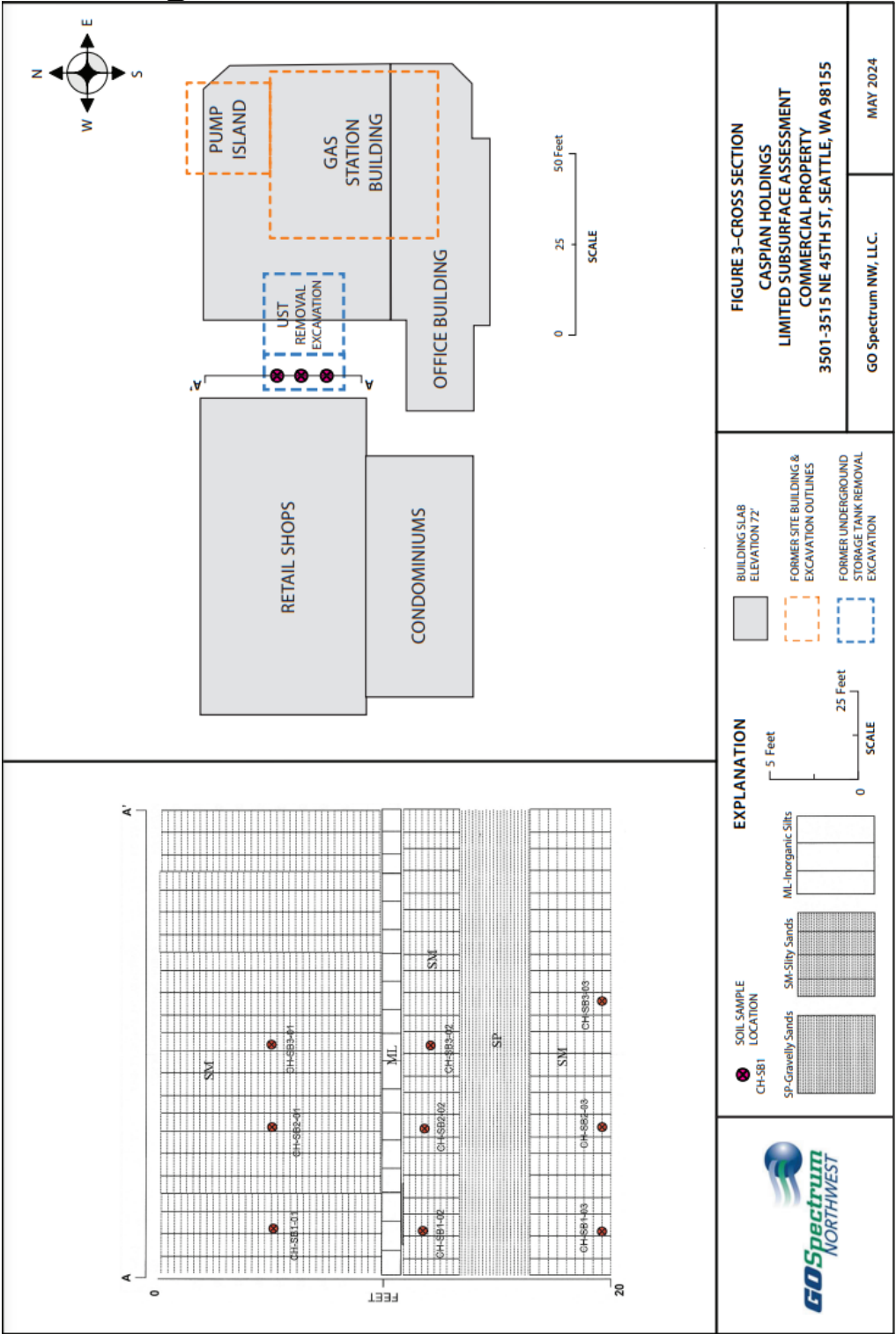
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Figure 2: Confirmation Sampling Locations



Source: Limited Subsurface Assessment Caspian Holdings Property, Go Spectrum NW, May 28, 2024

Figure 3: Site Cross Section



Source: Limited Subsurface Assessment Caspian Holdings Property, Go Spectrum NW, May 28, 2024