



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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October 15, 2013

Perry Pineda
Shell Oil Products US
Environmental Services
20945 S Wilmington Avenue
Carson CA 90810

Re: Response to Status Update Letter for the following Hazardous Waste Site:

- **Name:** Minit Lube 1110
- **Address:** 4906- 25th Avenue NE, Seattle
- **Facility/Site No.:** 41675877
- **Cleanup Site ID:** 6041
- **VCP No.:** NW2079

Dear Mr. Pineda:

We have received a letter from your consultant, Conestoga Rover & Associates (CRA), regarding a status update for the Minit Lube 1110 facility (Site) located on 4902 25th Avenue NE, Seattle, Washington. In the letter, CRA states that several changes in site ownership and occupancy have occurred since December 2012. These changes are:

- The day care facility that used to occupy the lower units in the property vacated in April 2012 and the space has been vacant since then;
- Property ownership was transferred from Bergquist Properties, LLC to Archie 4906, LLC on December 18, 2012;
- The intent of the new owners is to raze and re-develop the property within approximately 2 years;
- The lower units in the property will remain vacant until re-development; and
- The lower units are currently used for additional storage for the Jiffy Lube facility

The last correspondence between Shell and Ecology regarding this Site was in December of 2011 and consisted of a proposal to conduct a vapor investigation to be conducted at the Site. In a CRA document titled *Vapor Investigation Work Plan* dated September 2, 2011, CRA proposed to conduct a vapor investigation to determine whether residual soil impacts remaining at this Site posed a risk to human health for the occupants of the day care facility.

On December 3, 2011, Ecology approved the Vapor Investigation Work Plan. However, because

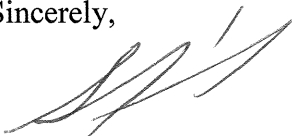


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the day care facility is no longer occupying the space, and because Archie 4906, LLC indicated to CRA on July 31, 2013 that they do not have any plans to lease the facility prior to re-development, Ecology agrees that the soil vapor investigation is no longer needed. As stated in CRA's letter, Ecology expects that residual impacts related to the historical waste oil release on the Property will be addressed when the building is razed and prior re-development.

Ecology appreciates your initiative in conducting independent remedial action under the VCP. If you have any questions regarding this opinion, please contact me at 425-649-7233.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia Fernández', with a stylized flourish at the end.

Sonia Fernández
NWRO Toxics Cleanup Program

CC: Brian Peters, CRA
Libby Goldstein, Ecology