



FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

June 22, 2005

Mr. Henry Kang
10121 Highway 12
Naches, WA 98937

RE: **Voluntary Cleanup Program Review**
Pit Stop, 10121 Highway 12, Naches, WA
Facility Site ID # 505, VCP ID # CE0206

Dear Mr. Kang:

Thank you for submitting your *Limited Site Cleanup* report for review by the Washington State Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing an independent remedial action under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the BP-Pit Stop located at 10121 Highway 12 in Naches, Washington:

1. *Limited Site Cleanup/Site Remediation*, Northwest Envirocon, Inc., June 20, 1998
2. *Exploratory Investigation for Petroleum Contaminants*, White Shield, Inc., July, 1991
3. Pit Stop Naches Correspondence File, Ecology's Central Regional Office

Based upon the above listed information, Ecology has determined that, at this time, further actions are needed to address groundwater contamination at the Pit Stop site located at 10121 Highway 12 in Naches. This determination is based on the following:

- **Contaminants are present in groundwater at concentrations which exceed the MTCA Method A cleanup levels.** According to laboratory results provided in the 1991 report, benzene was detected in groundwater ranging from 11.8 to 872 ppb (samples from Pits 1, 2, and 4). The cleanup level for benzene is 5 ppb. Toluene was detected in groundwater at 2,535 ppb (from Pit 2). The cleanup level for toluene is 1,000 ppb. Ethylbenzene was detected in groundwater ranging from 980 to 5,550 ppb (samples from Pit 1 and 2). The cleanup level for ethylbenzene is 700 ppb. Xylene was detected in groundwater ranging from 3,209 to 38,400 ppb (samples from Pits 1, 2, and 4). The cleanup level for xylene is 1,000 ppb. Total petroleum hydrocarbons for both gasoline and diesel were detected above cleanup levels in Pit 1. While these samples were not collected from groundwater monitoring wells, the results clearly indicate that groundwater has been impacted.
- **Groundwater contamination at the site has not been fully characterized, and no monitoring has been implemented.** Since the original groundwater samples were taken, no subsequent groundwater sampling or monitoring has been conducted. Groundwater contamination requires the installation of a minimum of three groundwater monitoring wells. These wells will allow for

Mr. Henry Kang
June 22, 2005
Page 2

groundwater flow direction to be determined and contaminant concentrations to be measured throughout the year to account for seasonal fluctuations. The data gathered from these wells will more accurately demonstrate contaminant concentrations in groundwater.

To receive a No Further Action (NFA) determination for this site, you must complete the following actions and provide Ecology with documentation:

1. Install an appropriate number of groundwater monitoring wells to determine groundwater flow direction and the extent of groundwater contamination at the site.
2. Implement a groundwater monitoring program which calls for groundwater samples to be collected on a quarterly basis. This will help to establish the effect of the annual rise and fall of groundwater on the gradient and concentration of contaminants in the groundwater. To receive an NFA determination, contaminants in groundwater samples collected over the course of one year (i.e. four consecutive quarters) must be below MTCA Method A cleanup levels.

Please note that because your actions were not, or will not be conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(I) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

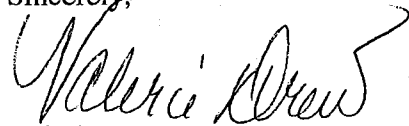
The opinions presented by Ecology in this letter are made only with respect to the information provided in the report listed above. This opinion is only applicable to the specified portions and may not be used to justify action at any other portions of the site nor any other properties owned or operated by Henry Kang.

The State, Ecology, 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 determination.

This completes your review through Ecology's Voluntary Cleanup Program. Any overages in your deposit account will be forwarded to you for this site from our Fiscal Office. If you wish to have Ecology review future work on this site, you must submit another request for review through the Voluntary Cleanup Program.

Please contact me at (509) 454-7886 if you have any questions or would like clarification of any portion of the letter.

Sincerely,



Valerie Drew
Unit Supervisor, Site Manager
Toxics Cleanup Program
Central Regional Office