



FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

September 2, 2008

Mr. David Pruin
Gramor Development WA, LLC
1505 Westlake Avenue North
Seattle, WA 98109

**Re: No Further Action Determination under WAC 173-340-515(5) for the following
Hazardous Waste Site:**

- Name: P&K Auto Services
- Address: 1415 Gillespie, Richland, WA 99352
- Facility/Site No.: 38448497
- VCP No.: CE0288

Dear Mr. Pruin:

Thank you for submitting your independent remedial action report for the P&K Auto Services facility (Site) for review by the State of Washington Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding whether further remedial action is necessary at the Site to meet the substantive requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC. Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. Leaking Underground Storage Tank Closure Report, August 1996, White Shield Environmental.
2. Phase I Site Assessment, May 2004, Pacific Southwest Group.
3. Phase II Subsurface Investigation, June 2004, ATC.
4. Subsurface Survey, November 2004, Blue Mountain Environmental Consulting.



5. USTs Decommissioning and Site Remediation, July 2005, Blue Mountain Environmental Consulting.
6. Third Quarterly Groundwater Monitoring Report, June 2006, GeoPro Services LLC.
7. Fourth Quarterly Groundwater Monitoring Report, September 2006, GeoPro Services LLC.
8. Fifth Quarterly Groundwater Monitoring Report, April 2007, GeoPro Services, LLC.
9. Groundwater Sampling Push-Probe Drilling Report, April 2008, Blue Mountain Environmental Consulting.

The documents listed above will be kept in the Central Files of the Central Regional Office of Ecology (CRO) for review by appointment only. Appointments can be made by calling Roger Johnson, the CRO resource contact, at (509) 454-7658.

The Site is defined by the extent of contamination caused by the following release(s):

- TPH-G in Soil;
- TPH-G in Ground Water;
- BTEX in Soil;
- BTEX in Ground Water.

The Site is more particularly described in Enclosure A to this letter, which includes a detailed Site diagram. The description of the Site is based solely on the information contained in the documents listed above.

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) conducted at the Site are sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **no further remedial action is necessary at the Site under MTCA.**

Based on this no further action determination, Ecology will update the status of the Site on its site database and initiate the process for removing the Site from the Hazardous Sites List (HSL). Before deciding to remove the Site from the HSL, Ecology must first provide the public with notice and an opportunity to comment. If the Site is removed from the HSL, the Site will also be removed from the Confirmed and Suspected Contaminated Sites List.

This no further action determination does not apply to any other release(s) or potential release(s) of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by Gramor Development WA, LLC.

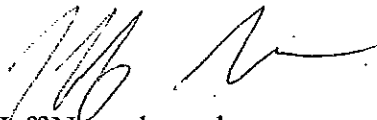
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Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program. If you have any questions regarding this opinion, please contact me at (509) 454-7842

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Newschwander', is written over the printed name.

Jeff Newschwander
Site Manager
Toxics Cleanup Program - CRO

Enclosure

