



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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December 2, 2016

Mr. Un Kim
UKYK, LLC.
27606 16th Avenue South
Federal Way WA 98003

Re: Opinion pursuant to WAC 173-340-515(5) on Proposed Remedial Action for the following Hazardous Waste Site:

- **Site Name:** Glenns Auto Repair & Tire Center
- **Site Address:** 27606 16th Avenue South Federal Way WA 98003
- **Facility/Site No.:** 39488876
- **Cleanup Site ID No.:** 9006
- **VCP Project No.:** NW3040

Dear Mr. Kim:

Thank you for submitting the ground water monitoring work plan regarding your proposed remedial action for the Glenns Auto Repair & Tire Center facility (Site) for review by the Washington State 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 a review of submitted documents pursuant to requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC for characterizing and addressing the following releases at the Site:

- Total petroleum hydrocarbons-as gasoline, diesel, waste oil range organics (TPH-O, TPH-D and TPH-O, respectively), and volatile organic compounds (benzene, ethylbenzene, toluene, xylenes – BETX) in soil.

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 (TCP) has reviewed the following information regarding your proposed remedial action:

1. AEROTECH Environmental Consulting Inc., November 14, 2016, Groundwater Monitoring Well Installation Work Plan

The work plan listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7235, or sending an email to nwro_public_request@ecy.wa.gov.

The Site is more particularly illustrated in Enclosure A to this letter which includes a detailed Site diagram.

Based on a review of supporting documentation listed above, pursuant to **requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site, Ecology has approved the work plan with the following determinations:**

- Based on the proposed ground water monitoring work plan, three monitoring wells will be installed within the Property (Figure 1). Installation for additional monitoring well(s) should be considered to define the plume if contaminations in ground water are found to be above the cleanup levels.
- Ground water samples collected from the monitoring wells shall be analyzed for the chemicals of concern (COCs) defined above on a quarterly basis.
- A no further action (NFA) request could be filed if concentrations of the COCs do not exceed the MTCA Method A cleanup level in this proposed monitoring event.
- The NFA request shall include a soil remedial confirmation laboratory report which shows contamination in soil is below the MTCA Method A cleanup level at the former UST excavation.

This opinion does not represent a determination by Ecology that a proposed remedial action will be sufficient to characterize and address the specified contamination at the Site or that no further remedial action will be required at the Site upon completion of the proposed remedial action. To obtain either of these opinions, you must submit appropriate documentation to Ecology and request such an opinion under the VCP. **This letter also does not provide an opinion regarding the sufficiency of any other remedial action proposed for or conducted at the Site.**

Un Kim
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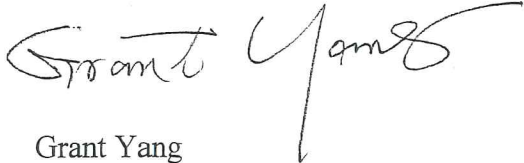
Note that this opinion is based solely on the information contained in the documents listed above. Therefore; if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

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 conducting independent remedial action and requesting technical consultation under the VCP. As the cleanup of the Site progresses, you may request additional consultative services under the VCP, including assistance in identifying applicable regulatory requirements and opinions regarding whether remedial actions proposed for or conducted at the Site meet those requirements.

If you have any questions about this opinion, contact me by phone at (425) 649-7126 or by e-mail at grant.yang@ecy.wa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Grant Yang", with a stylized flourish extending from the end.

Grant Yang
Site Manager
NWRO Toxics Cleanup Program

cc: Nicholas Gerkin, AEROTECH Environmental Consulting Inc.
Sonia Fernandez, VCP Coordinator, Ecology

Enclosure (1): Figure 1 Site Plan Showing Locations of the Proposed Monitoring Well Installation

Figure 1 Site Plan Showing Locations of the Proposed Monitoring well Installation

