



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

July 29, 2008

Mr. Harley D. O'Neil, Jr.
1408 Northwest Richmond Beach Road
Shoreline, WA 98177

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

- Name: EZ Stop
- Address: 19200 Aurora Avenue North, Shoreline, WA
- Facility/Site No.: 42796786
- VCP No.: NW1689

Dear Mr. O'Neil:

Thank you for submitting your independent remedial action report for the EZ Stop 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. Closure Report, EZ Stop Site, 19200 Aurora Avenue North, Shoreline, Washington, prepared by Farallon Consulting L.L.C. dated June 20, 2008.
2. Draft Cleanup Action Plan, EZ Stop Site, Voluntary Cleanup Program site NW 1689, 19200 Aurora Avenue North, Shoreline, Washington 98133, prepared by Farallon Consulting L.L.C. dated December 13, 2007.

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3. Phase II Environmental Site Assessment, 19200-19260 Aurora Avenue North, Shoreline, Washington, prepared by Associated Earth Sciences, Inc., dated December 3, 2002.
4. Phase I Environmental Site Assessment, 19200-19260 Aurora Avenue North, Shoreline, Washington, prepared by Associated Earth Sciences, Inc., dated October 10, 2002.

The documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact at (425) 649-7190.

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

- Total petroleum hydrocarbon as gasoline, benzene, toluene, ethylbenzene, xylenes and methyl-tertiary butyl ether in soil.

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 remove the Site from the Confirmed and Suspected Contaminated Sites List and the Leaking Underground Storage Tank (LUST) 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 Echo Lake Associates, LLC.

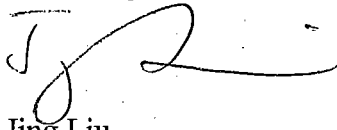
Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may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

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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 (VCP). If you have any questions regarding this opinion, please contact me at (425) 649-4310.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jing Liu', written over a horizontal line.

Jing Liu
NWRO Toxics Cleanup Program

jl/kp

Enclosure: 1
cc: Riley Conkin, Farallon Consulting L.L.C.

Enclosure A

The Site is located at 19200 Aurora Avenue North in Shoreline. It is approximately 1.3 acres in size and formerly operated as a retail gas station since 1969 with associated canopy, two dispenser islands, and three underground storage tanks (USTs). The USTs included two 10,000-gallon and one 4,000-gallon gasoline tanks. A former car wash was also historically operated on the north side of the Site in the area of the former gas station building. The gas station operations were discontinued at the Site in 2006, and the gas station building and dispenser island canopy were demolished in 2007.

Soil was contaminated by petroleum products related to releases from the UST system. Total petroleum hydrocarbon as gasoline, benzene, toluene, ethylbenzene, xylenes and methyl-tertiary butyl ether were all detected exceeding the MTCA Method A soil cleanup levels for unrestricted land use. Petroleum contaminated soil (PCS) exceeding the MTCA Method A cleanup levels at the Site included an area centered on the former dispenser islands in the central portion of the Site extending north beneath the former retail gas station building and south into a portion of the adjacent City of Shoreline right-of-way of North 192th Street. The average vertical depth of PCS exceeding the MTCA Method A cleanup levels in the primary source area ranged from 5 to 15 feet below ground surface (bgs), with the exception of a deeper localized area in the south-central portion of the Site where PCS exceeding Method A cleanup levels were encountered at depths of 15 to 25 feet bgs.

Total petroleum hydrocarbon as diesel was detected in soil samples collected from 5 to 12 feet bgs in a localized area beneath the former retail gas station building, the concentrations were below the MTCA Method A cleanup level for unrestricted land use. The diesel contamination may be related to the operation of the former car wash.

Groundwater was not encountered during subsurface investigations to a total depth explored of 51 feet bgs at the Site and therefore was not considered as a medium of concern.

The USTs were decommissioned and removed in March 2008. Approximately 6,886 tons of PCS were excavated and disposed of off-site. Soil confirmational samples showed compliance with the MTCA Method A cleanup levels for unrestricted land use, including samples collected beneath the right-of-way of North 192th Street.

Site Diagram
Copied from Figure 4, Closure Report, EZ Stop Site,
19200 Aurora Avenue North, Shoreline, Washington
prepared by Farallon Consulting LLC. dated June 20, 08.

