



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

May 22, 2019

Dan Blaes
Blaes Environmental
18011 Sky Park Circle, Ste. H
Irvine, CA 92614

RE: Site Closure via Risk Assessment

- **Site Name:** Sun Mart 21
- **Site Address:** 10173 US Highway 12, Naches
- **Facility/Site ID No.:** 59229114
- **Cleanup Site ID No.:** 6350
- **VCP Project No.:** CE0489

Dear Dan Blaes,

On May 6, 2019, Blaes Environmental (Blaes) asked the State of Washington Department of Ecology (Ecology) if a site could reach closure via risk assessment. MTCA allows for site closure using institutional controls (restrictive covenants) at locations where treatment is restricted. After review of the Sun Mart 21 site file, Ecology concludes a closure via institutional controls is not possible at this time.

The site has not been adequately defined; RCW 70.105D.020 (8b) defines a facility as “any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located.” Ecology suspects a groundwater plume exists down gradient of the property, as all samples from MW-3 (the furthest down gradient monitoring well) indicate elevated gasoline levels. Potentially Liable Persons (PLPs) are responsible for their contamination that remains, even if outside their property boundaries.

In order to qualify for closure with an institutional control, a facility must establish the extent of the plume. After establishing the plumes extent, sufficient data is required to demonstrate that remaining contamination is immobile and stable or shrinking.

Furthermore, Ecology notes that a Terrestrial Ecological Evaluation (TEE) has not occurred at the site. WAC 173-340-7490 (2) outlines required actions “in the event of a release of a hazardous substance to the soil at a site,” there are three options to satisfy the TEE requirement:



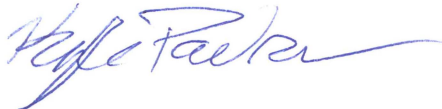
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May 22, 2019
Page 2

1. Document an exclusion from further evaluation using the criteria in WAC 173-340-7491.
2. Conduct a simplified evaluation as set forth in WAC 173-340-7492.
3. Conduct a site-specific evaluation as set forth in WAC 173-340-7493.

The enclosed form may help in this process. Please review the form and provide Ecology with the appropriate documentation to satisfy the TEE requirement.

If you have any questions regarding this letter, please feel free to contact me at (509) 454-7833, or by email at kyle.parker@ecy.wa.gov.

Respectfully,



Kyle Parker
Cleanup Project Manager
Toxics Cleanup Program
Central Regional Office

Enclosure: (1) Voluntary Cleanup Program: Terrestrial Ecological Evaluation Form

cc: Kristi Hodge, Circle K Stores