



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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August 16, 2012

Mr. Mark Conan
Plaid Pantries, Inc.
10025 SW Allen Blvd
Beaverton, OR 97005

Re: Opinion Pursuant to WAC 173-340-515(5) on Proposed Remedial Action for the Following Site:

- **Site Name:** Plaid Pantry Store 324 aka Zip Market
- **Address:** 10645 16th Avenue SW, Seattle WA 98146
- **Facility Site Number:** 18113426
- **VCP Number:** NW2585
- **ISIS Number:** 8195

Dear Mr. Conan:

Thank you for submitting documents regarding your proposed remedial action for the Former Plaid Pantry Store #324 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/reports pursuant to requirements of 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:

- Gasoline range petroleum hydrocarbons in soil;
- Benzene, toluene, ethylbenzene, and xylenes in soil.

Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(b) 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.

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Ecology's Toxics Cleanup Program has reviewed the following information regarding your proposed remedial action(s):

1. August 6, 2012. *Technical Memorandum, Offsite Characterization Work Plan*, EES Environmental Consulting, Inc. (EES).
2. July 27, 2012. *Technical Memorandum, Focused Remedial Alternative Screening*, EES.
3. November 28, 2011. *Memorandum, Status of Remedial Action Planning*, PNG Environmental, Inc. (PNG).
4. April 22, 2011. *Interim Remedial Action Work Plan*, PNG.
5. July 15, 2010. *Remedial Alternative Screening*, PNG.
6. May 18, 2009. *Supplemental Site Characterization-April 2009*, PNG.
7. November 4, 2008. *Supplemental Site Characterization Work Plan*, PNG.
8. January 25, 2008. *Site Assessment Report*, PNG.

The reports 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) 649-7235.

The Site is defined by the extent of contamination caused by the following releases:

- Unleaded Gasoline in soil;
- BTEX 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 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 releases at the Site, Ecology has determined:

EES Environmental proposes to supplement previous investigations at the Property and Site by advancing twelve (12) soil borings in adjoining King County ROW to define the lateral and vertical extent of petroleum hydrocarbon contamination that may have migrated off-Property.

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EES also proposes to conduct a pilot test using In Situ Chemical Oxidation (ISCO), a product provided by FMC Corporation (FMC). The product is named "Klozur" and contains sodium per-sulfate. Sodium hydroxide is used to activate the per-sulfate. The blended products are not hazardous and can be safely handled and injected. The in-situ injection of these compounds is intended to achieve aggressive fast-acting contaminant mass reduction associated with chemical oxidation.

The proposed investigation and pilot test should provide good information on the extent of contamination and feasibility of using ISCO for site cleanup.

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.

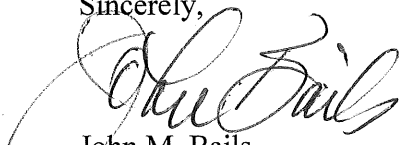
Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

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 regarding this opinion, please contact me at (425) 649-7099 or by email at jbai461@ecy.wa.gov.

Sincerely,



John M. Bails
Toxics Cleanup Program

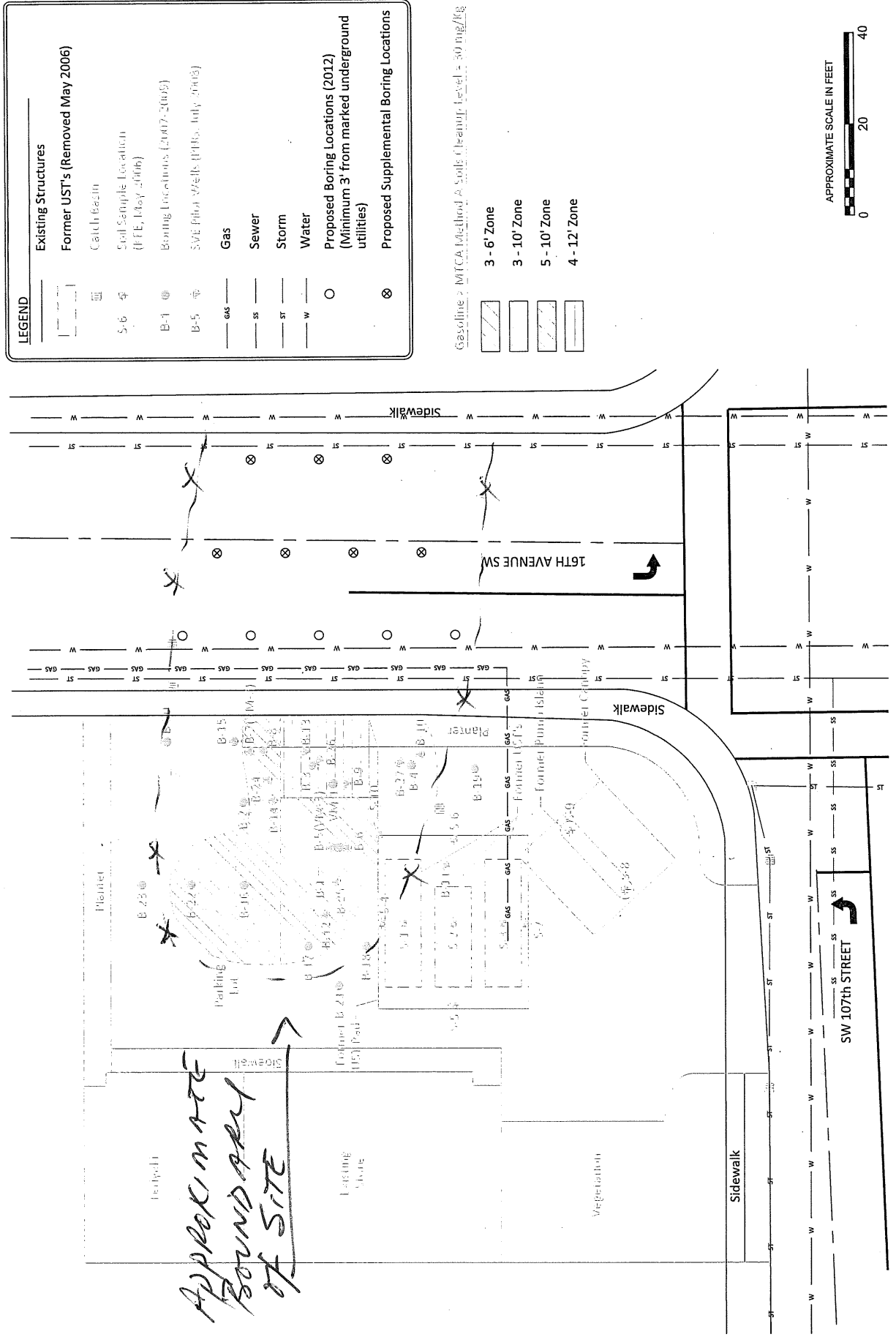
Enclosure

cc: Paul Ecker, EES Environmental Consulting, Inc.

Enclosure A SITE DIAGRAM

John Bails, Ecology, 8/16/2012

Approximate
Boundary
of Site



PROJECT NO. 8-3-12		DATE: 8-3-12	
FILE: 1133-01		DRAWN: JTT	
FIGURE NO. 3		APPROVED: PE	

APPROXIMATE EXTENT OF PETROLEUM IMPACTED SOILS AND PROPOSED BORING LOCATIONS	
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PLAID PANTRY #324	
10645 16TH AVE SW.	
SEATTLE, WA.	

EES ENVIRONMENTAL CONSULTING, INC. 2405 NE 16th Avenue, Portland, OR 97212 (503) 847-2740 www.ees-environmental.com	
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