



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

February 15, 2005

Mr. Jack Alhadeff  
JDA Group, LLC  
95 South Tobin Street  
Renton, WA 98055

Dear Mr. Alhadeff:

Re: Independent Remedial Action  
Proposed Renton Mixed Use Property  
(Former G & M Auto/Meyer Property)  
559, 601, & 625 Rainier Avenue North  
Renton, Washington  
Site ID No. NW 1380

Thank you for submitting the results of your independent remedial actions for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the CNK Auto (Former Kelly's Kar Kare) facility located at 559 Renton Avenue North, the Renton Auto Center facility located at 601 Rainier Avenue North, and Leroy's One Stop Auto Sales facility located at 625 Rainier Avenue North:

1. Phase I Environmental Site Assessment  
Meyer Property  
559-625 Rainier Avenue North  
Renton, Washington 98057  
The Riley Group, Inc., dated November 30, 1999
2. Phase II Subsurface Soil Investigation  
Meyer Property  
559 to 625 Rainier Avenue North  
Renton, Washington 98057  
The Riley Group, Inc., dated May 25, 2001

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3. Independent Cleanup Action Report  
Proposed Renton Mixed Use Property  
(Former G & M Auto/Meyer Property)  
559 to 625 Rainier Avenue North  
Renton, Washington 98055  
The Riley Group, Inc., dated May 21, 2003

The reports listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling Sally Perkins at the NWRO at (425) 649-7190 or -7239.

Based upon the information in the reports listed above, Ecology has determined that, at this time, the release of petroleum hydrocarbon as diesel and heavy oil into the soil no longer poses a threat to human health or the environment.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

Ecology's no further action determination is made only with respect to the release identified in the reports listed above. This no further action determination applies only to the area of the property affected by the release identified in the reports at 559, 601, & 625 Rainier Avenue North, Renton. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by JDA Group, LLC/CNK Auto, Leroy's One Stop Auto Sales, and Renton Auto Center. Ecology understands that limited petroleum contaminated soils may be encountered in the vicinity of the five remaining underground hydraulic lifts at Renton Auto Center and beneath the garage at CNK (former Kelly's Kar Kare) due to wide cracks in the floor. All contaminated soils encountered during site re-development must be adequately addressed in accordance with the Model Toxics Control Act.


Ecology will update its database to reflect this "No Further Action" determination. Your site will not appear in future publications of the Confirmed & Suspected Contaminated Sites Report (previously known as the Affected Media and Contaminants Report).

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature that may arise from any act or omission in providing this determination.

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If you have any questions, please contact me at (425) 649-7265 or [bsat461@ecy.wa.gov](mailto:bsat461@ecy.wa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'B. S. Sato', with a stylized flourish at the end.

Brian S. Sato, P.E.  
Toxics Cleanup Program

BSS:bs

cc: Mr. Paul Riley, The Riley Group, Inc.