



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

January 11, 2023

Phil Mitchell
Sunset Auburn, LLC
910 Traffic Ave
Sumner, WA 98390
(pmitchell@sunsetchev.com)

Re: Early Notice Letter Regarding a Release of Hazardous Substances:

- **Site Name:** Coastal Gas
- **Site Address:** 3317 Auburn Way N, Auburn, WA 98002
- **Cleanup Site ID:** 16683
- **Facility/Site ID:** 68239768
- **County Assessor Parcel:** 0004000061

Dear Phil Mitchell:

The Department of Ecology (Ecology) received a report in 2020 about potential contamination from hazardous substances. We have investigated the release or threatened release, of hazardous substances to identify impacts to human health and the environment, as required under the Revised Code Washington, [Chapter 70A.305 RCW](#).¹

Ecology maintains a database of known or suspected contaminated sites that will need remedial actions to meet requirements established under the [Model Toxics Control Act \(MTCA\)](#),² Chapters 70A.305 RCW, and the Washington Administrative Code [173-340 WAC](#).³ This state law sets the requirements necessary to clean up contaminated sites that can threaten human health and the environment.

During the investigation, Ecology determined that contamination exists. As a result, we added this property to our database as a state cleanup site that will need to be cleaned up pursuant to MTCA.

Ecology assigned Cleanup Site ID (CSID) 16683. You can find site information and electronic records at Ecology's [Cleanup and Tank Search](#) webpage.⁴

This letter or inclusion in our database of state cleanup sites does not mean that Ecology has made a determination about potential liability for cleanup under MTCA. Ecology's policy is to work cooperatively with individuals to accomplish prompt and effective cleanups.

¹ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

³ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/>

Technical Assistance Programs for Non-Heating Oil Petroleum Tank System Release Sites

The release of contaminants at this site may have come from a petroleum tank system. The first step to receive technical assistance, or an opinion on an independent remedial action that meets MTCA requirements is determining if the site is eligible for Ecology's [Voluntary Cleanup Program](#) (VCP)⁵ or the [Pollution Liability Insurance Agency](#) (PLIA)⁶ [Technical Assistance Program](#) (TAP).⁷

Complete Ecology's [VCP Eligibility Form](#),⁸ available at [our webpage](#), to determine program eligibility. Ecology cannot accept the site into the VCP if the site is eligible for PLIA's TAP. Contact the following agencies directly for more information about the VCP and TAP:

VCP

Sonia Fernandez
(206) 594-0117
sonia.fernandez@ecy.wa.gov
ecology.wa.gov/vcp

TAP

TAP Coordinator
(800) 822-3905
pliamail@plia.wa.gov
plia.wa.gov

Your cooperation in planning or conducting an independent remedial action is not an admission of guilt or liability. All independent remedial actions must follow the requirements of state laws. Completing an independent remedial action without meeting MTCA requirements may lead to additional cleanup work or formal oversight by Ecology.

If an independent remedial action does not occur on this property, Ecology will likely require a more detailed investigation in the future. Investigation typically consists of additional testing for contamination, including soil and groundwater sampling.

Enclosed is a Cleanup Site Details Report and the [Model Toxics Control Act Cleanup Regulation Focus Sheet](#).⁹ For questions regarding this letter or copies of the Model Toxics Control Act regulations and statute, please contact Donna Musa by phone at (425) 301-6080 or by email at donna.musa@ecy.wa.gov.

Sincerely,



Kim Wooten
Acting Unit Supervisor, VCP Unit
Toxics Cleanup Program, NWRO

Enclosures (2):

1. Cleanup Site Details Report
2. [Model Toxics Control Act Cleanup Regulation Focus Sheet](#)

cc: Troy Bussey, Pioneer Technologies Corporation (busseyt@uspioneer.com)
Donna Musa, Ecology (donna.musa@ecy.wa.gov)
Sonia Fernandez, Ecology (sonia.fernandez@ecy.wa.gov)

⁵ ecology.wa.gov/vcp

⁶ plia.wa.gov

⁷ <https://plia.wa.gov/technical-assistance-program/>

⁸ <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070689.html>

⁹ <https://apps.ecology.wa.gov/publications/documents/ftc94129.pdf>

