



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

PO Box 47600 • Olympia, Washington 98504-7600 • 360-407-6300

October 16, 2024

Yusuf Pehlivan  
Farallon Consulting LLC  
13555 SE 36th St, Ste 320  
Bellevue, WA 98006  
sent by email: [ypehlivan@farallonconsulting.com](mailto:ypehlivan@farallonconsulting.com)

**Re: Application Acceptance – Voluntary Cleanup Program**

**Site name:** Airfield Townhomes  
**Site address:** 3245 158th Ave SE, Bellevue, King County, WA 98008  
**Facility/Site ID:** 100002629  
**Cleanup Site ID:** 17088  
**VCP Project ID:** XN0053

Dear Yusuf Pehlivan:

The Department of Ecology (Ecology) accepted your application to the Expedited process of the Voluntary Cleanup Program (VCP) for the Airfield Townhomes site (Site). We applaud your initiative and welcome your interest in the VCP. This letter has important information on how we will review your VCP cleanup project (project) at the Site.

## **Agreement**

---

We completed and signed your Expedited VCP agreement for the project on **October 10, 2024**. This date is the effective date of the agreement. A copy of your signed agreement is [enclosed](#).

## **Identification Numbers**

---

We have assigned a unique name and number to your Site. This information is listed on the first page of your Expedited VCP agreement ([enclosed](#)). When contacting us, please reference this information to identify your project.

## Communications

Unless otherwise requested, we will communicate directly with you, the Project manager, as listed on your VCP application form. If you replace your project manager, or their contact information changes, please submit a completed [change of contact form](#).<sup>1</sup>

The following cleanup project manager is our point of contact for your project:

Frank Winslow, LHG, Expedited VCP Cleanup Project Manager  
Toxics Cleanup Program, Central Regional Office  
Department of Ecology  
1250 W Alder St  
Union Gap, WA 98903-0009  
509-424-0543  
[frank.winslow@ecy.wa.gov](mailto:frank.winslow@ecy.wa.gov)

## Request for written opinion

---

In your application, you requested a written opinion on the sufficiency of your Remedial Investigation/Focused Feasibility Study and Cleanup Action Plan. We will review your submitted document(s) and expect to provide a written response within approximately 90 days.

As your cleanup progresses, you may request a written opinion on your planned or completed remedial actions by submitting to Ecology:

- A completed request for opinion<sup>2</sup> form.
- Remedial action plans and/or reports.

## Initial Prepayment

---

We will send you a prepayment invoice within 10 calendar days after your acceptance into the Expedited VCP process. Under your Expedited VCP agreement, you must submit the initial prepayment of \$20,000 within 30 calendar days of the invoice date.

If we do not receive the initial prepayment within 30 calendar days, we will terminate your Expedited VCP agreement, and immediately stop work on your project. Further, you must still pay for both of the following:

---

<sup>1</sup> <https://apps.ecology.wa.gov/publications/summarypages/ECY070218.html>

<sup>2</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/ecy070219.html>

- Any costs we incur to review your submitted report and other materials before agreement termination.
- The \$1,500 agreement close out fee.

We will invoice you for our costs. If we do not receive payment within 60 calendar days after the invoice date, we may assign the debt to a collection agency under chapter [19.16](#) RCW.<sup>3</sup> You are responsible for paying all collection fees. Please refer to the [Voluntary Cleanup Program \(VCP\): Guidance for the Expedited VCP Process](#)<sup>4</sup> for the schedule of fees and billing information.

## Payment

---

We will send monthly invoices to the billing contact listed in your VCP application form. Our invoices include a summary of costs incurred, payments received, names of staff billing to the project, and the time spent on the project during the previous month. We will cost recover against the prepayment balance and ask for subsequent prepayments as needed. If the prepayment balance approaches or crosses the prepayment threshold, we will invoice you for the subsequent prepayment. Customers will have 30 calendar days from the invoice date to provide the subsequent prepayment.

If you replace your billing contact, or their contact information changes, you must submit a completed [change of contact form](#).

## Site listing notice

---

We determined that your Site requires remedial action. Therefore, we added your Site to our [Contaminated Sites List](#),<sup>5</sup> as required by the [Model Toxics Control Act](#).<sup>6</sup> We appreciate your cooperation in planning or conducting remedial action at the Site. Moving forward with remedial action does not constitute an admission of guilt or liability. This early notice of site listing is required under [WAC 173-340-310](#)(6)(b).<sup>7</sup>

---

<sup>3</sup> <https://apps.leg.wa.gov/RCW/default.aspx?Cite=19.16>

<sup>4</sup> <https://apps.ecology.wa.gov/publications/summarypages/2009053.html>

<sup>5</sup> <https://apps.ecology.wa.gov/tcpwebreporting/reports/cleanup/contaminated>

<sup>6</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

<sup>7</sup> <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-310>

## Contact Information

---

We are committed to working with you to achieve the prompt and effective cleanup of your Site. If you have any questions, please contact Frank Winslow at [frank.winslow@ecy.wa.gov](mailto:frank.winslow@ecy.wa.gov) or call 509-424-0543.

Sincerely,



Treasure Mitchell  
Expedited VCP Coordinator  
Toxics Cleanup Program  
Headquarters Office

Enclosure: Copy of signed Expedited VCP Agreement

cc by email: Jonathan Tran, I-90 Bellevue I Investments, [jjtran@rainierpm.com](mailto:jjtran@rainierpm.com)  
Frank Winslow, Ecology, [frank.winslow@ecy.wa.gov](mailto:frank.winslow@ecy.wa.gov)  
Erik Snyder, Ecology, [erik.snyder@ecy.wa.gov](mailto:erik.snyder@ecy.wa.gov)  
TCP, Operating Budget Analyst, [tra.thai@ecy.wa.gov](mailto:tra.thai@ecy.wa.gov)  
Fiscal, VCP Fiscal Analyst, [ecyrevcp@ecy.wa.gov](mailto:ecyrevcp@ecy.wa.gov)  
Ecology Site File

## **Enclosure**

---

Copy of Signed Expedited VCP Agreement



## Voluntary Cleanup Program Agreement

### Washington State Department of Ecology - Toxics Cleanup Program

For completion

by

Ecology only

#### Instructions

Facility/Site Name: [Airfield Townhomes](#)

Facility/Site No.: [100002629](#)

VCP Project No.: [XN0053](#)

Submit this Agreement (original) to Ecology as part of your Application. Before submitting, enter the Customer's name and the Site's address on the first page, and sign the Agreement on the third page. If your Application is accepted, then Ecology will do the following: 1) identify the Site and VCP project in the box below; 2) sign the Agreement; and 3) send you a copy of the completed Agreement.

This document constitutes an Agreement between the Washington State Department of Ecology (Ecology) and IS Property Investments L(Customer) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified below and associated with the following address: 3245 158th Avenue Southeast

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), chapter 70A.305 RCW, and its implementing regulations, chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or chapter 173-340 WAC, then that definition shall govern.

#### Services Provided by Ecology

Upon request, Ecology agrees to provide the Customer informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Customer with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Customer provides Ecology with prior written authorization.

In accordance with RCW 70A.305.170, any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

#### Payment for Services by Customer

The Customer agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Customer consistent with WAC 173-340-515(6) and 173-340-550(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Customer a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Customer shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold any requested opinions and notify the Customer by certified mail that the debt is past due.

If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under chapter 19.16 RCW. The Customer agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

### Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70A.305.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

### Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Customer. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

### Termination of Agreement

Either party may terminate this Agreement without cause by sending written notice by email or U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise directed, issuance of a No Further Action opinion, either for the Site as a whole or for a portion of the real property located within the Site, shall constitute notice of termination by Ecology.

Under this Agreement, the Customer is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

## Representations and Signatures

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Customer to comply with the Agreement.

Washington State Department of Ecology



Signature

**Erik G. Snyder**

Printed name

Section Manager, TCP HQ

10/10/2024

Date

Customer signatory

DocuSigned by:

Kyle McAlonan

34578C8F752A43C...

Signature

**Kyle McAlonan**

Printed name of signatory

**Authorized Signer**

Title of signatory

10/4/2024

Date

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability may call 877-833-6341.