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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

March 5, 2025

Jae Park
LGL Investment Inc
9312 S Tacoma Way, Ste 170
Lakewood, WA 98499
(jpark1160@gmail.com)

Re: Early Notice of Listing Contaminated Site

- **Site Name:** Boulevard Grocery
- **Site Address:** 5304 61st St NE, Marysville WA 98270
- **Facility/Site ID:** 67311524
- **Cleanup Site ID:** 17073

Dear Jae Park:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the Boulevard Grocery facility (Site). This Site requires cleanup under the Model Toxics Control Act (MTCA), chapter [70A.305](#) RCW,¹ and the cleanup regulations adopted under that Act, chapters [173-340](#)² and [173-204](#) WAC³ (collectively called “the state cleanup law”).

Based on this confirmation, Ecology has added the Site to the [Contaminated Sites List](#).⁴ This list includes all known or suspected contaminated sites that Ecology has determined require further remedial action under MTCA.

Ecology based this determination on your December 2024 enrollment in the [Technical Assistance Program](#) (TAP)⁵ of the [Pollution Liability Insurance Agency](#) (PLIA).⁶ We applaud your initiative and appreciate your work to independently clean up the Site.

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

² <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

³ <https://apps.ecology.wa.gov/publications/documents/1309055.pdf>

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

⁵ <https://plia.wa.gov/technical-assistance-program/>

⁶ <https://plia.wa.gov/>

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Your cooperation to clean up the Site is neither an admission of guilt nor liability. This notice is required under Washington Administrative Code (WAC) [173-340-310](#)(6)(b).⁷

For more information about this notice, please contact Donna Kirkman by phone at (425) 301-6080 or by email at donna.kirkman@ecy.wa.gov.

Sincerely,



Nick Treat
Unit Supervisor, Voluntary Cleanup Program
Toxics Cleanup Program, NWRO

Enclosure: Cleanup Site Details Report

cc: Ben Carlson, Stratum Group (ben@stratumgroup.net)
PLIA TAP Coordinator (pliamail@plia.wa.gov)

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



Cleanup Site Details

Cleanup Site ID: 17073

Cleanup Site ID: 17073 Facility/Site ID: 67311524 UST ID: 101929 [Site Page](#) [Site Documents](#) [View Map](#)

Cleanup Site Name: Boulevard Grocery [Glossary](#)

Alternate Names: BOULEVARD GROCERY

LOCATION

Address: 5304 61st St NE City: Marysville Zip Code: 98270 County: Snohomish
Latitude: 48.05171 Longitude: -122.15942 WRIA: 7 Legislative District: 38 Congressional District: 2 TRS: 30N 5E 27

DETAIL

Status: Cleanup Started NFA Received? No Is PSI site? No
Statute: MTCA NFA Date: N/A Current VCP? No Past VCP? No
Site Rank: N/A NFA Reason: N/A Brownfield? No
Site Manager: PLIA Responsible Unit: Pollution Liability Ins Agcy Active Institutional Control? No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Boulevard Grocery	Upland	Cleanup Started	PLIA	PLIA	PLIA Petroleum Technical

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
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There are no current Institutional Controls in effect for this site.

AFFECTED MEDIA & CONTAMINANTS

MEDIA

Contaminant	Soil	Groundwater	Surface Water	Sediment	Air	Bedrock
Petroleum-Diesel	C	C				
Petroleum-Gasoline	C					

Key:
B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
S - Suspected R - Remediated RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
LUST - Notification	Completed		1/30/2020
Site Discovery/Release Report Received	Completed		1/31/2020
LUST - Report Received	Completed		1/31/2020
LUST - Report Received	Completed		8/12/2024
LUST - Report Received	Completed		8/12/2024
Initial Investigation / Federal Preliminary Assessment	Completed		8/13/2024
Site Hazard Assessment/Federal Site Inspection	Completed		8/13/2024