



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

May 10, 1999

CERTIFIED MAIL
Z 337 937 250

Gerald Ostroff
8005 SE 33rd Pl. #PH
Mercer Island, WA 98040

Dear Mr. Ostroff:

Re: **EARLY NOTICE LETTER #N- 17-5659-000**
Spic N Span Cleaners Inc.
652 S Dearborn St.
Seattle, WA 98134-1328

This letter is sent to you concerning information that the Department of Ecology (Ecology) has gathered regarding the above referenced property. As part of the process under the Model Toxics Control Act (MTCA), Ecology maintains a list of known or suspected contaminated sites. Based on available information in the department's files, it is Ecology's decision to add this property to the list as a site known to be contaminated by hazardous substances.

Enclosed is a data summary report containing information we believe reflects the current site status. A legend is also enclosed to help interpret codes used in this report.

Please note that inclusion on the list **does not** mean that Ecology has determined you to be a potentially liable person responsible for cleanup under the MTCA. However, this letter is a notification that an area(s) of contamination may exist on this property. Further investigation or cleanup action will need to be done to comply with Washington State laws and regulations.

Because of considerable potential liability, please be advised to carefully consider any investigation or cleanup actions and to carefully document steps taken independent of Ecology's involvement. Guidance documents to help conduct an independent cleanup are available if you are interested in this option. In proceeding with an independent cleanup, please be aware there are requirements in State law that must be met. Some of these requirements are addressed in WAC 173-340-120(8)(B) and -300(4). Ecology will use the appropriate requirements contained throughout this chapter in its



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evaluation of the adequacy of any independent remedial (cleanup) actions performed. Ecology has a strong commitment to work cooperatively with individuals to accomplish prompt and effective investigations and site cleanups. However, due to limited resources and requirements in State law, we are not able to provide all the assistance requested. Your cooperation in planning or conducting a cleanup action is not an admission of guilt or liability.

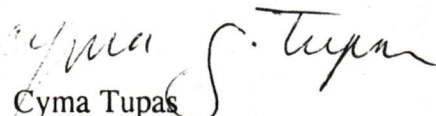
If an independent cleanup action is undertaken, and a formal review of the work is desired, a report may be submitted to Ecology through the Voluntary Cleanup Program. This program was established in response to the public's need for Ecology to more rapidly review cleanup actions. A fee has been established to support this review process. Guidance documents to help conduct an independent cleanup are available if you are interested in this option.

If a cleanup action is undertaken and a formal review of the work is not desired at this time, then the information should be submitted to Ecology in order to document any assessment or cleanup activities. If no report is available, but work is in progress or anticipated, a letter describing these plans would be helpful in updating the site record.

If an independent cleanup action does not occur on this property, Ecology will conduct a more detailed inspection at a future time that may include testing for contamination. After that, Ecology will assess what action is needed and establish a priority for that work under the formal MTCA cleanup process. At that time, the potentially liable person(s) would be determined and would be responsible for cleanup costs, including State oversight.

Should you have any questions regarding this letter or if you would like a copy of Chapter 70.105D RCW (The Model Toxics Control Act), the implementing regulations, Chapter 173-340 WAC, that detail these requirements, or a guidance document, please contact me at (425) 649-7149. Thank you in advance for your cooperation.

Sincerely,


Cyma Tupas
Toxics Cleanup Program

CT:jp

Enclosure

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HARTCROWSER

Earth and Environmental Technologies

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Tel 206.324.9530
www.hartcrowser.com

J-4808

October 31, 1997

Mr. Mike Gallagher
Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008-5452

Re: Spic'n Span Cleaners
652 S. Dearborn 98134
Seattle, Washington

Dear Mike:

This letter provides information on environmental conditions at the above-referenced property and constitutes a release report pursuant to WAC 173-340-300. Enclosed is the Environmental Site Assessment Report (the "Report"), which documents the results of the subsurface investigations at the site.

The environmental assessment work was commenced in conjunction with a potential sale of the property. As indicated in the Report, a limited subsurface investigation was performed as part of a Phase I Assessment of the property. The preliminary subsurface investigation results indicated that perchloroethylene was present in soils on the property. Subsequent investigation has confirmed the presence of chlorinated solvents in the soil at the site. Groundwater sampling was also performed, and chlorinated solvents and petroleum hydrocarbons are present in the groundwater. The enclosed Report provides detailed information on the results from the investigation.

At this time, Spic'n Span Cleaners plans to remove the underground storage tanks that currently exist on the property. These tanks contained a petroleum-based solvent in the past, but are not





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currently in use. Based on the information available at this time, it is not expected that these tanks are the source of the petroleum hydrocarbon contamination. However, during the tank removal, Spic'n Span will collect additional soil samples to further evaluate the source of petroleum hydrocarbons at the site. Based on the information obtained during the tank removal, Spic'n Span will proceed with additional site assessment work to further define the nature and extent of the contamination.

If you have any questions on the information contained in this letter or the enclosed Report, please contact me. We will be forwarding the appropriate tank removal forms to your office in the near future.

Sincerely,

HART CROWSER, INC.

A handwritten signature in blue ink, appearing to read "Doug L. Hillman", with a long horizontal flourish extending to the right.

DOUG L. HILLMAN, P.G.
Associate Hydrogeologist

LTM/clp

cc: Richard D. Brody (Spic'n Span Cleaners)
Lynn T. Manolopoulos

Enclosure:

Environmental Site Assessment Report Spic'n Span Cleaners
Hart Crowser, Inc., dated July 31, 1997

