



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

April 6, 2006

**CERTIFIED MAIL**

7004 1160 0002 6158 3574

Clack Building Ventures  
325 E. Sprague Avenue  
Spokane, WA 99202

Dear Management:

RE: Early Notice Letter Regarding the Release of Hazardous Substances on property located at 601 George Washington Way, Richland, WA, ERTS # 553349, Facility/Site # 43737443

Under Chapter 70.105D Revised Code of Washington (RCW), upon receiving a report of a release or threatened release of a hazardous substance that may pose a threat to human health or the environment, the Department of Ecology (Ecology) is required to conduct an Initial Investigation.

On February 9, 2006, Ecology received an Environmental Report Tracking System (ERTS) report from LFR Inc., an environmental consulting firm doing excavation at the site. The ERTS report identified a release of petroleum product in a drywell at the site. Data submitted by LFR Inc. indicates that heavy oil, lead, PCBs, and other contaminants in excess of MTCA Method A cleanup levels are present in soils at the site. Heavy oil was reported at a maximum concentration of 12,500 mg/kg. The MTCA cleanup level for heavy oil is 2,000 mg/kg. Lead was reported at a maximum concentration of 709 mg/kg. The MTCA cleanup level for lead is 250 mg/kg. PCBs were reported at a maximum concentration of 14 mg/kg. The MTCA cleanup level for PCBs is 1.0 mg/kg. This data indicates that a release of hazardous substances has occurred at the site and remedial action is required to achieve cleanup.

Under the Model Toxics Control Act (MTCA), Ecology maintains a listing of known or suspected contaminated sites. It is Ecology's decision that the above-referenced property will be added to this information system. Ecology has also determined that a Site Hazard Assessment described in Washington Administrative Code (WAC) 173-340-320 will be required at this site. It is the policy of the Department of Ecology to work cooperatively with persons to accomplish prompt and effective site cleanups. Ecology prefers to achieve site cleanup cooperatively through independent cleanup actions (WAC 173-340-510). Cooperating with Ecology in planning or conducting remedial actions is not an admission of guilt or liability. Please note if you submit a report to Ecology within 90 days indicating that contamination on your property is below the cleanup standards, your property will be automatically removed from the list of known or suspected contaminated sites.

In proceeding with an independent cleanup, please be aware that there are requirements in state law which must be adhered to. In particular, WAC 173-340-300(4) which requires a report of independent actions. To the extent known, the report shall include: The identification and location



Clack Building Ventures  
April 6, 2006  
Page 2

of the hazardous substance; circumstances of the release; the discovery and remedial actions planned, completed, or underway. More requirements of independent cleanup actions are discussed in WAC 173-340-120(8)(b). Ecology will use the appropriate requirements contained throughout this chapter in its evaluation of the adequacy of any independent remedial actions performed. In the future, Ecology may still need to conduct a more detailed inspection of this property, including testing for possible contamination. At that time we may assess the need for further action.

You are encouraged to contact Ecology for limited informal advice and assistance. For technical assistance you are advised to hire an environmental consultant with the appropriate expertise. A copy of Chapter 70.105D RCW, the Model Toxics Control Act, and the implementing regulation Chapter 173-340 WAC, which details the requirements of the Act, is enclosed.

If you have any questions regarding this letter or the requirements under the Model Toxics Control Act, please call me. My phone number is (509) 454-7836.

Sincerely,



Mark Dunbar  
Site Manager/Initial Investigations  
Toxics Cleanup Program

Enc: Chapter 173-340 WAC  
Chapter 70.105D RCW

cc: Jeff Leppo, LFR Inc., Spokane, WA  
Frosti Smith, TCP-CRO  
Michael Spencer, TCP-HQ