



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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June 1, 2016

Mr. Eric Paulson
Rowley Properties
1595 NW Gilman Blvd # 1
Issaquah, WA 98027

Re: EARLY NOTICE LETTER: Facility Site # 41221711

Michael's Chevrolet of Issaquah
1601 18th Ave NW
Issaquah, WA 98027
Parcel # 3560000090
Cleanup Site # 13049

Dear Mr. Paulson:

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. You may also access the electronic records Ecology has available for this site, here: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=13049>. 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 MTCA. However, this letter is a notification that an area of contamination exists 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 which 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 MTCA in its evaluation of the adequacy of any independent remedial (cleanup) actions performed.



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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 on our website (<http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>) 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 description of 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 Donna Musa at (425) 649-7136 or donna.musa@ecy.wa.gov. Thank you in advance for your cooperation.

Sincerely,



Louise Bardy
Voluntary Cleanup Unit Supervisor
Toxics Cleanup Program

Enclosure: Data Summary Report

By Certified Mail [7011 0470 0003 3682 2581]

E-cc: Mr. William Carroll (wcarroll@arrowenv.com)

KING COUNTY

SITE ID:	Michaels Chevrolet	Cleanup Site ID: 13049	FS ID: 41221711
Alternate Name(s):		Issaquah Chevrolet, Michaels Chevrolet	
LOCATION:	WRIA: 8	Lat/Long: 47.626 -122.012	View Vicinity Map
Address: 1601 18TH AVE NW ISSAQUAH 98027		Township Range Section 25N 6E 26	Legislative District: 45 Congressional District: 1
STATUS:	Cleanup Started	Rank:	View Site Web Page View Site Documents
Responsible Unit: Northwest		Site Manager: Musa, Donna	
Is Brownfield?		Statute: MTCA	
Has Environmental Covenant?		Is PSI Site?	
NFA Received?		NFA Date: NFA Reason:	

ASSOCIATED CLEANUP UNIT(s)

culID	Cleanup Unit Name	Unit Type	Process Type	Unit Status	Size (Acres)	ERTS ID
13735	Michaels Chevrolet	Upland	Independent Action	Cleanup Started		663189

SITE ACTIVITIES:

Applies to:	Related ID (Unit-LUST-VCP)	Activity Display Name	Status	Start Date	End Date	Legal Mechanism	Performed By	Project Manager
CleanupSite		Site Discovery/Release Report Received	Completed	2/18/2016	2/18/2016			Musa, Donna
CleanupSite		Initial Investigation / Federal Preliminary Assessment	Completed	5/18/2016	5/18/2016		Ecology	Vick, Heather
Upland		Ind - Report Received	Completed	2/15/2016	2/15/2016			

AFFECTED MEDIA & CONTAMINANTS:
Media:

Contaminant:	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Petroleum-Diesel	C					
Petroleum-Other	C		C			

Key:

B - Below Cleanup Level
C - Confirmed Above Cleanup Level
S - Suspected

R - Remediated
RA - Remediated-Above
RB - Remediated-Below