



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

February 27, 2007

**CERTIFIED MAIL**

7005 1820 0004 5364 7026

Mr. & Mrs. John & Louise Piacentini  
c/o Belmar Properties Inc  
2001 6<sup>th</sup> Avenue #2300  
Seattle, WA 98121

Dear Mr. & Mrs. Piacentini

RE: EARLY NOTICE LETTER Site #97464  
Zip Market & Gas  
10645 16<sup>th</sup> Avenue SW  
Seattle, WA 98106

On January 16, 2007 the Department of Ecology (Ecology) was notified by KEE, LLC that there had been a release of petroleum product at the above referenced property. It is our understanding that Mr. & Mrs. Piacentini (Property Owner) and Moo Won, Inc. (UST Operator) is the current owner/operator of this property/facility. Notice was also given to Ecology that you are conducting an independent investigation/cleanup action.

Under the Model Toxics Control Act (MTCA) [Chapter 70.105D Revised Code of Washington (RCW)], Ecology maintains a database of known or suspected contaminated sites. Based on available information, the above referenced property will be added to the Leaking Underground Storage Tank (LUST) database. Please note that inclusion in the database does not mean Ecology has determined you are a potentially liable person under MTCA [administered under Chapter 173-340 of the Washington Administrative Code (WAC)].

Our office is in receipt of the "UST Closure Action Report" documenting the investigation performed at this site by KEE, LLC. Based on the analysis of soil, soil remains above the Model Toxics Control Act (MTCA) Method A Cleanup Levels. Since Ecology has received this report, the site status on the LUST database is being categorized as "Cleanup Started". Please be aware that this status does not imply Ecology has formally reviewed and approved of the remedial action.

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Ecology recognizes the investigation activities that Moo Won, Inc. initiated on this site as an independent investigation/cleanup action. Because of the independent nature of the investigation/cleanup, Ecology's role on this site has been strictly informal. Ecology does not do oversight on independent cleanups, therefore, does not approve or disapprove cleanup actions as referred in WAC 173-340-200 (definition of "independent remedial action"). Independent remedial actions are done at the potentially liable person's own risk. The independent reports submitted by KEE, LLC will have to stand on their own merit unless a formal review is desired. Please be aware that there are requirements in state law which must be adhered to. Some of these requirements are addressed in WAC 173-340-120(8)(B), and -300(4). Please note Ecology will use the appropriate requirements contained throughout this chapter in its evaluation of the adequacy of any independent remedial actions performed. Regardless of your planned/present actions, Ecology may still need to conduct a more detailed inspection of this property in the future, including testing for possible contamination. At that time, we may assess the need for further action and establish a priority for this work, if needed.

Ecology has a strong commitment to working cooperatively with persons to accomplish prompt and effective cleanups. However, due to limited resources and requirements in state law, we are not always able to provide all the assistance requested. Your cooperation in planning or conducting a remedial action is not an admission of guilt or liability.

If an independent remedial action is undertaken and a formal review of the independent report or consultation during any phase of your independent investigation or cleanup is desired, you may request assistance from Ecology under the Voluntary Cleanup Program (VCP). This program was established in response to the public's need for Ecology to provide formal, detailed guidance to parties conducting independent cleanups, and to more readily review cleanup actions taken. A fee has been established to support this assistance process. For further information on this program, please contact Joe Hickey at (425) 649-7202 or Dale Myers at (425) 649-4446.

If you have any questions regarding this letter please contact me at (425) 649-7254.

Sincerely,



Carrie Pederson  
Department of Ecology  
Toxics Cleanup Program

CP:cp  
Enclosure-VCP Focus Sheet

Cc: Moo Won, Inc. (UST Operator)