



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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January 10, 2018

Mr. Colin Radford
Tri Western Syndicated Investments Inc.
10423 Main Street, #4
Bellevue, WA 98004

Re: EARLY NOTICE LETTER: Facility Site # 51421131

Macs One Hour Cleaners
10825 SE 176 St. (SE Petrovitsky Rd)
Renton, WA 98055
Parcel # 3223059132, 3223059270
Cleanup Site # 14336

Dear Mr. Radford:

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=14336>. 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.

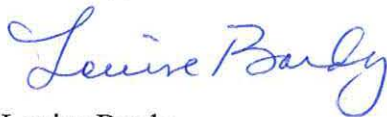
If an independent cleanup action is undertaken, and a formal review of the work is desired, a report may be submitted to Ecology through the Voluntary Cleanup Program. This program was established in response to the public's need for Ecology to more rapidly review cleanup actions. A fee has been established 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 [9171 9690 0935 0163 8407 31]

E-cc: Robert Roe

Site Data Summary

1/5/2018

CS ID: 14336 Macs One Hour Cleaners

FS ID: 51421131

[Site Page](#) [Site Docs](#) [Vicinity Map](#)

Alternate Names:

LOCATION

Address: 10825 SE 176TH ST (SE PETROVITSKY RD) **Lat/Long:** 47.445016 -122.195718 **UST ID:**
RENTON 98055 **WRIA:** 9 **Legislative District:** 11
County: King **TRS:** 23N 5E 32 **Congressional District:** 9

DETAIL

Status: Cleanup Started **RANK:** **NFA Received?** No **NFA Date:**
Site Manager: Northwest Region **Statute:** MTCA **NFA Reason:**
Responsible Unit: Northwest **Has VCP/In VCP:** No/No **Has Institutional Control?** No **Is PSI Site?** No

CLEANUP UNITS

Unit ID	Cleanup Unit Name	Unit Status	Resp Unit	Unit Manager	Current Process
15049	Macs One Hour Cleaners	Cleanup Started	NWRO	Musa, Donna	Independent Action

AFFECTED MEDIA & CONTAMINANTS

CONTAMINANT	MEDIA					
	Soil	Ground Water	Surface Water	Sediment	Air	Bedrock
Halogenated Solvents	C	C			S	

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

SITE ACTIVITIES

Area	Activity	Status	Start Date	End Date	Activity Lead
Admin	Site Discovery/Release Report Received	Completed	2011-03-16	2011-03-16	Musa, Donna
Admin	Initial Investigation / Federal Preliminary Assessment	Completed	2017-11-01	2017-11-01	Vick, Heather