



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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October 31, 2018

Pioneer Human Services
PO Box 18377
Seattle, WA 98118

Re: EARLY NOTICE LETTER: Facility Site # 48336
Stewart House
1733 Belmont Ave
Seattle, WA 98122
Parcel # 8804900665
Cleanup Site # 14787

Dear Pioneer Human Services:

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/ec/gis/Sitepage.aspx?csid=14787>. 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.



Ecology's policy is to work cooperatively with individuals to accomplish prompt and effective cleanups. However, due to limited resources we are not always able to provide requested assistance.

If an independent cleanup action is undertaken, and a formal review of the work is desired, a report may be submitted to the Pollution Liability Insurance Agency (PLIA) through the Heating Oil Technical Assistance Program (HOTAP) to determine whether your cleanup meets the requirements of MTCA. For more information on HOTAP, including guidance documents to help conduct an independent cleanup, please contact PLIA at 1-800-822-3905 or pliamail@plia.wa.gov or visit their website at <http://plia.wa.gov>. Please note, Ecology does not currently accept heating oil tank release sites into the Voluntary Cleanup Program.

Your cooperation with PLIA in planning or conducting independent remedial action is not an admission of guilt or liability. Please be aware of state laws that must be adhered to if you decide to proceed with cleanup work on your own.

If an independent cleanup action does not occur on this property, Ecology may 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, 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, NWRO

Enclosure: Data Summary Report

By Certified Mail [9171 9690 0935 0204 6837 23]

cc: Tom Mergy, PBS Seattle

CS ID: 14787 Stewart House FS ID: 48336 [Site Page](#) [Site Docs](#) [Vicinity Map](#)

Alternate Names:

LOCATION

Address: 1733 BELMONT AVE **Lat/Long:** 47.617336 -122.324901 **UST ID:**
 SEATTLE 98122 **WRIA:** 8 **Legislative District:** 43
County: King **TRS:** 25N 4E 32 **Congressional District:** 7

DETAIL

Status: Awaiting Cleanup **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 PSR Site?** No

CLEANUP UNITS

Unit ID	Cleanup Unit Name	Unit Status	Resp Unit	Unit Manager	Current Process
15581	Stewart House	Awaiting Cleanup	NWRO	Musa, Donna	No Process

AFFECTED MEDIA & CONTAMINANTS

CONTAMINANT	MEDIA					
	Soil	Ground Water	Surface Water	Sediment	Air	Bedrock
Petroleum-Diesel	C					

Key:

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

SITE ACTIVITIES

Area	Activity	Status	Start Date	End Date	Activity Lead
Admin	Site Discovery/Release Report Received	Completed	2017-07-18	2017-07-18	Northwest Region
Admin	Initial Investigation / Federal Preliminary Assessment	Completed	2018-09-24	2018-09-24	Musa, Donna

RETURNED UNDELIVERED