



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

March 30, 2012

Pet Health Clinic
Attn: Sherrie S. Hockett and Robert W. Sonnichsen
2210-A East Edison Road
Sunnyside, WA 98944

Re: Notice of Potential Liability under the Model Toxics Control Act for the Release of Hazardous Substances at the following Site:

- Name: Pet Health Clinic
- Address: 2210-A East Edison, Sunnyside
- Assessor's Parcel No: 221025-11514
- Facility/Site No.: 46612158
- Cleanup Site ID No.: 6137

Dear Ms. Hockett and Mr. Sonnichsen:

Under the Model Toxics Control Act (MTCA), chapter 70.105D RCW, which governs the cleanup of hazardous waste sites in Washington State, the Department of Ecology (Ecology) may identify persons that it finds are liable for the release of hazardous substances at a site. Before making such a finding, Ecology must provide persons with notice and an opportunity to comment on the proposed finding. Any person whom Ecology finds, based on credible evidence, to be liable is known as a "potentially liable person" or "PLP".

Proposed Finding of Liability

Based on credible evidence, Ecology is proposing to find Sherrie Hockett and Robert W. Sonnichsen liable under RCW 70.105D.040 for the release of hazardous substances at the Pet Health Clinic facility (Site). This proposed finding is based on the following evidence:

1. According to the Yakima County Assessor website (<http://yes.co.yakima.wa.us/assessor/>), Sherrie S. Hockett and Robert W. Sonnichsen are listed as the owners of the property;
2. A release of hazardous substances has occurred at the site: After the removal of two underground storage tanks (USTs) in 1992, soil samples were collected from the area of the tank bed. Petroleum concentrations in the soils exceeded MTCA Method A Unrestricted Soil Cleanup Levels. Groundwater samples were not collected during this soil sampling event.



3. In 2011, a soil and groundwater sampling event was conducted at the Site. Soil and groundwater samples were collected. Petroleum concentrations in both soils and groundwater exceeded MTCA Method A Unrestricted Soil Cleanup Levels.
4. Petroleum concentrations exceeding MTCA cleanup levels in soils and groundwater pose a risk to human health and the environment.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;
2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or
3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Mary Jo Monahan
CRO- Toxics Cleanup Program
15 W. Yakima Avenue, Suite 200
Yakima, WA 98902

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

Identification of Other Potentially Liable Persons

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct or require PLPs to conduct remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

1. Ecology intends to have a Remedial Investigation/Feasibility Study (RI/FS) conducted at this site to better characterize the contamination on the site. This study will be used to develop and evaluate cleanup actions that are necessary to ensure protection of human health and the environment.

For a description of the process for cleaning up a hazardous waste site under MTCA, please refer to the enclosed fact sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of hazardous waste sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at 509-454-7840. Thank you for your cooperation.

Sincerely,



Mary Monahan
Site Manager
CRO Toxics Cleanup Program

By certified mail: 7009 2250 0004 4951 2413