



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

April 1, 2022

2904 West Nob Hill Boulevard, LLC  
C/O Dennis Heeb  
7795 West Bayhill Street  
Boise, Idaho 83704

**Re: Early Notice Letter Regarding a Release of Hazardous Substances:**

- **Site Name:** Yakima Dry Cleaners
- **Site Address:** 2904 West Nob Hill Boulevard
- **Facility/Site ID:** 98634292
- **Cleanup Site ID:** 16550
- **County Assessor's Parcel Number:** 181326-32433

Dear 2904 West Nob Hill Boulevard, LLC Owners:

The Department of Ecology (Ecology) received a report, dated September 8, 2021 about potential contamination from hazardous substances. We have investigated the release, or threatened release, of hazardous substances to identify impacts to human health and the environment, as required under chapter 70A.305 RCW.<sup>1</sup>

Ecology maintains a database of known or suspected contaminated sites that will need remedial actions to meet requirements established under the Model Toxics Control Act (MTCA),<sup>2</sup> chapter 70A.305 RCW and 173-340 WAC.<sup>3</sup> This state law sets the requirements necessary to clean up contaminated sites that can threaten human health and the environment.

During the investigation, Ecology determined that contamination may exist at your site. As a result, we added this property to our database as a state cleanup site that will need to be cleaned up pursuant to MTCA requirements.

Ecology cannot make a determination about the current conditions at the site or confirm the release, based on the available information. Therefore, the property is suspected as being contaminated, and we added the property to our database as a State Cleanup Site.

<sup>1</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

<sup>2</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

<sup>3</sup> <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>



2904 West Nob Hill Boulevard, LLC  
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April 1, 2022  
Page 2

Ecology assigned CSID No. 16650. You can find site information and electronic records for this site.<sup>4</sup>

This letter or inclusion in our database of state cleanup sites does not mean that Ecology has made a determination about potential liability for cleanup under MTCA. Ecology's policy is to work cooperatively with individuals to accomplish prompt and effective cleanups.

### **Ecology Voluntary Cleanup Program**

Apply to the Ecology Voluntary Cleanup Program (VCP), to receive technical assistance or a written opinion on the independent remedial action. Contact Frosti Smith at Frosti.Smith@ecy.wa.gov, for more information on the VCP, including guidance documents to help you conduct an independent cleanup.<sup>5</sup> More information is available at [ecology.wa.gov/vcp](http://ecology.wa.gov/vcp).

Your cooperation in planning or conducting independent remedial action is not an admission of guilt or liability. All independent remedial actions must follow the requirements of state laws. Completing an independent remedial action without meeting MTCA requirements may lead to additional cleanup work or formal oversight by Ecology.

Ecology likely will require a more detailed investigation in the future, if an independent remedial action does not occur on this property. Investigation typically consists of additional testing for contamination, including soil and groundwater sampling.

Enclosed is the Model Toxics Control Act Cleanup Regulation Focus Sheet.<sup>6</sup> For questions regarding this letter or copies of the MTCA regulations and statute, please contact Mary Monahan at 509-571-6661 or [Mary.Monahan@ecy.wa.gov](mailto:Mary.Monahan@ecy.wa.gov).

Sincerely,



Jeff Newschwander  
Toxics Cleanup Program  
Central Regional Office

Enclosure: Model Toxics Control Act Cleanup Regulation Focus Sheet #94-129

By certified mail: 7014 3490 0001 5526 6711

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<sup>4</sup> <https://apps.ecology.wa.gov/gsp/SiteSearchPage.aspx>

<sup>5</sup> [ecology.wa.gov/vcp](http://ecology.wa.gov/vcp)

<sup>6</sup> <https://apps.ecology.wa.gov/publications/summarypages/FTC94129.html>