



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

January 24, 2025

Jordan Tampien
Jadwin Spokane, LLC
915 W 2nd Avenue
Spokane, WA 99201

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

- **Site Name:** Jadwin Multifamily Development
- **Property Address:** 1866 Jadwin Avenue, Richland
- **Facility/Site ID:** 99998003
- **Cleanup Site ID:** 17129
- **County Assessor's Parcel No.:** 102982020745003

Dear Jordan Tampien:

The Department of Ecology (Ecology) received the report titled, Limited Phase II Environmental Site Assessment Proposed Jadwin, dated January 2, 2025, 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.¹

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),² Chapter 70A.305 RCW, and Chapter 173-340 WAC.³ 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 exists 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 assigned CSID No.17129. You can find site information and electronic records for this site at Ecology's Cleanup and Tank Search.⁴

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

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

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

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/17129>

Jordan Tampien
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January 24, 2025
Page 2

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)⁵ to receive technical assistance or a written opinion on the independent remedial action. Contact Tavi Wise at (509)406-6959 or tavi.wise@ecy.wa.gov for more information on the VCP including guidance documents to help you conduct an independent cleanup. More information is available on our VCP webpage.⁶

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.⁷ For questions regarding this letter or copies of the MTCA regulations and statute, please contact Eric Foss at (509)654-8830 or eric.foss@ecy.wa.gov.

Sincerely,



Arthur Buchan
Acting Section Manager
Toxics Cleanup Program
Central Region Office

Enclosure: Model Toxics Control Act Cleanup Regulation Focus Sheet

By certified mail: 9414 8098 9864 3067 3528 66

cc: Michael Antal, D3G
 Tavi Wise, VCP

⁵ ecology.wa.gov/vcp

⁶ ecology.wa.gov

⁷ <https://apps.ecology.wa.gov/publications/summarypages/FTC94129.html>