



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

June 26, 2025

BHO HOLDINGS LLC
4522 South Helena Street
Spokane, WA, 99223-4315

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

- **Site Name:** Quarry Tile Company
- **Site Address:** 6328 E. Utah Avenue, Spokane Valley
- **Cleanup Site ID:** 17266
- **Facility/Site ID:** 35956816

Dear BHO HOLDINGS LLC:

The Department of Ecology (Ecology) received a Phase II Environmental Site Assessment dated January 10, 2025, indicating the release of potentially 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 Revised Code of Washington \(RCW\)](#).

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),¹ Chapter 70A.305 RCW, and [173-340 WAC](#).² 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

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

² <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

pursuant to MTCA requirements. Ecology assigned a cleanup site ID number (CSID No), 17266. You can find site information and electronic records for this site on [the cleanup site webpage](#)³

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's [Voluntary Cleanup Program](#) (VCP)⁴ provides technical assistance and opinions on the sufficiency of independent remedial actions. You can determine your site's eligibility and apply for the program by completing the [Agency Determination Checklist](#),⁵ available at [our webpage](#).

Contact the following person directly for more information about the VCP:

VCP

Ted Uecker, Regional VCP Coordinator
509-342-5564
ted.uecker@ecy.wa.gov
ecology.wa.gov/vcp

Apply to the Ecology [Voluntary Cleanup Program](#) (VCP)⁶ to receive technical assistance or a written opinion on the independent remedial action. Contact Ted Uecker at 509-342-5564 or Ted.Uecker@ecy.wa.gov for more information on the VCP, including guidance documents to help you conduct an independent cleanup. More information is available at [our website](#).⁷

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 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](#). For questions regarding this letter or copies of the MTCA regulations and statute, please contact Sara Fulton 509-319-0047 or Sara.Fulton@ecy.wa.gov.

³ <https://apps.ecology.wa.gov/gsp/SiteSearchPage.aspx>

⁴ ecology.wa.gov/vcp

⁵ <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070620.html>

⁶ ecology.wa.gov/vcp

⁷ [Ecology.wa.gov](https://ecology.wa.gov)

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Sincerely,



Nicholas Acklam

Section Manager

Toxics Cleanup Program, Eastern Regional Office

Enclosure: [Model Toxics Control Act Cleanup Regulation Focus Sheet](#)

By certified mail: 9214 8901 9403 8320 9441 78

cc: Ken Lederman, McCullough Hill PLLC