



FILE COPY

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 West Yakima, Suite 200 • Yakima, Washington 98902-3401 • (509) 575-2490

February 26, 1997

**CERTIFIED MAIL**

P 581 915 664

Mr. Sam Kim  
1020 S 3rd Avenue  
Yakima WA 98901

Dear Mr. Kim:

RE: Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Action - Parcel #18132514417, Corner of 3rd Avenue and Nob Hill Blvd., Yakima, WA (Southgate Laundry Site), Yakima Railroad Area.

Chapter 70.105D RCW, the Model Toxics Control Act (Act), requires the Department of Ecology (Ecology) to provide written notice to all person it believes to be potentially liable for the release of hazardous substances.

The hazardous substance in this case is the volatile organic compound perchloroethylene (PCE). Releases have been occurring over a number of years by a variety of businesses. Contamination has been spread through the groundwater to cover an area in horizontal extent of approximately six square miles. This area is known as the Yakima Railroad area (YRRA). The material poses a threat to human health and the environment. Each responsible party is liable, strictly, jointly and severally for cleanup.

It is Ecology's understanding that the Sam Kim is the owner/operator of Southgate Laundry located on the corner of Nob Hill boulevard and South 3rd Avenue, on Parcel Number 18132514417, located in Yakima, Washington (commonly known as Southgate Laundry), and that credible evidence exists indicating that a release (or threatened release) of a hazardous substance has occurred at this site. The evidence supporting these findings is as follows:

A soil sample taken on November 12, 1992, on the site detected perchloroethylene (PCE) at a concentration of 29 parts per billion. Documentation regarding this sample is contained in the document Investigation of Potentially Liable Parties (PLPs), Soil and Ground Water Contamination, Yakima Railroad Area, Yakima, Washington prepared by the Department of Ecology, February 1993. Additional sampling has been conducted at the facility in May 1994 by Ecology and in March/April 1996 by the Noel Corporation. These sampling events have confirmed the presence of PCE in both soil and groundwater at levels up to 3990 parts per billion and 107 parts per billion respectively.



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As a result of this evidence, Sam Kim, Owner and Operator of Southgate Laundry has been identified as a person potentially liable for the release of PCE and other contaminants at parcel number 18132514417, also known as the corner of 3rd Avenue and Nob Hill Boulevard, Yakima, Washington.

Under the Act, you have 30 calendar days from the receipt of this letter to submit written comments to Ecology on your proposed status as a potentially liable person (PLP). Following a review of those comments, Ecology will make a final written determination of your status. In the interest of expediting this process without admitting liability, you may wish to accept your status as a Potentially Liable Person by waiving your right to the 30 days notice and comment period. This may be accomplished by sending a letter containing this information to Ecology.

If you are aware of any other persons who may be potentially liable for the release at this site, Ecology encourages you to provide us with their identity and the reason you believe they are potentially liable.

To date, Ecology has notified 180 additional persons that they are potentially liable for the release of PCE in Yakima. A listing of these other entities is included in this letter as Attachment A. Ecology suggests you contact these other entities listed on Attachment A to discuss how you can jointly work together to more efficiently clean up this site.

Ecology's policy is to work cooperatively with persons to ensure an efficient, prompt and effective cleanup of hazardous waste sites. Cooperating with Ecology is planning or conducting remedial actions at the site is not an admission of guilt or liability. A number of administrative options are available to assist persons in fulfilling their options under the Model Toxics Control Act. These options are discussed in Chapter 70.105D RCW and WAC 1730340, copies of which are enclosed (in the same book).

If you have questions, please feel free to contact me at (509) 454-7837.

Sincerely,



Rick Roeder  
Site Manager  
Toxics Cleanup Program

Enclosures

cc: Tony Grover, WDOE  
Mark Jobson, AAG