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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

106 South 6th Ave. • Yakima, Washington 98902-3387 • (509) 575-2490

December 9, 1994

CERTIFIED MAIL
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This document was part of the official
Administrative Record for the Yakima
Railroad Area on October 31, 1996.
Washington State
Department of Ecology.

William Weigand, Jr.
Noel Corporation
Lyon, Weigand, Suko and Gustafson, P.S.
P.O. Box 1689
Yakima, WA 98907-1689

Dear Mr. Weigand:

RE: Determination of Potentially Liable Person Status -
Southgate Laundry/Yakima Railroad Area

On or before August 1, 1994 the Department of Ecology (Ecology) sent you written notice regarding your proposed status as a potentially liable person for a release of hazardous substances at Southgate Laundry, 1020 South 3rd Avenue in Yakima, Washington. The 30 day comment period on this preliminary notice, and any subsequent extension granted by Ecology, has expired.

We have received and evaluated your comments. Based on the information available to date, Ecology finds that credible evidence exists which supports your status as a potentially liable person for a release at Southgate Laundry, also known as 1020 South 3rd Avenue in Yakima, Wa. On the basis of this finding, the Department of Ecology has determined that you are a Potentially Liable Person (PLP) with regard to this site. Additionally, based on the confirmed presence of PCE in the soil at the Southgate Laundry, the Department of Ecology has determined that you are a Potentially Liable Person (PLP) with regard to the Yakima Railroad Area.

The evidence supporting these findings is as follows:

1. The Facility, Southgate Laundry, is located at 1020 South 3rd Avenue in Yakima, Washington, on Parcel Number 181325-14543 (according to Yakima County Assessor's records). Southgate Laundry has been owned and operated as an dry cleaning facility business since 1976.
2. The U.S. Environmental Protection Agency (EPA), through its contractor, Ecology and Environment (E & E), completed a



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Noel Corporation
Final Determination
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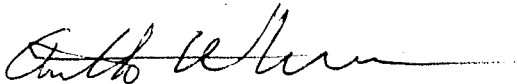
Screening Site Inspection at the Southgate Laundry facility on November 29, 1989. Two inspectors from E & E conducted a reconnaissance site inspection of the facility, including an owner interview and a walk-through inspection. They documented that Tetrachloroethene (PCE) was used in the dry cleaning process at the rate of 400 gallons per year. The new PCE was stored in a 55 gallon steel drum located on a wooden loft approximately 8 feet above the dry cleaning machine.

3. In November 1992, a geotechnical investigation for soil and groundwater contamination throughout the Yakima Railroad Area by Ecology indicated trace levels of PCE at 29.0 parts per billion (ug/kg), toluene at 1.2 ug/kg, and total xylenes at 4.6 ug/kg. (Investigation of Potentially Liable Persons (PLPs) Soil and Groundwater Contamination, Yakima Railroad Area, Yakima Wa, February 1993.)
4. On May 5, 1994, Ecology conducted additional sampling of volatile organic compounds at the Southgate Laundry facility. PCE was found up to 2300 ug/kg.

Your rights and responsibilities as a PLP are outlined in Chapter 70.105D RCW and WAC 173-340. Rick Roeder, Ecology's site manager for the facility, will contact you with information about how Ecology intends to proceed with the cleanup at this site and details regarding the meeting.

If you have any questions regarding this notice, please contact Rick Roeder at (509) 454-7837.

Sincerely,



Anthony W. Grover
Section Manager
Toxics Cleanup Program
Central Region

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Enclosures

cc: Steve Thiele, AAG
Rick Roeder, Ecology