



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

September 16, 2014

Tony O'Rourke
City Manager
City of Yakima
129 N. 2nd Street
Yakima, WA 98901

Re: Notice of Potential Liability under the Model Toxics Control Act for the Release of Hazardous Substances at the following Site:

- Site Name: Tiger Oil 16th St & E Nob Hill
- Site Address: 1606 E. Nob Hill Blvd., Yakima, WA 98902
- Assessor's Parcel No.: 19132931549
- Facility/Site ID No.: 528
- Cleanup Site ID No.: 4937

Dear Mr. O'Rourke:

Under the Model Toxics Control Act (MTCA), chapter 70.105D RCW, which governs the cleanup of contaminated sites in Washington State, the Department of Ecology (Ecology) may identify persons that it finds liable for the release of hazardous substances at a site. Before making such a finding, Ecology must provide persons with notice and an opportunity to comment on the proposed finding. Any person whom Ecology finds, based on credible evidence, to be liable is known as a "potentially liable person" or "PLP".

Proposed Finding of Liability

Based on credible evidence, Ecology is proposing to find the City of Yakima liable under RCW 70.105D.040 for the release of hazardous substances at the Tiger Oil 16th St & E Nob Hill facility (Site). This proposed finding is based on the following evidence:

1. The City of Yakima is the current owner of the property at 1606 E. Nob Hill Blvd., Yakima, WA 98902 in Yakima, Washington.
2. Ecology received a notice of a release of gasoline from a leaking underground storage tank system at this property in or about 1980 and verified the release

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during an initial investigation and follow-up site inspections. Historic extent of the release is documented in the site file at Ecology's Central Regional Office.

3. The MTCA cleanup standards for soil and groundwater are promulgated to provide protection of human health and the environment. Contaminant levels in soil and groundwater that exceed MTCA cleanup standards pose a risk to human health and the environment. The last recorded contamination levels at the site exceeded MTCA cleanup levels. Contamination from the release at the site resulted in the abandonment of at least three drinking water wells within a quarter mile from the site in 1980-82 and the evacuation of several houses due to gasoline vapors.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;
2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or
3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Matthew Durkee
CRO Toxics Cleanup Program
15 W Yakima Avenue, Suite 200
Yakima, WA 98902

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

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Identification of Other Potentially Liable Persons

Ecology had notified the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Tiger Oil Corporation

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct, or require PLPs to conduct, remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

1. Conduct supplemental site investigation(s), a MTCA Feasibility Study (FS), complete a Cleanup Action Plan (CAP) and remedial action.
2. Ecology may alternatively initiate discussions for a MTCA Agreed Order and/or Consent Decree for this site to allow remedial action grants for actions at the site.


For a description of the process for cleaning up a site under MTCA, please refer to the enclosed fact sheet.

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Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at 509-454-7835. Thank you for your cooperation.

Sincerely,



Matthew Durkee, LHG
Site Manager
CRO Toxics Cleanup Program

Enclosures: 2

By certified mail: 7009 2250 0004 4950 4876

cc: Mark Kunkler, City of Yakima