



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 5, 2017

Bradley C. Bell  
Connell Oil, Inc  
PO Box 3998  
Pasco WA 99302

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

Site Name: Unocal 76 (Bulk Plant 0888)  
Site Address: 920 N 6<sup>th</sup> Avenue, Yakima  
Assessor's Parcel No.: 181313-31506  
Facility/Site ID No.: 53365837  
Cleanup Site ID No.: 2526

Dear Mr. Roberts:

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 are 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 Connell Oil, Inc. under RCW 70.105D.040 for the release of hazardous substances at the Unocal 76 (Bulk Plant 0888) facility (Site). This proposed finding is based on the following evidence:

1. Apple Valley Fuel Company Inc. is the current operator of the bulk fuel facility located at 920 N 6<sup>th</sup> Ave.
2. UNOCAL was the former operator of the bulk fuel facility located at 920 N 6<sup>th</sup> Ave. Chevron Environmental Management Company is listed as the agent for UNOCAL.
3. Connell Oil, Inc. is listed at the owner of parcel 181313-31506.



Bradley C. Bell  
Connell Oil, Inc.  
June 5, 2017  
Page 2

4. Site cleanup activities for petroleum hydrocarbon contamination in soil and ground water were initiated in 2009.
5. The Site currently holds a Site Hazard Assessment (SHA) Rank of 2. This is the second highest rank category. During most recent groundwater sampling of monitoring wells MW-11 and MW-13 reported to the department in 2013, MTCA standards were exceeded in groundwater samples. In the most recent monitoring reports submitted to Ecology in 2014, the monitoring wells containing contamination were listed as “dry” and “unable to locate”. The current status of petroleum hydrocarbon contamination in soil is unknown at this time.

**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:

Frank P. Winslow  
CRO - Toxics Cleanup Program  
1250 W Alder Street  
Union Gap, WA 98903

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.

### **Identification of Other Potentially Liable Persons**

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

1. Apple Valley Fuel Company, Inc.
2. Union Oil Co. of California (UNOCAL) c/o Chevron Environmental Management Company

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. Ecology intends to enter negotiation with the cooperative PLPs to enter into an Agreed Order for this Site.
2. The Site is not eligible for admission into the Voluntary Cleanup Program due to the lack of reported cleanup efforts since 2013.

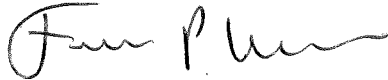
For a description of the process for cleaning up a site under MTCA, please refer to the enclosed fact sheet.

Bradley C. Bell  
Connell Oil, Inc.  
June 5, 2017  
Page 4

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 509-379-1287. Thank you for your cooperation.

Sincerely,



Frank P. Winslow  
Site Manager  
CRO Toxics Cleanup Program

Enclosures: 2

By Certified Mail [91 7199 9991 7037 1762 1345]

cc: Ron Santos, Leidos Engineering  
Brett Hunter, Chevron Environmental Management Co.  
Bradley C. Bell, Connell Oil Inc.