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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775 • Olympia, WA 98504-7775 • 360-407-6300

February 13, 2024

Sound Property, LLC.
4647 S 148th St
Tukwila, WA 98168-4454

Re: Early Notice Letter Regarding the Release of Hazardous Substances

- **Site Name:** Graybar Electric
- **Site Address:** 1502 Center St, Tacoma, Pierce County, WA 98409
- **Facility/Site ID:** 25893
- **Cleanup Site ID:** 14850
- **County Assessor's Parcel Number(s):** 7105000200

Dear Sound Property, LLC.:

The Department of Ecology (Ecology) received a report, dated June 18, 2021, about potential contamination from 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 RCW](#).¹

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](#)² (MTCA), chapter 70A.305 RCW, and [173-340 WAC](#).³ This state law sets the requirements necessary to clean up contaminated sites that can threaten human health and the environment.

During the investigation, Ecology found groundwater contaminated with halogenated solvents above MTCA cleanup levels at the Graybar Electric property located at 1414 Center St., Tacoma, WA. Because your property (1502 Center St, Tacoma, WA) is located hydrologically upgradient of this contamination, Ecology has determined that contamination may also exist at your property. As a result, we added your property to our database as a state cleanup site that will need to be cleaned up pursuant to MTCA requirements.

¹ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

³ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

Ecology assigned CSID No. 14850. You can find site information and electronic records for this site.⁴

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 Voluntary Cleanup Program

If you choose to move forward and clean up your site independently, you can apply to Ecology's Voluntary Cleanup Program (VCP) to receive technical assistance or a written opinion on the independent remedial action. Contact Tim Mullin at tim.mullin@ecy.wa.gov or 360-999-9589 for more information on the VCP, including guidance documents to help you conduct an independent cleanup. More information is available at [our webpage](#).⁵

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 likely 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](#).⁶ For questions regarding this letter please contact the Cleanup Project Manager, Thomas Praisewater, at 564-669-4866 or thomas.praisewater@ecy.wa.gov.

Sincerely,



Rebecca S. Lawson, PE, LHG
Section Manager
Toxics Cleanup Program
Southwest Region Office

Enclosure: Model Toxics Control Act Cleanup Regulation Focus Sheet

By certified mail: 9489 0090 0027 6383 2222 88

cc by email: Thomas Praisewater, Ecology, thomas.praisewater@ecy.wa.gov
Marian Abbett, PE, Ecology, marian.abbett@ecy.wa.gov
Tim Mullin, LHG, Ecology, tim.mullin@ecy.wa.gov
Jerome Lambiotte, CPG, Ecology, jerome.lambiotte@ecy.wa.gov
Ecology Site File

⁴ <https://apps.ecology.wa.gov/gsp/SiteSearchPage.aspx>

⁵ ecy.wa.gov/vcp

⁶ <https://apps.ecology.wa.gov/publications/summarypages/FTC94129.html>