Coski Industrial Dump

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Critical	ERTS	none
• SHARP date	02/10/2025	CSID	3407
• EJFlagged?	✔ – No Override	FSID	1235
• LD confidence level	low	VCP	none
• Cleanup milestone	CSL listing	UST ID	none
• SHARPster	John Kirkpatrick	LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	low	multiple chemical types	✔
Groundwater	**A1**	low	risk to off-site people	⊘
Surface water	B1	low	climate change impacts	✔
Sediment	**A2**	low	plant/animal tissue data	⊘
Soil	**A1**	low		

Location and land use info

1518 58th Ave NE, Tacoma, Pierce County, 98422

Primary parcel	0421312077
Land use	undeveloped
Responsible unit	SWRO

Sources reviewed

2024, Closed Landfill Report, Tacoma-Pierce County Health Department

2003, Correspondance letter, Bradley Jones

2002, Phase II Environmental Site Assessment, Saltbush Environmental Services

2002, Subsurface Investigation Proposal, GeoEngineers

1992, Status of Source of Pollution to Hylebos Waterway, Department of Ecology

Primary census tract	Associated census tracts
53053940002	53053940005

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

The site formerly served as an industrial landfill for about two decades. Materials encountered at the site include wood debris, automobile parts, concrete debris, and other demolition materials.

Soil comments

The current nature and extent of soil contamination is not well defined. Known Contaminants of Concern (COCs) above Model Toxics Control Act (MTCA) Method A cleanup levels and the date they were documented included Polychlorinated Biphenyls (PCBs) (1985), lead (2002), and cadmium (2002). Chromium (2002) was measured at 91 mg / kg, above MTCA Method A for chromium VI but below for chromium III. Chromium speciation was not measured. Polycyclic Aromatic Hydrocarbons (PAHs) were also listed as confirmed above cleanup levels in the site's entry on the Contaminated Sites List.

Groundwater comments

Portions of the site are within the wellhead protection zone of one of the City of Fife's wells.

Surface water comments

Water samples taken in 1986 were non-detect for PCBs, priority pollutant metals, and Volatile Organic Carbon (VOC) compounds. Subsequent investigations were focused primarily on site soils, leading to low confidence in the surface water rating due to the age of the data. The terrain includes several ravines leading down the bluff, the closest of which is sometimes called Manke Gulch. Stream sediments here were known to be contaminated. Washington Department of Fish and Wildlife's Priority Habitats and Species web page identifies this area, called Hylebos Waterway Bluff Area, as a habitat corridor.

Sediment comments

Sediment data from 1986 found that stream sediments were contaminated with PCBs, dibenzofurans, and metals. Aroclor 1242 was measured up to 610 ppb, and Aroclor 1254 up to 3,300 ppb. Dibenzofurans were found in sediments up to 86 ppb. The current nature and extent of contamination is poorly constrained, leading to low confidence in the sediment hazard rating.

Indoor air comments

No indoor air data is available. In the reviewed documentation, there was no mention of soil or soil gas SVOC measurements.

Methane is a known concern; values reported from 1998 included values of 6% and 10% of the lower explosive limit. There are several structures on site, including at a parcel labeled residential per the assessor. Per the tiered evaluation process in ASTM E3993-16, soil gas concentrations at these levels should be considered for periodic

Additional factors comments

Per Toxics Cleanup Program (TCP) Maps, the ravine labeled Manke Gulch is flagged for historical landslide activity.

Site history

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The Coski Landfill, formerly owned by Bernard Coski, likely began operation in the 1960s. The area where active dumping occurred was ~70 acres. At no point was the dump permitted; a solid waste permit application was made in 1975 and 1976 to the City, but the applications were denied. Coski also applied for permits to the County, and these too were denied. After several cease and desist orders, the dump was closed in 1984.

Ecology conducted a site assessment in 1985, sampling soil and water at the site. This study confirmed the presence of PCBs at the site. Ecology also documented that "sludge" from the former Lilyblad Petroleum company had been received by the landfill. Also at this time, the western portion of the property was sold to the Manke Lumber Company. A portion of the landfill likely extends onto this property (see 2002 Subsurface Investigation Proposal). However, it also became apparent that the site was still accepting solid wastes until 1988. Cease and desist orders continued, and in order to avoid prosecution the owner agreed to cover the site and install a drainage system.

In 2000, GeoEngineers conducted a partial subsurface investigation. Large amounts of wood waste were encountered, indicating the potential for methane at the site. A 2003 correspondance written by an environmental lawyer reported that Ecology's earlier investigations in the 1980s had documented that hot steam and methane gas were degassing from site soils.

All of the involved parcels, with the exception of the western property owned by Manke Timber Company, reportedly changed hands between 2003 and 2025. The parcels are noted in the overflow box below.

Overflow - Site contamination and cleanup history

Where site contamination has come to be located is currently not well defined. The following parcels, formerly owned by Bernard Coski, may or may not host contamination associated with the former landfill:

0321361031
0321361041
0321361040
0421312077
0421312078
0421312079

Complete soil media comments are as follows:
The current nature and extent of soil contamination is not well defined. Known Contaminants of Concern (COCs) above Model Toxics Control Act (MTCA) Method A cleanup levels and the date they were documented included Polychlorinated Biphenyls (PCBs) (1985), lead (2002), and cadmium (2002). Chromium (2002) was measured at 91 mg / kg, above MTCA Method A for chromium VI but below for chromium III. Chromium speciation was not measured. Polycyclic Aromatic Hydrocarbons (PAHs) were also listed as confirmed above cleanup levels in the site's entry on the Contaminated Sites List.

Methane gas was also detected at elevated concentrations in 1998. Concentrations had a maxmimum of 10% of the Lower Explosive Limit for the locations tested. Oil was detectable in soils below MTCA Method A cleanup levels.

Coski Industrial Dump

3407 Coski Industrial Dump 20250210
First SHARP
SHARP rating — Critical

SHARP Report — Part 2 of 2

Conceptual site model
02/10/2025

SHARP