



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

December 3, 2025

Isozaki Tsunetaka
5414 N Commercial St
Rustin WA 98407-3114

Tacoma Public Utilities
3628 South 35th St
Tacoma WA 98409

Re: Request updated information to complete hazard assessment of the following contaminated site:

Site name: Iola Court Apartments
Address: 8402 McKinley Ave E, Tacoma, WA 98409
Facility/Site ID: 7293876
Cleanup site ID: 2386
County assessor's parcel(s): 4455000510

Dear Isozaki Tsunetaka & TPU Staff,

The [Washington State Department of Ecology](#)¹ (Ecology) is requesting updated information about the Iola Court Apartments² facility (Site) by **2/16/2026**. We will use the information to complete our site hazard assessment under the Model Toxics Control Act (MTCA) Cleanup Regulations, WAC [173-340-320](#)³. This site has been on Ecology's [Contaminated Sites List](#)⁴ since 12/9/2008. We are currently working on completing hazard assessments for all sites on the Contaminated Sites List.

Assessing site hazards

We use the [site hazard assessment and ranking process](#)⁵ (SHARP) to assess a site's potential hazards to people and other living things based on available information. SHARP assesses the exposure potential and severity of contamination in five environmental media: soil, groundwater, surface water, sediment, and indoor air. Based on the assessment, we assign the

¹ <https://ecology.wa.gov/>

² <https://apps.ecology.wa.gov/cleanupsearch/site/2386>

³ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated>

⁵ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites>

site an overall hazard rating of low, medium, high, or critical. We may update the site's hazard assessment and ratings as appropriate, such as when we receive and review information about changed site conditions or completed cleanup activities. We use SHARP hazard assessments and ratings to:

- Support decisions to add or remove sites from the Contaminated Sites List and the [No Further Action Sites List](#)⁶.
- Prioritize remedial actions and allocate agency resources.
- Inform the public and legislature about risks posed by contaminated sites.
- Reflect changes in threats posed by a site based on new information or changes in site conditions.
- Identify whether the potentially impacted community includes a likely vulnerable population or overburdened community.

Action requested

To help us better understand the contaminated site's current environmental conditions, we request that you send us the following information by **2/16/2026**:

- Any report documenting past site investigations, cleanup, or monitoring not previously submitted to Ecology. You are required to submit such reports under WAC [173-340-515\(4\)](#)⁷. You can access any previously submitted documents that Ecology has available electronically on the site's webpage⁸.
- Any ongoing or planned actions to further investigate or clean up the site.

You can subscribe to this Site to be notified if Ecology uploads a document, changes the site status, or opens a comment period. To subscribe, visit the [site's webpage](#)⁹ and click the **Subscribe to this site** button in the upper right corner. You can unsubscribe at any time.

⁶ <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/nfa>

⁷ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515>

⁸ <https://apps.ecology.wa.gov/cleanupsearch/site/2386>

⁹ <https://apps.ecology.wa.gov/cleanupsearch/site/2386>

Thank you for providing the best data available for your site and protecting Washington's people and environment.

If you have any questions, please contact me at john.kirkpatrick@ecy.wa.gov or 564-669-0290.

Sincerely,



John Kirkpatrick
Contaminated Site Assessor
Toxics Cleanup Program, Southwest Region Office

Additional resources:

- [Laws and regulations directing our cleanup work](#)¹⁰
- [How the cleanup process works](#)¹¹
- [Options for contaminated site cleanup](#)¹²
- [What's In My Neighborhood](#)¹³

¹⁰ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work>

¹¹ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process>

¹² <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options>

¹³ <https://apps.ecology.wa.gov/neighborhood/>