STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775 • Olympia, WA 98504-7775 • 360-407-6300

January 8, 2026

2340 S Holgate LLC attn: David M. Combs
127 Mashell Ave N PMB 171
Eatonville, WA 98328
dave.1320@yahoo.com

Power Station LLC attn: Andy Stevens
10729 A St Ste A
Tacoma, WA 98421
akhstevens@gmail.com

Forrest C German
4136 Ridge Rd W
University Place, WA 98466

City of Tacoma Environmental Services
326 E D Street
Tacoma, WA 98421
KFremont@tacoma.gov
jgreen@tacoma.gov

Re: Site hazard assessment results and recommended next steps for the following contaminated site:

Site name: 25th & Holgate S Tacoma
Address: 25th & Holgate S
Facility/Site ID: 16358
Cleanup Site ID: 1763
County assessor's parcel(s): 20230700030

Dear David Combs, Forrest German, Andy Stevens, and the City of Tacoma:

The Washington State Department of Ecology[1] (Ecology) has conducted a site hazard assessment for the 25th & Holgate S Tacoma[2] facility (Site) using the site hazard assessment and ranking process[3] (SHARP), as established under the Model Toxics Control Act (MTCA) Cleanup Regulations, WAC 173-340-320[4].

[1] https://ecology.wa.gov/
[2] https://apps.ecology.wa.gov/cleanupsearch/site/1763
[3] https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites
[4] https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320

We use 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 site an overall hazard rating of low, medium, high, or critical.

Based on the information we have reviewed; **the Site's overall SHARP rating is medium**. The SHARP report is enclosed. Please note we may update site hazard assessments and ratings as appropriate, such as when we receive and review information about changed site conditions or completed cleanup activities.

Key findings

Groundwater at the Site received an A exposure score in the SHARP, which indicates a complete exposure pathway. A complete exposure pathway means potential health risks to people, plants, and animals on the Site. Based on the Department of Health's mapping application, the site is within the protection zone for a groundwater well.

Indoor Air at the Site received a B exposure score in the SHARP, which indicates we do not have enough information to know if a complete exposure pathway exists at the Site. Complete exposure pathways indicate a current health risk to people, plants, and animals on the Site.

Recommended actions

Groundwater

Recommended next steps: Cleanup or mitigation at the Site

We recommend you take action to address the risks posed by these complete exposure pathways at the Site. You can either:

- Eliminate the risks by performing a cleanup to remove the contamination; or
- Minimize the risks by taking some mitigation measures to break the complete exposure pathway.

Unless you hear otherwise from Ecology, these actions may be conducted independently or with technical assistance or oversight from Ecology. For more information about your options, see WAC 173-340-510[5]. You must report independent actions to Ecology within 90 days of completion in accordance with WAC 173-340-515(4)[6]. We may use the reported information to update, as appropriate, our site hazard assessment and ratings.

[5] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510
[6] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515

Indoor Air

Recommended next steps: Additional investigations at the site

We recommend you conduct additional sampling at the Site to confirm whether the indoor air exposure pathways are complete.

Unless you hear otherwise from Ecology, you may conduct this site investigation independently or with technical assistance or oversight from Ecology. For more information about your options, see WAC 173-340-510[7]. You must report independent site investigations to Ecology within 90 days of completion in accordance with WAC 173-340-515(4)[8]. We may use the reported information to update, as appropriate, our site hazard assessment and ratings.

Staying Updated on Site Progress

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 cleanup site webpage[9] and click the **Subscribe to this site** button in the upper right corner. You can unsubscribe at any time.

Thank you for taking steps to protect Washington's people and environment. If you have any questions, please contact me at johnk461@ecy.wa.gov or 564-669-0290.

Sincerely,



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

Enclosure(1): SHARP report
Additional resources:

- Laws and regulations directing our cleanup work[10]
- How the cleanup process works[11]
- Options for contaminated site cleanup[12]

---

[7] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510
[8] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515
[9] https://apps.ecology.wa.gov/cleanupsearch/site/1763
[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

This page intentionally left blank

25th & Holgate S

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Medium	ERTS	none
• SHARP date	10/15/2024	CSID	1763
• EJFlagged?	✔ – No Override	FSID	16358
• LD confidence level	low	VCP	none
• Cleanup milestone	site hazard assessment	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	B3	low	multiple chemical types	✔
Groundwater	A2	low	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	low	plant/animal tissue data	⊘
Soil	C2	low		

Location and land use info

25th & Holgate S, Tacoma, Pierce County, 98402

Primary parcel	2023070030
Land use	industrial
Responsible unit	SWRO

Sources reviewed

2010, Memorandum from R. Olsen re: 2338 2340 S Holgate, Tacoma Pierce County Health Department

2003, Sample Test Result, City of Tacoma

1999, Underground Storage Tanbk Site Delineation & Gasoline Range Hydrocarbon Contaminated Soil Remediation Report, Creative Environmental Technlogies Inc.

1998, Site Hazard Assessment, Ecology

Primary census tract	Associated census tracts
53053061602	

Local demographics comments

The hazardous substances from this site remained on the census tract where the release occurred.

Source/source area description

Old petroleum storage tanks present at the site have contributed to soil and groundwater contamination. Some have been removed, some decomissioned in place, and others apparently remained in place.

Soil comments

Given documentation currently available, no soil or groundwater sampling has been conducted for 20 years. Contaminants of Concern (COCs) are Total Petroleum Hydrocarbons (TPH) - Gasoline, TPH-Oil, and other associated compounds.

Groundwater comments

A group B well is reported circa 350' away. The site lies within the wellhead protection zone of this well.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Buildings in this area may be impacted by volatile compounds including TPH-G and associated compounds.

Additional factors comments

no comments

Site history

Go to top

The area is part of downtown Tacoma and has seen construction and industrial activity since before 1900. Many of the buildings are former breweries. In the early 20th century and buildings were upgraded, coal was phased out and replaced with petroleum fueled boilers. Underground storage tanks were installed to supply these boilers.

North of the intersection, Tacoma City Light installed two USTs. Broadway Transport, who purchased the property, continued to use the USTs to fuel their fleet.

In 1996, excavation near the intersection of 25th and Holgate led to the observation of petroleum stained soils. After investigation, a large underground vault was located underneath the west side of the intersection. This vault was concrete with an estimated capacity of 20,000 gallons. It contained large volumes of petroleum, thought to be Bunker C. Over 10,000 gallons of oil and wash water were pumped out. The vault was cleaned, filled with concrete, and left in place in April 1997. The location of this tank was 8 feet underground, in the right-of-way adjacent to the property at the southwestern corner of the intersection.

in 1999, Creative Environmental Technologies, Inc. (CETI) documented the removal of an underground storage tank north of the intersection, at 2416 South C Street. This tank, estimated at 1,100 gallons had been used for gasoline. Both the tank and gasoline-contaminated soil were removed and disposed of. Confirmation sampling at the excavation site showed no residual gasoline contamination in soils. A surface soil sample from the parking lot, not associated with the tank, found one detection of gasoline above MTCA Method A cleanup levels. BTEX, MTBE, lead, etc. were not measured. Follow-up groundwater monitoring several months later showed gasoline in groundwater above detection limits but below cleanup levels.

Across the street from 2416 South C Street, 2 more likely underground storage tank locations were identified by the county based on historical information. These are located at 2340 South C Street. City records indicate that one sample was analyzed, and found to contain pure gasoline. A memo from the Tacoma-Pierce County Health Department indicates that the owner at the time was informed of the tanks but no remedial actions were taken as of April 2010.

Note that a separate site (2502 S C St), is located at the southeastern corner of the intersection. This site also involves underground storage tanks, but is independent of the tanks described above.

Overflow - Site contamination and cleanup history

The following addresses and parcels are included in this site:

25th & S Holgate St -- Right of way, adjacent to 2512 S Holgate St -- parcel 2025070020

2338 & 2340 S Holgate St -- parcel 2023070030

2416 S Holgate St -- parcel 2024060010

This page intentionally left blank

25th & Holgate S

1763 25th & Holgate S 20241015
First SHARP
SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model
10/15/2024

SHARP

