



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

April 1, 2026

Bryan Sutherland
3303 E McLoughlin Blvd
Vancouver, WA 98661

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

Site name: Matzen Property
Address: 3303 E McLoughlin Blvd, Vancouver, WA
Facility/Site ID: 938507
Cleanup Site ID: 450
County assessor's parcel(s): 37301650

Dear Bryan Sutherland:

The [Washington State Department of Ecology](https://ecology.wa.gov/)¹ (Ecology) has conducted a site hazard assessment for the [Matzen Property](https://apps.ecology.wa.gov/cleanupsearch/site/450)² facility (Site) using the [site hazard assessment and ranking process](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites)³ (SHARP), as established under the Model Toxics Control Act (MTCA) Cleanup Regulations, WAC [173-340-320](https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320)⁴.

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 sites an overall hazard rating of low, medium, high, or critical.

Based on the information we have reviewed; **the Site's overall SHARP rating is low.** The SHARP report is enclosed. Please note we may update site hazard assessments and ratings as

¹ <https://ecology.wa.gov/>

² <https://apps.ecology.wa.gov/cleanupsearch/site/450>

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>

appropriate, such as when we receive and review information about changed site conditions or completed cleanup activities.

Key findings

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. Petroleum products were measured above state cleanup levels in close proximity to the house.

Recommended actions

Recommended next steps: Additional investigations at the Site

We recommend you conduct additional sampling at the Site to confirm whether the identified 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](#)⁵. You must report independent site investigations 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.

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](#)⁷ 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 john.kirkpatrick@ecy.wa.gov or 564-669-0290.

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>

⁷ <https://apps.ecology.wa.gov/cleanupsearch/site/>

Sincerely,



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

Enclosure(1): SHARP report

cc: Tim Mullin, Unit Supervisor, Ecology; tim.mullin@ecy.wa.gov
Ecology site file

Additional resources:

- [Laws and regulations directing our cleanup work](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work)⁸
- [How the cleanup process works](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/)⁹
- [Options for contaminated site cleanup](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options)¹⁰

⁸ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work>

⁹ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/>

¹⁰ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options>