



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Southwest Region Office

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May 27, 2026

Manke Timber Company Inc
1717 Marine View Dr, Tacoma, WA 98422
Danielle@mankelumber.com

Maxwell & Jillian Lapell
3740 Braeburn Dr NE, Tacoma, WA 98422

VV holdings LLC
Vasily Stepin, 33434 8th Ave S Ste 103,
Federal Way, WA 98003
vstepin@kw.com

Michael J Coski
PO Box 1821, Milton, WA 98354

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

Site name: Coski Industrial Dump
Address: 1515 58th Ave NE, Tacoma, WA 98422
Facility/Site ID: 1235
Cleanup Site ID: 3407
County assessor's parcel(s): 0321361031, 0321361041, 0321361040, 0421312077, 0421312078, 0421312079

Dear Property Owners:

The [Washington State Department of Ecology](https://ecology.wa.gov/)¹ (Ecology) has conducted a site hazard assessment for the [Coski Industrial Dump](https://apps.ecology.wa.gov/cleanupsearch/site/3407)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.

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

¹ <https://ecology.wa.gov/>

² <https://apps.ecology.wa.gov/cleanupsearch/site/3407>

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>

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 critical**. 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, soil, and sediment at the Site received an A exposure score in the SHARP report, which indicates a complete exposure pathway. A complete exposure pathway means potential health risks to people, plants, and animals on the Site. Contaminants at the site include polychlorinated biphenyls (PCBs), arsenic, and cadmium.

Indoor air and surface water 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, soil, and sediment – 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](https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510)⁵. You must report independent actions to Ecology within 90 days of completion in accordance with WAC [173-340-515](https://app.leg.wa.gov/wac/default.aspx?cite=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 and surface water – 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](https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510)⁷. You must report independent site investigations to Ecology within 90 days of completion in accordance with WAC [173-340-515](https://app.leg.wa.gov/wac/default.aspx?cite=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 john.kirkpatrick@ecy.wa.gov or 564-669-0290.

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

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/3407>

Additional resources:

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

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>