



Electronic Copy

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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May 11, 2015

McCarroll Investments Two LLC
7802 South Tacoma Way
Tacoma WA 98409

Re: EARLY NOTICE LETTER

- **Site Name:** South Tacoma Honda
- **Site Address:** 7802 S Tacoma Way, Tacoma
- **Facility/Site No.:** 50342391
- **Cleanup Site ID No.:** 9472
- **LUST ID No.:** 278

To Whom It May Concern:

Under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, which governs the cleanup of hazardous waste sites in Washington State, the Department of Ecology (Ecology) maintains a list of sites where further testing and possible cleanup may be needed. We call this the Confirmed and Suspected Contaminated Sites List (List).

The South Tacoma Honda facility (Site) is part of a group of historical sites previously designated as "Reported Cleaned Up" (RCU). These are sites where cleanup reports and/or other documentation was submitted to Ecology by owners or consultants indicating to us they had "reportedly cleaned up the site" but did not enter Ecology's former Independent Remedial Action Program (IRAP) or current Voluntary Cleanup Program (VCP) to achieve closure. Ecology has recently reviewed the file for this Site. Our review confirms that soil and/or groundwater were contaminated due to a release from a leaking underground storage tank (LUST), and the documentation provided to Ecology thus far does not demonstrate MTCA cleanup standards were achieved. Specifically, our review noted the following:

- Soil contaminated with petroleum hydrocarbons was left in place above MTCA cleanup levels in the area of the former USTs. No documentation demonstrating cleanup standards were achieved for soil is known to have been provided to Ecology. Due to the reported limited access to the remaining impacted soil, which may be under the building, closure could likely be obtained by placing an Environmental Covenant on the property.

Based on the available information in Ecology's files, this Site has been added to the List as a state cleanup site. Please note that inclusion on the List does not mean Ecology has determined you are a potentially liable person under MTCA. Further investigation or cleanup action will need to be done to comply with Washington State laws and regulations. Alternately, if historical documentation exists

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demonstrating MTCA cleanup standards were achieved that had not been provided to Ecology, please provide that documentation for review.

In the future, Ecology may conduct a more detailed inspection of this Site, including testing for possible contamination. This inspection is called a "Site Hazard Assessment." At that time, Ecology will establish a priority for the work.

Ecology has a strong commitment to working cooperatively with owners/operators to accomplish prompt and effective cleanups. Your cooperation in planning or conducting remedial action is not an admission of guilt or liability. Please be aware of state laws that must be adhered to if you decide to proceed with cleanup work on your own. The primary law is MTCA, Chapter 70.105D RCW, and the implementing regulation, the MTCA Cleanup Regulation, Chapter 173-340 WAC. These laws may be found at Ecology's Toxics Cleanup Program website: <http://www.ecy.wa.gov/toxicscleanup/policy>.

Ecology's VCP is designed to provide technical assistance, for a fee, to cleanup sites that qualify. If you would like additional information regarding this program, you can find information on our website at <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.

Ecology's copies of documents on this Site are kept in the Records Center for the Southwest Regional Office (SWRO) of Ecology. These documents are available for public review by appointment only. Appointments can be made to review site files by calling the SWRO Records Center at (360) 407-6365.

Thank you for your work toward remediation of this Site. If you have any questions, please contact me by e-mail at scott.rose@ecy.wa.gov or by phone at (360) 407-6347.

Sincerely,



Scott Rose, L.G.
VCP/LUST Unit Supervisor
Southwest Regional Office
Toxics Cleanup Program

SR: kf

By certified mail: 70121010000301951788

cc: Rob Olsen, Tacoma-Pierce County Health Department
Carol Johnston, Ecology