



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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711 for Washington Relay Service · Persons with a speech disability can call 877-833-6341

November 30, 2016

Mr. Fred Roberson
1944 Pacific Ave STE 210
Tacoma WA 98402-3121

Dear Mr. Roberson:

RE: Early Notice Letter Regarding the Release of Hazardous Substances
Located at: 1002 Martin Luther King Jr. Way, Tacoma, Pierce County, Washington.
Facility Site Identification Number: 18558

On May 11, 2016, the Department of Ecology (Ecology) was notified of a confirmed release of hazardous substances (petroleum) from an underground storage tank (UST) at 1002 Martin Luther King Jr. Way, Tacoma, Pierce County, Washington. Please note that a suspected release was called in to Ecology's Environmental Reports Tracking System on March 18, 2016 and was assigned the number 663743.

Ecology reviewed the *Underground Storage Tank Decommissioning Site Assessment and Final Clean Up Report*, prepared by DLH Environmental Consulting, dated May 9, 2016, that confirmed soil contamination. The report documented the remedial actions taken at the site.

Ecology maintains a list of sites where further testing and possible cleanup is needed. This list is called the Confirmed and Suspected Contaminated Sites List and may be found at <http://www.ecy.wa.gov/programs/tcp/sites/SiteLists.htm>

The petroleum release at 1002 Martin Luther King Jr. Way, Tacoma, Pierce County, Washington, will be added to the list as a state cleanup site. Please note that inclusion on this list does not mean Ecology has determined you are liable for cleanup of the site since that is a separate determination under the law.

If you would like a formal review of the release information and/or technical assistance with the cleanup of this release, Ecology has a fee-based service called the Voluntary Cleanup Program (VCP). Upon entering the VCP, Ecology will assign a site manager to review information available on the site and to provide technical assistance. The final goal of this VCP review and assistance is a "No Further Action" letter that is issued when the site meets applicable cleanup requirements.

Information on the VCP and forms for applying are located at:
<http://www.ecy.wa.gov/programs/tcp/vcp/Vcpmain.htm>

After a review of the report, it appears that this site would qualify for a soil model remedy. Model remedies are intended to streamline and accelerate the selection of cleanup actions that protect human health and the environment, with a preference for permanent solutions to the maximum extent practical. It appears that this site would qualify for a no further action determination using a

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soil model remedy solution. The process for using this solution is to submit an application to the VCP. In the appropriate section, state that you are requesting a review using the soil model remedies guidance. An added benefit to using a model remedies solution is that Ecology will not charge for site managers' time spent on the site.

More information on the soils model remedies may be found at:
<http://www.ecy.wa.gov/programs/tcp/policies/model-remedies/index.html>

In the future, Ecology may conduct an environmental inspection of this property. This inspection is called a Site Hazard Assessment. It may include testing the site soil, groundwater, and air for contaminants. After the inspection has been completed, Ecology will determine if more environmental action is needed and, if necessary, establish a priority for the work.

Rules governing cleanup of contaminated sites are:

- Chapter 70.105D RCW, Model Toxics Control Act (MTCA)
- Chapter 173-340 WAC, MTCA Cleanup Regulation

These rules may be found at Ecology's web site at:
http://www.ecy.wa.gov/programs/tcp/regs/current_laws_and_rules.html. For your convenience, copies of specific requirements for Leaking Underground Storage Tanks, which must be complied with, are enclosed.

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. If you proceed with cleanup work on your own, the rules listed above must be followed. If the website is not accessible, please call (360) 407-6240 and forms will be sent through the US Postal Service.

The file for this site is kept in the Central Files at Ecology's Southwest Regional Office (SWRO). Appointments to review or obtain copies of the file may be made by calling the SWRO Public Disclosure contact at (360) 407-6365 or at PublicDisclosureSWRO@ecy.wa.gov

If you have any questions, please contact me at (360) 407-6263 or at cjoh461@ecy.wa.gov

Sincerely,



Carol A. Johnston
Toxics Cleanup Program
Southwest Regional Office

Enclosures: Requirements for Release
WAC 173-340-450
Model Toxics Control Act Chapter 70.105D RCW

By certified mail: (91 7199 9991 7037 0280 3053

cc: Donna Hewitt, DLH Environmental
Rob Olsen, TPCHD