Rose Hill Car Wash

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	727710
• SHARP date	05/09/2024	CSID	17031
• EJFlagged?	⃠ - No Override	FSID	3816
• LD confidence level	low	VCP	none
• Cleanup milestone	initial investigation	UST ID	101001
• SHARPster	Donna Kirkman	LUST ID	8301

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	⃠
Groundwater	C3	low	risk to off-site people	⃠
Surface water	D4	high	climate change impacts	⃠
Sediment	D4	high	plant/animal tissue data	⃠
Soil	C2	medium		

Location and land use info

12633 NE 85th St, Kirkland, King County, 98033

Primary parcel	12633 NE 85th St
Land use	commercial
Responsible unit	NWRO

Sources reviewed

Underground Storage Tank Site Assessment Report, Rose Hill Car Wash. The Riley Group, Inc., Bothell, Washington. January 11, 2024.

Primary census tract	Associated census tracts
53033022604	none

Local demographics comments

no comments

Source/source area description

Ecology Inspection12/14/2023 during drilling: Tait Russell (and Grace) with The Riley Group were present, sampling with drillers. Holocene drilling used a direct push rig. The 6 dispensers were removed on 12/13/23 and a vacuum truck vacuumed out the lines and rinsed them. The lines, the dispenser sumps, and the turbine sumps will be filled with CDF. The owner chose closure in place due to proximity to the canopy footings (owner is keeping the canopy). Ecology spoke with the site assessor regarding best places to take samples of native soil, since there was pea gravel under the canopy where some drilling was done. They are having to work around canopy footings for the dispenser samples, so may have to go out a few feet more to get native soil samples. Ecology was present when they were drilling south of the tanks and next to the NE Dispenser. Ecology did not observe contamination through visual or olfactory on those borings via field screening.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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Review of UST Site Assessment Report dated 1/11/2024 by Riley Group: Site Assessment for permanent closure by closure in place (CDF fill) of 4 tanks (gas and diesel) and 6 dispenser removals. The site is around 380 feet above mean sea level. Groundwater flow is towards W-NW. In January 2022, TRC did 7 borings with soil samples, all below Method A. During this investigation in 2024, 14 total borings were drilled and sampled (10 by USTs, 4 by dispensers). TP6 boring had petroleum odors in field screening. Shallow water discovered in tank area (pea gravel) around 5 feet below ground surface (bgs), may have been tank nest water that was sampled. In native soil by dispensers, groundwater was around 10 feet bgs. Two of 14 soil samples were above Method A cleanup levels: In TP5-3.5 cPAH TEF were at 94 mg/kg and in TP6-7.5 GRO was at 730 mg/kg, benzene at 0.25 mg/kg, ethylbenzene at 6.4 mg/kg. Three groundwater samples above Method A: TP10 cPAH TEF at 10 ug/L; TP3 DRO at 700 ug/L; and TP12 DRO at 320 ug/L, ORO at 710 ug/L (both diesel samples did not resemble diesel in chromatograph per lab).

Overflow - Site contamination and cleanup history

No overflow

Rose Hill Car Wash

SHARP Report — Part 2 of 2

File name: 17031 Rose Hill Car Wash 20240509

First SHARP

SHARP rating — Low

Conceptual site model
05/09/2024