



# Valley I5 Poulsbo RV

File: 6674 Valley I5 Poulsbo RV 20240506

SHARP Report — Part 1 of 2

[Go to cleanup history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	1/6/1900		CSID	6674
• EJFlagged?	✓ – No Override		FSID	78643737
• LD confidence level	low		VCP	NW3335
• Cleanup milestone	cleanup completion/NFA		UST ID	7000
• SHARPster	David Unruh		LUST ID	6109

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	D4	high	multiple chemical types <input type="checkbox"/>
Groundwater	D4	low	risk to off-site people <input type="checkbox"/>
Surface water	D4	high	climate change impacts <input type="checkbox"/>
Sediment	D4	high	plant/animal tissue data <input type="checkbox"/>
Soil	D4	high	

Location and land use info	
23051 Military Rd S, Kent, King County, 98032	
Parcel(s)	1522049027; 7260200060
Responsible unit	NWRO
Land use	transportation

Sources reviewed
2024, Remedial Action Completion Report, PBS Engineering and Environmental.
2022, VCP Opinion on Proposed Cleanup, Ecology
2006, No Further Action Determination, Ecology
2005, Supplemental Limited Phase II Environmental Site Assessment, LSI Adapt
2004, Limited Phase II Environmental Site Assessment, LSI Adapt
1998, Underground Storage Tank Closure Site Assessment, Sound Environmental Consulting



Primary census tract	Associated census tracts
530330291011	SHARP it

Local demographics comments	<a href="#">Go to top</a>
no comments	

Source/source area description	<a href="#">Go to top</a>
<p>Releases at the site are associated with a damaged oil-water separator located below the southern corner of the RV maintenance building at the Site. Two gasoline storage underground storage tanks (USTs) and one waste oil storage UST were also located on the Site until their removal in 1998. However, during their removal, the tanks were all observed to be in good condition with no obvious leaks.</p> <p>Soils from approximately 6 to 13 feet below ground surface were contaminated with gasoline-range petroleum hydrocarbons (TPH-G), benzene, ethylbenzene, and xylenes. Observations at the site indicate the movement of contamination was impeded by dense soils beginning at approximately 10 feet bgs. Groundwater samples collected from monitoring wells at the Site did not contain contamination above the Method A cleanup levels.</p>	

Soil comments	<a href="#">Go to top</a>
All contaminated soil removed from Site by excavation as of September 2023.	



**Groundwater comments**

[Go to top](#)

Groundwater samples were not collected from all site monitoring wells over the 4 quarters of monitoring. However, the well most likely to be impacted was sampled for four quarters and did not exceed Method A cleanup levels.

**Surface water comments**

[Go to top](#)

no comments

**Sediment comments**

[Go to top](#)

no comments

**Indoor air comments**

[Go to top](#)

No structures remain on the Site.

**Additional factors comments**

[Go to top](#)

no comments

**Site contamination and cleanup history**

[Go to top](#)

Cleanup at the Site began in 1998 with the removal of the gasoline and waste oil USTs from the site. In addition to the USTs, approximately 7 cubic yards of contaminated soil were excavated from below a damaged oil-water separator. Contaminated soil was left in place below the southern corner of 23051 Military Rd S due to concerns with the structural integrity of the building.

Additional soil borings were installed in 2004 to characterize the extent of remaining contaminated soil. A restrictive covenant (RC) was recorded in 2006 to create institutional controls limiting access to remaining contaminated soil on the Property. Following the recording of the RC, Ecology issued a No Further Action (NFA) opinion for the Site in November 2006.

In 2021, the Washington State Department of Transportation (WSDOT) purchased part of the Site in order to construct a new right-of-way for Veterans Drive. As part of the ROW construction, WSDOT proposed to demolish the RV maintenance building and remove the remaining contaminated soil. In addition to this proposed scope of work, Ecology recommended sampling for shallow soil contamination related to releases from the Tacoma Smelter Plume.

Groundwater samples were collected during four sampling events from September 2021 to August 2022. Concentrations of contaminants did not exceed the Method A cleanup levels in any wells during this time. Shallow soil samples collected from November 2022 to January 2024 showed shallow soil did not contain metals above the Method A cleanup levels. In September 2023, the remainder of the contaminated soil was excavated and removed from the Site (approximately 275 tons). Confirmation soil samples collected from the extents of the excavation did not exceed the laboratory reporting limits for Site contaminants.

**Overflow - Site contamination and cleanup history**

[Go to top](#)

No overflow



### Assessment scores by environmental medium

