King County Shops

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	High	ERTS	428753
• SHARP date	08/19/2024	CSID	9217
• EJFlagged?	⃠ - No Override	FSID	6919
• LD confidence level	medium	VCP	none
• Cleanup milestone	remedial investigation	UST ID	437159
• SHARPster	Cecilia Henderson	LUST ID	4766

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✔
Groundwater	A1	medium	risk to off-site people	✔
Surface water	D4	low	climate change impacts	✔
Sediment	B4	low	plant/animal tissue data	⃠
Soil	A1	medium		

Location and land use info

18825 Southeast Renton Maple Valley Road, Renton, King County, 98058

Primary parcel	1923069026
Land use	other
Responsible unit	NWRO

Sources reviewed

2022, SEPA Mitigation Determination of Nonsignificance, King County

2017, Cedar River Sites Industrial Moratorium Study, King County

2016, Release Notification and Notice of Independent Remedial Action, Farallon

1998, Underground Storage Tank Assessment and Interim Cleanup Report, King County

Primary census tract	Associated census tracts
53033031906	none

Local demographics comments

no comments

Source/source area description

The site is currently vacant with preexisting areas of paved and gravel cover, and vegetated areas. The site is bordered by Maple Valley Highway to the north, beyond which is the Cedar River and Cedar Grove Natural area (approximately 150 feet north of site); and to the east, south, and west by forested area, beyond which are private residences. The site encompasses 25.39 acres. In the 1920s, the site was utilized for coal mining operations. Between the 1940s and 1985, King County utilized the site for vehicle fueling and maintenance and woodworking activities. Between 1985 and 1997, several private commercial companies operated the site. Between 1997 and 2016, Goodnight Properties Inc. owned the site and Sunset Materials operated the site for sale of landscaping materials.

Soil comments

Detailed information unavailable for 2016 subsurface investigation activities. Depth of known contamination exceeding applicable cleanup levels not available. The developed area of the site is currently partially paved and partially gravel cover; remaining areas of the site are undeveloped forest and vegetated areas. Wetland and stream features are present on site. Site entrance is fenced.

Groundwater comments

Detailed information unavailable regarding arsenic reported exceeding MTCA Method A cleanup levels in groundwater in 2016. Active drinking water well located in southern area of site; no known samples collected for analysis of site COCs. Site within five and ten-year wellhead protection zones. Direction of site groundwater flow is northeast. A sheen on groundwater was reported in standing water in the UST basin in 1997; no sheen or free product was noted in available documentation of 2016 groundwater investigation activities. Groundwater at approximately 10 feet bgs.

Surface water comments

No known surface water samples collected. Stream, wetland, and irrigation ditch areas present on site.

Sediment comments

Stream, wetland, and irrigation ditch areas present on site. No known sediment samples collected. No known analysis for PBTs in soil and groundwater samples collected to date. Site parcel includes terrestrial habitat priority area related to Cedar River Valley open space areas and sensitive location for Myotis yumanensis/lucifigus (bats).

Indoor air comments

No buildings currently present on site.

Additional factors comments

Site is located approximately 150 feet of the Cedar River.

Site history

Go to top

In 1997, one 1,500-gallon gasoline and diesel UST, one 4,500-gallon diesel UST, one 5,000-gallon heating oil UST, three fuel dispensers, and associated piping were removed from the site. Soil samples reported concentrations of TPH-G, TPH-D, and xylenes exceeding MTCA Method A cleanup levels in the UST, piping, and dispenser areas. Remedial excacation was completed in the UST basins and adjacent piping areas removing 323 tons of petroleum impacted soil between one and ten feet bgs. A sheen was observed in pooled groundwater in both UST excavation areas between eight and 10 feet bgs; no groundwater investigation was completed. Confirmation soil samples from the heating oil UST did not report concentrations of petroleum constituents exceeding MTCA Method A cleanup levels. Confirmation soil samples from the gasoline and diesel UST basin reported residual concentrations of TPH-D exceeding MTCA Method A cleanup levels; reporting opined that removal of large gravel and cobbles from the sample may have contributed to higher reported concentrations. Remedial excavation was not completed in the dispenser area to remove impacts of TPH-G, TPH-D, and xylenes exceeding MTCA Method A cleanup levels, due to structural concerns with the dispenser canopy.

In 2016, subsurface investigation activities were completed including advancement of test pits and installation of groundwater monitoring wells. Soil samples reported concentrations of THP-D and benzene exceeding MTCA Method A cleanup levels in the eastern and western areas of the site. Groundwater samples reported concentrations of total and dissolved arsenic exceeding MTCA Method A cleanup levels in two wells located in the central area of the site; summary reporting noted that downstream wells were non-detect for all contaminants. Detailed sampling information and laboratory data associated with these activities was not available at the time of this SHARP. Groundwater flow reported to the northeast.

In approximately 2017, the site began planning stages to be redeveloped as an asphalt facility. The site was subject to King County Ordinance 18611 which declared a six-month moratorium on application acceptance for rural industrial development within a quarter mile of the Cedar River. King County noted the site contains multiple critical areas including wetlands, stream, rural shoreline, chinook distribution, wildlife corridor, critical aquifer recharge area, sole source aquifer related to the Cedar River basin, and hazards related to steep slope, erosion, coal mine, and seismic conditions. Upon review of site conditions and regulations, King County concluded that the site land use designation (rural industrial) is appropriate and sufficient regulations and processes were in place to address land use and environmental impacts from proposed site development. Preexisting site structures were demolished in or around 2017.

Overflow - Site contamination and cleanup history

Between 2001 and 2017, the site received several violations of their Industrial Stormwater General Permit. Violations were related to incomplete or lack of required documentation, discharge to May Creek, lack of sampling of stormwater and water discharging to wetland, lack of BMP visual monitoring, lack of BMP maintenance, and intrusion of infiltration pond water to adjacent welands.

In 2022, the King County Department of Local Services - Permitting Division issued a SEPA Mitigated Determination of Nonsignificance for planned site redevelopment as an asphalt plant. Proposed redevelopment includes removal of contaminated soil, restoration/enhancement of four acres of stream and wetland buffers, roadway improvements, and construction of an asphalt facility encompassing approximately 6.5 acres.

King County Shops

9217 King County Shops 20240819
First SHARP
SHARP rating — High

SHARP Report — Part 2 of 2

Conceptual site model
08/19/2024