

AC Custom Metal Work



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	724021
• SHARP date	06/17/2024		CSID	17063
• EJFlagged?	⊘ - No Override		FSID	100002437
• LD confidence level	low		VCP	none
• Cleanup milestone	CSL listing		UST ID	none
• SHARPster	Donna Kirkman		LUST ID	none

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	⊘
Groundwater	D4	low	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	A2	medium		

Location and land use info	
21845 SE 272nd St, Maple Valley, King County, 98038	
Primary parcel	3322069085
Land use	residential
Responsible unit	NWRO

Sources reviewed
ERTS Incident 724021, 7/12/23
Analytical Results, OnSite Environmental, 9/28/23
Declaration of Halley Kimball (Maple Valley City Employee), Superior Court of WA for King County, 6/13/24
Figure showing sample location, 6/17/24

Primary census tract	Associated census tracts
53033032006	none

Local demographics comments

no comments

Source/source area description

This parcel is 0.66 acres and is zoned residential. The current owner is Juan C Mosquera, who has owned and/or lived on the property since 2007. The business name is AC Custom Metal Work.

Soil analytical results for oil-range petroleum hydrocarbons are above MTCA Method A.

Soil comments

One soil sample was taken, resulting in 12,000 mg/Kg (Method A cleanup level is 2,000).

Groundwater comments

There is no groundwater analytical data. Nearby groundwater information indicates depth to groundwater could be approximately 75 feet below ground surface.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

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Ecology has received three complaints regarding this property.

In July 2023, a new property manager notified Ecology that the tenant had been illegally changing oil on the property, dumping oil to pavement, grass, and into the storm drain in the driveway.

In August 2023, a nearby resident (of the Water Gardens community) notified Ecology that there is a steel fabrication welding shop at this location, that is zoned residential. Paint fumes come into the neighborhood due to doors open during the day. The house is rented out to individuals that flip cars. There is grease everywhere, and oil on pavement has gone into storm/wastewater system.

In February 2024 another resident of Water Gardens community submitted a letter to multiple agencies regarding similar complaints.

The City of Maple Valley confirmed during inspection that the tenant had been working on vehicles, dumping vehicle fluids down a private catch basin leading to an infiltration pipe under the driveway. The City issued a warning letter to the property owner, requiring removal of all hazardous materials from the property, and soil testing. An additional warning letter was sent, requiring the owner complete soil cleanup, disposal, and re-testing prior to January 6, 2024, to avoid fines.

In April 2024, Ecology contacted the City, inquiring about progress on the cleanup and enforcement. Cleanup had not progressed.

In June 2024, the City contacted NWRO TCP regarding potential enforcement and assistance with compliance at the property. The City has attempted to work with the property owner to achieve cleanup of impacted soil, but the owner and/or tenant are not cooperative.

Due to soil impacts above cleanup level, Ecology will add this property to the Contaminated Sites List.

Overflow - Site contamination and cleanup history

No overflow

AC Custom Metal Work

17063 AC Custom Metal Work 20240617

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

06/17/2024



Assessment scores by environmental medium

