

Southgate Oil



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	None
• SHARP date	11/20/2024		CSID	6762
• EJFlagged?	✓ – No Override		FSID	84946863
• LD confidence level	medium		VCP	NW3327
• Cleanup milestone	cleanup completion/NFA		UST ID	97588
• SHARPster	Jing Song		LUST ID	5697

This section is blank if this is the first SHARP

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

Location and land use info

23428 Pacific Highway S, Kent, King County, 98032

Primary parcel 2500600480

Land use transportation

Responsible unit NWRO

Sources reviewed

GeoEngineers, Post-Remediation Compliance Monitoring, October 30, 2024.

GeoEngineers, Revised VCP Application Cover Letter and Request for Opinion on Completed Cleanup, May 17, 2022.

Farallon Consulting, Summary Report Subsurface Investigation and Cleanup Action, Muscatel Midway Property, March 5, 2021.

O'Neill Service Group, Soil Characterization and Remediation Report, January 26, 2021.

ECI, Cleanup Action Report, December 31, 2019.

GeoEngineers, Phase II Environmental Site Assessment Report, September 21, 2018.

Sound Environmental Strategies, Corp., Underground Storage Tank Decommissioning and Soil Remediation Project, February 25, 2002.

Nowicki & Associates, Inc., Progress Site Assessment Southgate Oil Site, May 3, 2001.

Primary census tract	Associated census tracts
53033029004	none

Local demographics comments

no comments

Source/source area description

The Site is located between Pacific Highway South (State Route 99) and 30th Avenue South, approximately 500 feet south of Kent Des Moines Road (State Route 516). The Site is located on one King County parcel 2500600480 (Property), with a former street address 23428 Pacific Highway South. The Site also includes the adjacent properties to the north and southeast. Site contamination is associated with a former bulk fuel distribution facility (Southgate Oil) operated on the Property for approximately 75 years. The facility included at least 11 underground storage tanks (USTs), multiple fuel dispensers, and an auto repair garage. The facility stopped distributing fuel in 1999. Sound Transit demolished all former facilities by 2020. The northern portion of the Property has been developed with new right-of-way (ROW), South 234th Street. The southern portion is currently used as a construction staging area.

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

[Go to top](#)

Petroleum contaminated soil (PCS) was initially discovered in 2000 during removal of 9 USTs and two dispensers. These USTs were sized from 275- to 10,000-gallon and stored gasoline, diesel, and heating oil. Approximately 550 cubic yards of PCS were removed from the excavations and remediated on Site before being used as backfill. PCS was encountered in 2002 during removal of two heating USTs (20,000-gallon and 25,000-gallon) and one dispenser. Approximately 748 tons of PCS was excavated to a maximum depth of 25 feet bgs and disposed of off-Property.

In 2017 through 2020, numerous soil borings and test pits were advanced to depths ranging from 0.5 to 31 feet bgs across the Site. Petroleum contaminations were confirmed across the Site including the properties to the north and southeast. Soil on the central portion of the Site near the former service garage was also confirmed to be contaminated with metals and carcinogenic polycyclic aromatic hydrocarbons (cPAHs).

Remedial Excavations were conducted throughout the Site in 2019 through 2020. A total of approximately 6570 tons of contaminated soil was removed from the Site and disposed of off-site. Excavations were completed to depths ranging from 1.5 to 30 feet below ground surface (bgs). After excavation, all contaminated soil were removed from the Site.

One boring was advanced to a depth of 65 feet bgs on the central portion of the Site to evaluate the presence/absence of groundwater. No evidence of groundwater was observed in this boring. Groundwater at the Site is deep and is not likely impacted by soil contamination.

Overflow - Site contamination and cleanup history

No overflow

Southgate Oil

6762 Southgate Oil 20241120

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

11/20/2024



Assessment scores by environmental medium

