## AA Auto Service Center

SHARP Report — Part 1 of 2

Go to site contamination history

| • SHARP first SHARP | v2024.04.29 | Ecology Info | |
|---|---|---|---|
| • SHARP rating | High | ERTS | N1312 |
| • SHARP date | 01/13/2025 | CSID | 5078 |
| • EJFlagged? | ⊘ - No Override | FSID | 2264 |
| • LD confidence level | low | VCP | none |
| • Cleanup milestone | cleanup implementation | UST ID | 8892 |
| • SHARPster | Cecilia Henderson | LUST ID | 2326 |

### This section is blank if this is the first SHARP

| SHARP Media | Scores | Confidence | Additional Factors | |
|---|---|---|---|---|
| Indoor air | B3 | low | multiple chemical types | ✔ |
| Groundwater | A2 | medium | risk to off-site people | ✔ |
| Surface water | A2 | low | climate change impacts | ⊘ |
| Sediment | B3 | low | plant/animal tissue data | ⊘ |
| Soil | B1 | medium | | |

### Location and land use info

8004 Avondale Rd NE, Redmond, King County, 98052

| | |
|---|---|
| Primary parcel | 0125059046 |
| Land use | commercial |
| Responsible unit | NWRO |

### Sources reviewed

1995, Site Characterization & Independent Cleanup Action Final Report, Omega Services, Inc.

1994, Subsurface Soil Investigation Report, O'Sullivan Omega, Inc.

1993, Limited Environmental Site Assessment and Voluntary Remedial Action Plan, GeoEngineers, Inc.

| Primary census tract | Associated census tracts |
|---|---|
| 53033032313 | SHARP it |

## Local demographics comments

no comments

## Source/source area description

Active vehicle service center located in mixed commercial and residential area with nearby areas of undeveloped forest land. Petroleum contamination associated with historical USTs underground storage tanks (USTs) removed in 1992; historical suspected spills of solvents also reported and not evaluated. The site was used as a service station since at least 1967.

Property comprises 0.31 acres. The property is bordered to the west by Avondale Way NE, beyond which are single-family residences; to the north by a vehicle service center; to the east by undeveloped forest land including Bear Creek, beyond which is a multi-use commercial building; and to the south by NE Union Hill Road, beyond which is undeveloped forest land including Bear Creek and the Bear Creek Trail.

## Soil comments

Most recent soil samples collected in 1995. Known residual petroleum contamination present in soil above Method A cleanup levels in east-central area; northeast area of site not investigated though adjacent property reported residual petroleum impacts above Method A cleanup levels near property border. Soil samples only analyzed for petroleum and limited BTEX analysis. Site is mostly paved; no barrier present between site and Bear Creek trail and natural area. Surface water present approximately 90 feet east/100 feet southeast in Bear Creek; unclear if pathway to surface water from site exists.

## Groundwater comments

Site is within 6-month, 1-year, 5-year, and 10-year wellhead protection zones. The Bear Creek is located approximately 90 feet east/100 feet southeast of the site. Groundwater flow direction and groundwater depth not established for site. No wells have been installed on site. In 1995 two water samples were collected from test pits at 12 feet bgs, one of which contained TPH-D and TPH-O above Method A cleanup levels. Extent of petroleum impacts to groudnwater not characterized. Groundwater samples have only been analyzed for TPH and BTEX.

## Surface water comments

No surface water present with property boundary; extent of site petroleum contamination not fully defined. Depth and direction of groundwater flow on property/site not established. Surface water present approximately 90 feet east/100 feet southeast in the perennial Bear Creek, which contains Chinook and Steelhead with Federal threatened status. Unclear if pathway to surface water from site exists.

## Sediment comments

No sediment present with property boundary; extent of site petroleum contamination not fully defined. Depth and direction of groundwater flow on property/site not established. Surface water present approximately 90 feet east/100 feet southeast in the perennial Bear Creek, which contains Chinook and Steelhead with Federal threatened status. Unclear if pathway to sediment from site exists.

## Indoor air comments

No known indoor air or sub-slab vapor samples collected on site. Known residual TPH present in soil and groundwater. Only TPH and BTEX analyses previously completed on site.

## Additional factors comments

no comments

## Site history

Go to top

In 1990, suspected pills of motor oil and solvents on the eastern area of the site was reported to Ecology. Ecology completed a site visit and observed oil staining around a shop floor drain and a waste oil UST vent, and suspected solvent staining to soil with no vegetation.

In 1992, site USTs were removed including: one 550-gallon waste oil UST, two 6,000-gallon gasoline and diesel USTs, and one 10,000-gallon gasoline UST were removed from the southern area of the site. Ecology notes that all USTs appeared to have overfill spills and a strong gasoline odor in a concrete vault on site. UST basin excavation extended to 12 feet bgs. Black oily soil and petroleum odor was observed in the UST basin areas. Soil samples contained TPH-G, TPH-D, and TPH-O above MTCA Method A cleanup levels. An unknown volume of impacted soil was removed and the excavations backfilled with clean material.

In 1993, remedial investigation activities were completed on the east-adjacent Parcel 0125059155 ("Parcel 29"), formerly utilized for commercial and residential purposes. Three test pits were completed up to 9 feet below ground surface (bgs) on Parcel 29 along the parcel boundary with the Site. Four hand-auger points were completed along the northern edge of the Parcel 29 boundary on the north-adjacent service station property ("Parcel 30") for near-surface soil sampling. Soil samples reported petroleum contamination above MTCA Method A cleanup levels in the southern and south-central test pits and all hand-auger locations, including TPH-G, TPH-D, & TPH-O, benzene, and total xylenes. Garage wash water from the Site was observed to flow over ground surface onto Parcel 29. Vehicle parts were observed to be washed in sink on Site which connects to a leach field in the northern area of the site, and a sewer pipe from the Site ran east to Parcel 29. The Parcel 29 building was subsequently demolished and the land utilized for NE Union Hill Road bridge improvements and Bear Creek Trail and natural area. During bridge improvement construction, 180 cubic yards of petroleum impacted soil was removed from Parcel 29 and the border between Parcels 29 and 30. Two confirmation soil samples reported residual petroleum impacts above Method A in the northwest corner of Parcel 29 and on the southern border of Parcel 30. Excavation was not completed in the area of the south-central test pit on Parcel 29 directly adjacent to the site. Construction included bridge abutments and structural retaining walls which reportedly extend below the area water table between the Site and Parcel 29/Bear Creek; detailed plans were not available. In late 1993, the site reportedly abandoned the leach field and connected to public sewer service.

In 1994, 8 soil borings were advanced to to 15 feet bgs characterize petroleum contamination on site. Soil samples reported petroleum contamination (TPH-G and TPH-O) above MTCA Method A cleanup levels in the vicinty of former UST locations in the southern area of the site.

## Overflow - Site contamination and cleanup history

In 1995, five excavation areas were completed to 14 feet bgs in the southern area of the site and 250 cubic yards of impacted soil removed for disposal. A previously unknown UST of was discovered south of the former two 6,000-gallon USTs and was removed. Confirmation soil samples did not report petroleum impacts above MTCA Method A cleanup levels; however, it appears not all known areas of petroleum contamined soil were addressed. Groundwater was encountered in the test pits at 12 feet bgs. Two groundwater samples collected directly from test pits, one of which contained TPH-D and TPH-O above Method A cleanup levels. The former site building was subsequently demolished and a new service station constructed.

In 1996, Ecology assigned a No Further Action (NFA) determination for the site through the Site Hazard Assessment (SHA) process. In 2011, upon Ecology re-review of site information, the 1996 NFA was determined to be inappropriate and the cleanup site was reopened in 2011.

No subsequent known additional investigative or remedial activities have been completed.

Historical soil and water samples were only evaluated for TPH and BTEX despite reports of potential solvent dumping, vehicle wash water traveling over ground surface, and concerns regarding parts washing fluid entering the leach field.

**AA Auto Service Center**

**5078 AA Auto Service Center 20250113**
**First SHARP**
SHARP rating — High

**SHARP Report — Part 2 of 2**

Conceptual site model
01/13/2025

SHARP