

# Carpinito 287th



SHARP Report — Part 1 of 2

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| • SHARP first SHARP   |                       | v2024.04.29 | Ecology Info |        |
|-----------------------|-----------------------|-------------|--------------|--------|
| • SHARP rating        | Low                   |             | ERTS         | 727515 |
| • SHARP date          | 07/31/2024            |             | CSID         | 17118  |
| • EJFlagged?          | ✓ – No Override       |             | FSID         | 35000  |
| • LD confidence level | low                   |             | VCP          | none   |
| • Cleanup milestone   | initial investigation |             | UST ID       | none   |
| • SHARPster           | Cecilia Henderson     |             | LUST ID      | none   |

| 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                  |            |
|---------------------------------------------|------------|
| 6642 S 287th St, Auburn, King County, 98001 |            |
| Primary parcel                              | 3522049047 |
| Land use                                    | commercial |
| Responsible unit                            | NWRO       |

| Sources reviewed                                                      |
|-----------------------------------------------------------------------|
| 2023, UST Removal and Remedial Excavation, Bluestone Environmental NW |
|                                                                       |
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|                                                                       |

| Primary census tract | Associated census tracts |
|----------------------|--------------------------|
| 53033029805          | none                     |

**Local demographics comments**

no comments

**Source/source area description**

The site was a private residential/agricultural property through approximately 2020, and is currently under development as a commercial warehouse.

During recent redevelopment activities in November 2023, an undocumented UST was discovered on the property. The UST contained approximately 3,000 of liquid. The UST was emptied, rinsed, inerted, removed, and recycled. Discovered petroleum contamination in soil was excavated and disposed off-site at a permitted facility.

**Soil comments**

All known petroleum impacted soil has been excavated and confirmation soil samples collected at the excavation limits did not report concentrations of petroleum constituents exceeding MTCA Method A cleanup levels.

**Groundwater comments**

Groundwater collected from a temporary well in the UST excavation basin did not report petroleum constituents exceeding MTCA Method A cleanup levels.

**Surface water comments**

No surface water present on site.

**Sediment comments**

No sediment present on site.

**Indoor air comments**

No known residual petroleum impacts remaining on site.

**Additional factors comments**

no comments

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During recent construction activities in November 2023, a 4,000-gallon UST containing unknown liquid was discovered on the south side of the Property (formerly 6638 South 287th Street). On November 9, 2023, the liquid was sampled and reported to contain concentrations of GRO and DRO exceeding MTCA Method A cleanup levels.

On November 13, 2023, Bluestone oversaw pumping out of approximately 3,000-gallons of liquid and 0.5 cubic yards of sludge from the UST. The UST was removed and had an observed 0.75-inch hole at the bottom. Bluestone collected five soil samples to assess contaminant conditions in and adjacent to the former UST basin. The soil samples were analyzed for GRO, DRO, BTEX (benzene, toluene, ethylbenzene, and xylenes), and/or lead. Laboratory analytical results reported concentrations of GRO, toluene, ethylbenzene, and xylenes exceeding MTCA Method A cleanup levels.

On November 27, 2023, Bluestone completed the remedial excavation efforts. The excavation began with the completion of test pits surrounding the area of the former UST and collection of soil samples. GRO was not detected above the laboratory reporting limit in any of the test pit soil samples. Observed soils containing petroleum contaminants located between the four test pits in the UST basin was excavated between five and 11 feet bgs. Approximately 77 tons of petroleum contaminated soil was delivered to the 3rd & Lander Recycling & Transfer Station in Seattle for disposal. Confirmation soil samples collected at the excavation sidewalls and base did not report concentrations of petroleum constituents exceeding MTCA Method A cleanup levels.

During the remedial excavation efforts, groundwater was observed to seep into the excavation at depths deeper than 10-feet bgs. A water sample was collected from the open excavation using the excavator bucket and submitted for analysis. Concentrations of GRO were detected well above the CUL. Bluestone was concerned that the sample may have reported an errant detection due to potential contaminated soils that may have been remaining in the excavator bucket. A temporary groundwater monitoring well was installed in the excavation basin and a reconnaissance groundwater sample (GGW-231204) was collected December 4, 2023. The temporary monitoring well was screened from 9-14 feet bgs and the depth to water in the temporary screen was approximately 10.5 feet bgs before purging and sampling. GGW-231204 was analyzed for GRO, DRO, ORO, and BTEX. GRO, DRO, toluene, ethylbenzene, and xylenes were all detected but at concentrations well below the respective CULs.

**Overflow - Site contamination and cleanup history**

No overflow



**Assessment scores by environmental medium**

**D4**  
indoor air  
high confidence

**D4** soil  
high confidence

**D4** groundwater  
high confidence

**D4** surface water  
high confidence

**D4** sediment  
high confidence