

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	657235
• SHARP date	11/21/2024		CSID	12941
• EJFlagged?	✓ – No Override		FSID	36618899
• LD confidence level	low		VCP	none
• Cleanup milestone	CSL listing		UST ID	2015
• SHARPster	John Kirkpatrick		LUST ID	none

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SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	✓
Groundwater	A1	low	risk to off-site people	⊘
Surface water	D4	low	climate change impacts	⊘
Sediment	D4	low	plant/animal tissue data	⊘
Soil	C2	low		

Location and land use info

5622-5636 South Tacoma Way, Tacoma, Pierce County, 98409

Primary parcel 4695001290

Land use commercial

Responsible unit SWRO

Sources reviewed

2015, Initial Investigation, Tacoma-Pierce County Health Department and Dept. Ecology

Primary census tract	Associated census tracts
53053062600	SHARP it

Local demographics comments

no comments

Source/source area description

The site has been used for various automotive businesses. In 2015, a limited Phase II Assessment was completed investigating a former pump island, hydraulic hoists, and former / abandoned Underground Storage Tank (UST) areas.

Soil comments

Per the initial investigation, Methyl Tert-Butyl Ether (MTBE) and petroleum are confirmed in soils. Suspected contaminants included PAHs, benzene, diesel, gasoline, and lead. The sparse sampling and analyses reported lead to overall low confidence regarding the nature and extent of site contamination.

Groundwater comments

No groundwater data are available. Per a 2002 memorandum regarding the Site Hazard Assessment from a nearby site (Contaminated Site ID 143), general area groundwater depths are about 32 feet below ground surface.

Based on Toxics Cleanup Program (TCP) maps, the site is within the 1 year travel-time zone of one city well, the 5 year travel-time zone of 3 additional wells, and the 10 year travel-time zone of 1 additional well.



Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

No indoor air data are available.

Additional factors comments

no comments

Site history[Go to top](#)

This site, not to be confused by other sites with the same property owners on the block and neighboring blocks, was investigated in March 2015. Various subsurface soil samples were taken. Most were analyzed via NWTPH-dx and / or NWTPH-gx methods; a couple (2) each were analyzed for chlorinated Volatile Organic Carbons (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and / or metals.

Soil contamination above Model Toxics Control Act (MTCA) Method A screening levels for oil was detected at the location of a hydraulic hoist. The former pump island had contamination of heavy oil and benzene above MTCA Method A screening levels. Gasoline was also detected below screening levels.

The consultant, Aerotech Environmental Consulting, Inc. (AEC), returned to perform some additional excavation at the locations of the exceedances. Confirmation sampling was conducted but exceedances persisted and many results were not reported. The Initial Investigation concluded that AEC's work was "insufficient in documentation, sample frequency, and analytical scope to demonstrate that site contamination has been fully remediated". The site was subsequently listed on the contaminated sites list.

Overflow - Site contamination and cleanup history

Additional parcels include 4695001380, 469500121, 4695001220, 4695001230, and 4695001240.

AutoZone Tacoma

12941 AutoZone Tacoma 20241121

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

11/21/2024



Assessment scores by environmental medium

