Proposed South Hill Emergency Center

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	Unknown
• SHARP date	04/29/2025	CSID	15242
• EJFlagged?	⃠ - No Override	FSID	41261
• LD confidence level	low	VCP	SW1717
• Cleanup milestone	remedial investigation	UST ID	None
• SHARPster	Aaren Fiedler, LG	LUST ID	None

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	C1	medium	multiple chemical types	✔
Groundwater	C3	low	risk to off-site people	⃠
Surface water	D4	high	climate change impacts	⃠
Sediment	D4	high	plant/animal tissue data	⃠
Soil	B1	low		

Location and land use info

13108 Meridian Ave. E, Puyallup, Pierce County, 98373

Primary parcel	0419165038
Land use	commercial
Responsible unit	SWRO

Sources reviewed

TGE Resources, Inc., Response to Ecology Comments, letter addressed to Mr. Aaren Fiedler, March 15, 2023.

Ecology, Technical Assistance at the following contaminated Site, letter, addresssed to Allison Block, July 11, 2023.

TGE Resources, Inc., Supplemental Phase II Site Assessment and Vapor Intrusion Mitigation System Testing, May 19, 2022.

Primary census tract	Associated census tracts
53053071304	53053071208

Local demographics comments

EJScreen factors are all entered as zeros (0) because the EJScreen tool was not available at the time of this assessment.

Source/source area description

Historical resources depict the Site as vacant/undeveloped land in the 1940s and apparently developed with rural structures within the west-central Site limits by 1957. Chain of title records indicate the Site was purchased by the "Kirk Company" in 1982. The "Kirk Company" is recorded (per publically available internet sources) as having operated in the Pacific Northwest region since the early 1900s. The Kirk Company apparently grows, processes, and delivers Christmas trees, both nationwide and internationally. The Property was acquired in July 2018 by MultiCare Health System, a Washington Nonprofit Corporation (hereinafter "MultiCare" or "MHS") and developed with a 9,872 square foot healthcare facility with associated paved parking facilities in July 2019.

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

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Two preliminary subsurface investigations were conducted by TGE at the Property between 2018 and 2019 due to the presence of Phase I Recognized Environmental Conditions (RECs) and to characterize pathway-of-construction (POC) soil/fill material in areas slated for intended excavation/disturbance during new construction earthwork. Environmental impact to Site soil, groundwater, and soil vapor was initially established as an outcome of due diligence efforts prior to Property acquisition. Diesel/residual petroleum products (NWTPH-Dx) and Resource Conservation and Recovery Act (RCRA) 8 metals (arsenic, barium, lead, mercury, and chromium) were identified within Site groundwater, and the RCRA 8 metal (arsenic) was identified within Site soil at concentrations in excess of laboratory detection limits and/or respective Ecology Model Toxics Control Act (MTCA) screening limits. Pre-development investigation also identified the presence of the VOC analytes 1,1,2,3-tetrachloroethane, 1,3-butadiene, benzene, and trichloroethene (TCE) in soil vapor (collected from within the proposed footprint of the new healthcare facility's building) at concentrations exceeding applicable MTCA Method B cleanup levels.

Execution of appropriate remedial action to achieve regulatory requirements/cleanup standards via excavation/removal of impacted soil was completed in July 2019 to advance Soil Management Plan objectives for the earthwork contractor (in preparation for Property redevelopment), to profile material for landfill disposal, and to further document completion of impacted soil removal for purposes of supporting regulatory case closure. During the early stages of Property redevelopment (July 2019), impacted soil/fill materials were removed by permitted soil excavation and disposed at a RCRA Sub-Title D Landfill.

Given confirmed soil vapor impact from historic Property and current/historic adjacent commercial property uses, MHS opted to utilize permanent engineering controls to preemptively mitigate the possibility of future vapor intrusion into the planned healthcare facility. This was accomplished coincident with Property pre-development planning and involved the design and installation of a robust VIMS to mitigate the risk of VOC exposure to future occupants of the Property. The system, as installed, is comprised of a sub-slab vapor barrier/membrane system with a "passive" venting design, as well as "active" forced air capability to effectively depressurize the new building slab. Four soil vapor monitoring probes were installed both above (designated "P1A" through "P4A") and below ("P1B" through "P4B") the system membrane (a total of eight) to allow for periodic effectiveness monitoring of the system (Figure 2 - Supplemental VIMS Performance Testing Details Map). Construction oversight, component testing, and installation certification by the PE of record validated the integrity and compliant installation of the VIMS, as designed.

Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP rating — Low

Conceptual site model

04/29/2025

SHARP