

# Fife RV Center



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	667578
• SHARP date	06/25/2025		CSID	13173
• EJFlagged?	✓ – No Override		FSID	7909
• LD confidence level	low		VCP	SW1565
• Cleanup milestone	remedial investigation		UST ID	none
• SHARPster	Dean Malte		LUST ID	none

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

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	low	multiple chemical types	⊘
Groundwater	C1	medium	risk to off-site people	✓
Surface water	D4	low	climate change impacts	⊘
Sediment	B4	low	plant/animal tissue data	⊘
Soil	B2	medium		

Location and land use info	
3410 Pacific Hwy E, Fife, Pierce County, 98424	
Primary parcel	0320111067
Land use	commercial
Responsible unit	SWRO

Sources reviewed
Aerotech Environmental, Off-Site Investigation, March 24, 2023.
Ecology, Initial Investigation Field Report, May 28, 2019.
Ecology, Further Action VCP Opinion, February 21, 2019.
Aerotech Environmental, Groundwater Monitoring Report, 9th Quarterly Sampling, January 14, 2019.
Ecology, Further Action VCP Opinion, May 31, 2017.
Ecology, Initial Investigation Field Report, February 22, 2017.
Aerotech Environmental, Site Remedial Excavation Report, November 1, 2016.



Primary census tract	Associated census tracts
53053940002	SHARP it

Local demographics comments
no comments

Source/source area description
<p>The source of contamination at the site is petroleum releases from an historical underground storage tank (UST) system associated with a former automotive service station facility. The service station facilities were present on the primary parcel and on the adjoining parcel to the north (current Jack in the Box).</p>

Soil comments
no comments

Groundwater comments
Site is within the 10-year travel time for City of Fircrest Well #9 AAY306, depth 163'



**Surface water comments**

A wooded bio-swale water retention area is located west-northwest of the site. In addition, a drainage ditch is located south-southwest of the site within the I-5 right-of-way (ditch is on the north side of the off-ramp). The bio-swale appears to discharge to the drainage ditch. No impacts to surface water or sediment have been identified, but additional assessment is needed.

**Sediment comments**

Sediment may be associated with the bio-swale and drainage ditch, but additional assessment is needed.

**Indoor air comments**

The primary potential risk for vapor intrusion is related to the Jack in the Box restaurant located north of the site. The on-property Fife RV structure and east-adjointing structures do not appear to be located near enough the area of contamination to be at risk for vapor intrusion. Additional assessment of potential vapor intrusion is needed.

**Additional factors comments**

no comments

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Soil and groundwater contamination was confirmed during a 2013 investigation, primarily gasoline and BTEX at concentrations above MTCA cleanup levels. No USTs were found to be present on the site at the time, and the removal date is unknown. The service station was reportedly operational between approximately the 1960s through 1980s.

Approximately 1,685 tons of contaminated soil was removed from former UST basins and pump island areas in 2016 and disposed offsite, but excavation was limited by site conditions. Contaminated soil removal was limited to the west by a bio-swale, to the southwest by a slope and drainage area, and by multiple utility corridors on the main property; contaminated soil was left in place in these areas. Excavation depth was approximately 10 feet.

Six groundwater monitoring wells were installed on the site in 2016, with six additional wells installed in 2017-2018. Nine groundwater monitoring events have been reported to Ecology through January 2019. Gasoline and benzene concentrations were well above MTCA cleanup levels for the January 2019 samples. A site map in the 2023 off-property investigating report shows four additional wells (MW-13 through MW-16) installed on the site with MW-2 and MW-10 having been decommissioned, but no sampling results or groundwater monitoring reports have been submitted.

A 2023 off-property investigation including four locations east of the north-adjointing Jack in the Box property did not identify contamination above cleanup levels at the locations investigated. In addition, the project consultant indicated in 12/15/23 email that a concrete barrier wall had been installed along the northern property boundary to a depth of approximately 14 feet to address contaminant migration. Additional assessment is needed on the north-adjointing property to confirm current conditions.



**Overflow - Site contamination and cleanup history**

Other affected parcels: 0320024104, north of source property (Jack in the Box); I-5 right-of-way, west-southwest of source property.

Fife RV Center

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First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

06/25/2025



Assessment scores by environmental medium

