

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	SHARP it
• SHARP date	07/09/2025		CSID	16638
• EJFlagged?	⊘ - No Override		FSID	99997366
• LD confidence level	medium		VCP	SW1777
• Cleanup milestone	cleanup implementation		UST ID	SHARP it
• SHARPster	Diana Ison		LUST ID	SHARP it

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SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⊘
Groundwater	C4	medium	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	B3	medium		

Location and land use info

3134 14th Ave NW, Gig Harbor, Pierce County, 98335

Primary parcel 0221213045

Land use commercial

Responsible unit SWRO

Sources reviewed

Ecology, Memorandum: Results of Ridgetop Golf Property Net Environmental Benefit Analysis, February 7, 2024

Lombardini Geological Services LLC, Cleanup Action Report, November 16, 2023

Ecology, Opinion on the Proposed Cleanup of a Property Associated with the Asarco Tacoma Smelter Site, January 5, 2023

Lombardini Geological Services LLC, Cleanup Action Plan, June 3, 2022

GeoResources, LLC, Soils Investigation and Report, June 25, 2021

Harbor Environmental Review Services, Wetland Verification Report, Ridgetop Golf Headquarters, February 21, 2020

Primary census tract	Associated census tracts
53053072407	

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

For almost 100 years, the Asarco Company operated a copper smelter in Tacoma. Air pollution from the smelter settled on the surface soil over a vast region - more than 1,000 square miles of the Puget Sound basin. This property has elevated levels of arsenic and lead in the soil due to air emissions from the Asarco smelter.

Soil comments

This cleanup project used the Tacoma Smelter Plume Model Remedies Guidance and the Net Environmental Benefit Analysis (NEBA) to allow soil contamination to remain on the property in lieu of cleanup. Before Ecology can issue a No Further Action determination for this property, institutional controls will be required to prevent access to NEBA area during normal/ planned uses of the property.

Groundwater comments

Based on soil contamination levels, groundwater contamination is not suspected. The bottom of the soil contamination is above the groundwater table.

Surface water comments

There are no streams on the property. The closest stream is an intermittent stream is mapped over 900 feet to the northeast of the property. There is an offsite wetland on the adjacent property to the south. The buffer from this wetland extends onto this property along the southern edge. During site observations in 2021, minor surface water was observed in the extreme south portion of the property.

Sediment comments

no comments

Indoor air comments

The site contaminant of concern is arsenic in the soil, which is not associated with vapor intrusion risk.

Additional factors comments

no comments

Site history

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Prior to beginning site development in 2023, this property was undeveloped and forested with a dense understory of ferns and salal. This property is within the Tacoma Smelter Plume and predicted to have 40-100 parts per million arsenic in the soil as a result of air emissions from the former smelter. The shallow soils on this property were sampled for arsenic and lead contamination following Ecology's Tacoma Smelter Plume Model Remedies Guidance. Sample results indicate elevated arsenic in the soil. A cleanup plan was prepared. In the part of the property planned for development, the property owner decided to mix the soil with cleaner, deeper soils as a way to remediate the arsenic contamination in the soil. A portion of the property will remain undeveloped. This undeveloped area was designated as especially valuable habitat. For the protection of the high quality habitat in this area, a Net Environmental Benefit Analysis (NEBA) was used to weigh the benefits of active cleanup versus leaving it un-remediated.

Overflow - Site contamination and cleanup history

No overflow

SHARP rating — Low

07/09/2025



Assessment scores by environmental medium

Medium	Score	Confidence
Indoor air	D4	High
Soil	B3	Medium
Groundwater	C4	Medium
Surface water	D4	Medium
Sediment	D4	Medium