

Lakebay Marina



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	738911
• SHARP date	08/18/2025		CSID	NoCSID
• EJFlagged?	⊘ - No Override		FSID	61458595
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	100523
• SHARPster	Dean Malte		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	low	multiple chemical types	⊘
Groundwater	B1	low	risk to off-site people	✓
Surface water	A3	low	climate change impacts	✓
Sediment	B2	low	plant/animal tissue data	⊘
Soil	B1	low		

Location and land use info	
16403 Lakebay Dock Rd SW, Lakebay, Pierce County, 98349	
Primary parcel	0020012028
Land use	mixed use
Responsible unit	SWRO

Sources reviewed
EVREN Northwest, Inc., Underground Storage Tank Decommissioning with Limited Petroleum-Impacted Soil Removal Report, June 12, 2025.
ERTS Incident Report, May 14, 2025.



Primary census tract	Associated census tracts
53053072603	

Local demographics comments
EJScreen not available

Source/source area description
Petroleum release identified during underground storage tank (UST) decommissioning.

Soil comments
no comments

Groundwater comments
One Group A well, Lakebay Marina Water System, is located on the property. There is no wellhead protection zone associated with the well, and it is listed as an artesian well; the well screen depth is not listed.

Surface water comments

Potential for impacts to surface water may need additional assessment depending on the extent of contamination to soil and groundwater.

Sediment comments

Potential for impacts to sediment may need additional assessment depending on the extent of contamination to soil and groundwater.

Indoor air comments

A storage shed located next to the former UST and area of impacted soil and groundwater has been demolished. The next nearest structure is a small well house located approximately 40 feet northeast of the former UST area. It does not appear that vapor intrusion is a concern for the well house, but future vapor intrusion assessment could be needed if contamination is found nearer to the well house.

Additional factors comments

no comments

Site history

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One 2,000-gallon gasoline UST was decommissioned in May 2025. Approximately 323 tons of contaminated soil was removed during UST decommissioning, but contaminated soil remained with gasoline-range TPH above cleanup levels including the excavation margins and bottom. In addition, TPH and lead were above cleanup levels in a groundwater sample collected from the excavation. Groundwater was observed at a depth of approximately eight feet during UST removal, but is suspected to be variable and tidally influenced.

The extent of residual soil and groundwater contamination is unknown and needs additional characterization. In addition, there is a potential for vapor intrusion and possible impacts to nearby surface water and sediment.



Overflow - Site contamination and cleanup history

Additional Parcel: 0020012027

Lakebay Marina

NoCSID Lakebay Marina 20250818

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

08/18/2025



Assessment scores by environmental medium

