

Bothell Paint & Decorating



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

| • SHARP first SHARP | | v2024.04.29 | Ecology Info | |
|-----------------------|------------------------|-------------|--------------|----------|
| • SHARP rating | Low | | ERTS | 609648 |
| • SHARP date | 09/10/2025 | | CSID | 3051 |
| • EJFlagged? | ⊘ - No Override | | FSID | 93536765 |
| • LD confidence level | low | | VCP | na |
| • Cleanup milestone | cleanup completion/NFA | | UST ID | na |
| • SHARPster | Sunny Becker | | LUST ID | na |

This section is blank if this is the first SHARP

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

Location and land use info

18004 & 18005 Bothell Way NE, Bothell, King County, 90811

Primary parcel 9457200072

Land use commercial

Responsible unit NWRO

Sources reviewed

2023 Bothell Paint & Decorating Environmental Covenant Removal

2022 No Further Action letter

2018-2021 Progress report

2018 Final Agreed Order

| Primary census tract | Associated census tracts |
|----------------------|--------------------------|
| 53033021803 | |

Local demographics comments

A zero was applied to all EJScreen parameters because the EJ Screen website was not available at the time of rating

Source/source area description

Historical operations on the property included automobile repair and dealerships, retail paint and flooring, and sandblasting. This site was used by a former sandblasting operation and contained at least one petroleum underground storage tank (UST).

Soil comments

no comments

Groundwater comments

Groundwater monitoring for petroleum hydrocarbons and arsenic was also carried out as part of the cleanup plan. Groundwater monitoring data collected between 2020 and 2022 shows localized and naturally high arsenic in some groundwater wells, and total petroleum hydrocarbons (TPHs-diesel and heavy oil) are sporadically detected. The sporadic detections are due to degradation products (polar metabolites) of TPHs in groundwater.

Surface water comments

no comments

Sediment comments

sediment is capped

Indoor air comments

No enclosed building and the soil contaminations are not volatile

Additional factors comments

no comments

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A 1,000-gallon UST was removed near the northeast corner of the west building at the site in 1988. A hole in the UST was observed at the time of removal. Petroleum liquid (free product) was reported in the excavation on the surface of ground water. A soil sample collected from the sidewall of the excavation during tank removal contained petroleum hydrocarbons (gasoline-range) above the MTCA cleanup levels.

Further environmental investigations were conducted at the property in February 2008. During these investigations, low concentrations (below MTCA cleanup levels) of volatile organic compounds were detected in ground water adjacent to the former leaking underground storage tank.

Additionally, sandblasting operations were conducted at this site in the southern portion of the property by a former tenant. Sandblast grit and petroleum staining associated with a compressor were observed in that vicinity. Shallow soils in the sandblast area contain petroleum hydrocarbons and metals exceeding MTCA cleanup levels. One soil sample contained cadmium exceeding Washington State Dangerous Waste requirements. One ground water sample contained arsenic concentrations exceeding MTCA cleanup levels and possibly exceeding natural background levels.

Interim action excavations that removed petroleum contaminated soils were conducted in September-October 2010 and March 2013. Following the excavations, confirmation samples were taken. Oxygen Release Compound (ORC) was placed in the 2010. Chemicals of concern remaining at the site after the interim action cleanups are:

In soil: Gasoline and motor oil-range petroleum hydrocarbons.

In groundwater: Diesel and motor oil range petroleum hydrocarbons, and arsenic.

Confirmation sampling in the excavations confirmed that most of the contamination was removed, save for a single sample above cleanup levels but now beneath the new SR 522 roadway.

Groundwater monitoring for petroleum hydrocarbons and arsenic was also carried out as part of the cleanup plan. Groundwater monitoring data collected between 2020 and 2022 shows localized and naturally high arsenic in some groundwater wells, and total petroleum hydrocarbons (TPHs-diesel and heavy oil) are sporadically detected. The sporadic detections are due to degradation products (polar metabolites) of TPHs in groundwater.

Ecology has determined that the naturally occurring arsenic and petroleum degradation products do not pose any threat to human health and the environment.

Overflow - Site contamination and cleanup history

No overflow

Bothell Paint & Decorating

3051 Bothell Paint & Decorating 20250910

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/10/2025



Assessment scores by environmental medium

