

Black Lake Grocery



SHARP Report — Part 1 of 2

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SHARP incomplete. SHARP it.		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	SHARP it
• SHARP date	09/30/2025		CSID	5037
• EJFlagged?	SHARP it		FSID	1420
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	100355
• SHARPster	John Pearch		LUST ID	1545

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	⊗
Groundwater	C1	high	risk to off-site people	⊗
Surface water	A1	medium	climate change impacts	✓
Sediment	B2	medium	plant/animal tissue data	⊗
Soil	C1	high		

Location and land use info	
4409 Black Lake , Olympia, Thurston County, 98512	
Primary parcel	12831111100
Land use	commercial
Responsible unit	SWRO

Sources reviewed
2011-2024 Black Lake Grocery Groundwater Monitoring Results, by Ecology Env Assessment Prog (EAP)
2005, Investigation of Petroleum Prouducts in Black Lake Sediments and Surface Water Adjacent to a UST Site, EAP
2005. Engineering Design Report, Black Lake Grocery, Summit Envirosolutions, Inc.
2004, Compliance Monitoring Report, Black Lake Grocery, Summit Envirosolutions, Inc.
2002, CAP, Ecology
2000, Final RI/FS, Black Lake Grocery, Summit Envirosolutions, Inc
1990, Addendum Report of Geotechnical Services, Dames and Moore

Primary census tract	Associated census tracts
53067011000	

Local demographics comments

The Environmental Health Disparities overall score is 5. The Environment Justice (EJ) Flag criterion is met. A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

Black Lake Grocery is located at 4409 Black Lake Blvd Southwest in Olympia, WA, and is an active convenience store and gas station. The site is also situated on the northwestern shore of Black Lake. Prior to 1995, leaky USTs on the grocery store property were contaminating soil and groundwater with gasoline-range petroleum hydrocarbon. New USTs were replaced in 1995 on different property (now with different owner), south of the grocery store (on parcel 12831121000). The leaking USTs on the north side of the grocery store were also removed in 1995 along with excavation and partial soil removal. In 2004, site cleanup action also installed a treatment wall along the shoreline of Black Lake. Site status is in construction completed- performance monitoring.

Soil comments

no comments

Groundwater comments

Public water well for the store is upgradient of the site contamination and was not impacted. Groundwater is still contaminated with benzene, toluene, ethylbenzene, and xylenes (BTEX), and gasoline-range organics total petroleum hydrocarbons (TPH-GRO), immediately adjacent to Black Lake.

Surface water comments Black Lake has many surface water diversions and is an aquatic recreational source. Surface was sampled in 2005 and did not detect any petreoleum contaminants above surface water cleanup standards at the time but testing may not be adequate enough to rule out a impact to surfae water. May need to resample surface water to determine current surface cleanup levels or maximum contaminant levels (MCLs).
Sediment comments Sediment was sampled in 2005 and did not detect any petreoleum contaminants above sediment cleanup standards at the time but testing may not be adequate enough to rule out a impact to sediments. May need to resample sediment to meet current sediment management starndards.
Indoor air comments no comments
Additional factors comments no comments

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The original remedial investigation was conducted in 1990 identified exceedances in benzene, toluene, ethylbenzene, and xylenes (BTEX), and gasoline-range total petroleum hydrocarbons (TPH-G). In 1995, seven underground storage tanks (USTs) were removed and the excavation and off-site disposal of approximately 1,200 cubic yards of petroleum-contaminated soil (partial soil removal). In 2000, additional remedial investigation was conducted. In 2004, cleanup actions included installation of a treatment wall (approximately 120 ft length, 5 ft width, and 12 ft depth) along the shore of Black Lake, as a permeable reactive barrier, which is engineered with sphagnum peat moss that absorbs petroleum hydrocarbons. Groundwater performance monitoring was conducted between 2004 to 2009 by Summit Envirosolutions, Inc. In 2011, Ecology took over groundwater monitoring of the Site. These are the publications that Ecology Environmental Assessment Program (EAP) published (with their respective sampling months/years): 2025 (sampled Oct 2024); 2023 (sampled Oct 2021), 2021 (sampled June 2020 & Oct 2018), 2017 (sampled June 2017), 2016 (sampled Oct 2015), 2014 (sampled Nov 2013 & May 2014), 2013 (sampled Aug 2011 & May 2012). Ecology EAP also conducted sediment and surface water sampling in 2005. Annual groundwater monitoring has been conducted by Ecology EAP from 2011 to 2024, and confirms that the near-surface aquifer at Black Lake Grocery continues to be impacted by petroleum hydrocarbon contamination. Following soil excavation and removal in 1995 and treatment wall installation in 2004, contaminant concentrations have decreased at the Black Lake Grocery site. Since 2015, analytical results from wells MW-2S and MW-3S have shown pronounced seasonal variations in contaminant concentrations that correlate with seasonal changes in groundwater levels. Comparison of historical analytical results from upgradient to downgradient wells of the treatment wall demonstrate some decrease in contaminant concentrations however there are still exceedances for TPH-G and BTEX in groundwater cleanup levels. Ecology (EAP) recommends continuing groundwater monitoring and further site characterization of soil and groundwater. Surface water and sediment were also sampled in 2005 and did not detect any petroleum contaminants above sediment cleanup standards, but testing may not be adequate to rule out an impact to surface water and sediments.	

Overflow - Site contamination and cleanup history

Adjacent parcel 12831121000 contains active UST ID 100355. The previous USTs (removed in 1995) were on parcel 12831111100 and is apart of remedial cleanup action.

Black Lake Grocery

5037 Black Lake Grocery 20250930

first SHARP/reSHARP = SHARP it

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

09/30/2025



Assessment scores by environmental medium

