



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

June 25, 2026

Limantzakis Property NO 1 LLC
704 Northeast Northlake Way
Seattle, WA 98105

Re: Site hazard assessment results and recommended next steps for the following contaminated site:

Site name: Safeway Fuel 3252
Address: 517 S Pioneer Way, Moses Lake
Facility/Site ID: 4131720
Cleanup Site ID: 3944
County assessor's parcel(s): 091539002

Dear Limantzakis Property NO 1 LLC,

The [Washington State Department of Ecology](https://ecology.wa.gov/)¹ (Ecology) has conducted a site hazard assessment for the [Safeway Fuel 3252 - \(3944\)](https://apps.ecology.wa.gov/cleanupsearch/site/3944)² facility site using the [site hazard and ranking process](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites)³ (SHARP), as established under the Model Toxics Control Act (MTCA) Cleanup Regulations, WAC [173-340-320](https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320)⁴.

We use SHARP to assess a site's potential hazards to people and other living things based on available information. SHARP assesses the exposure potential and severity of contamination in five environmental media: soil, groundwater, surface water, sediment, and indoor air. Based on the assessment, we assign the site an overall hazard rating of low, medium, high, or critical.

Based on the information we have reviewed, **the site's overall SHARP rating is low**. The SHARP report is enclosed. Please note we may update site hazard assessments and ratings as

¹ <https://ecology.wa.gov/>

² <https://apps.ecology.wa.gov/cleanupsearch/site/3944>

³ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites>

⁴ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320>

appropriate, such as when we receive and review information about changed site conditions or completed cleanup activities.

Key findings

Indoor air at the site received a B exposure score in the SHARP, which means we do not have enough information to know if a complete exposure pathway exists at the site. Complete exposure pathways mean a current health risk to people, plants, and animals on the site.

Recommended actions

Recommended next steps: additional investigations at the site.

We recommend you conduct additional sampling at the site to confirm whether the identified exposure pathways are complete.

Unless you hear otherwise from Ecology, you may conduct this site investigation independently or with technical assistance or oversight from Ecology. For more information about your options, see WAC [173-340-510](#)⁵. You must report independent site investigations to Ecology within 90 days of completion in accordance with WAC [173-340-515](#)(4)⁶. We may use the reported information to update, as appropriate, our site hazard assessment and ratings.

Staying updated on site progress

You can subscribe to this site to be notified if Ecology uploads a document, changes the site status, or opens a comment period. To subscribe, visit [Safeway Fuel 3252 - \(3944\)](#)⁷ and click the **Subscribe to this site** button in the upper right corner. You can unsubscribe at any time.

Thank you for taking steps to protect Washington's people and environment. If you have any questions, please contact Sara Fulton at sara.fulton@ecy.wa.gov or 509-319-0047.

Sincerely,



Nicholas Acklam
TCP Section Manager
Toxics Cleanup Program

⁵ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510>

⁶ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515>

⁷ <https://apps.ecology.wa.gov/cleanupsearch/site/3944>

Limantzakis Property NO 1 LLC

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Attachment (1): SHARP Report

cc: Dean Fredrickson, Albertsons Companies

Additional resources:

- [Laws and regulations directing our cleanup work](#)⁸
- [How the cleanup process works](#)⁹
- [Options for contaminated site cleanup](#)¹⁰

⁸ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work>

⁹ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/>

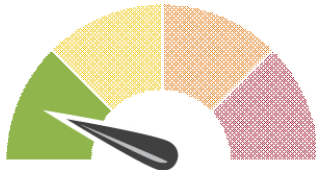
¹⁰ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options>

Safeway Fuel 3252

Site Hazard Assessment and Ranking Process (SHARP) Report

[Go to site contamination history](#)

Location and land use info	Ecology Info
517 S. Pioneer Way, Moses Lake, Grant County, 98837	CSID 3944
Land use commercial	FSID 4131720
Responsible unit ERO	VCP n/a
Cleanup milestone site hazard assessment	ERTS n/a
Parcel numbers 091539002	UST ID n/a
	LUST ID n/a

SHARP Results	
Assessed by Sara Fulton	 SHARP Rating: Low Site Points: 105
SHARP Date 06/17/2026	
Environmental justice concerns? EJFlag - No Override	
EJ confidence level low	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	no
Groundwater	C3	medium	risk to off-site people	maybe
Surface water	D4	high	climate change impacts	no
Sediment	D4	high	plant/animal tissue data	no
Soil	C2	medium		

Media score = exposure and severity. Exposure score: A to D, A=current exposure. Severity score, 1 is the most severe. See <https://ecology.wa.gov/SHARP> for more information.

This section is blank if this is the first SHARP

Sources reviewed
Environmental Partners Inc. Phase II Report. July 12, 2007.
Environmental Partners Inc. Interim Remedial Action Report. February 21, 2008.

Primary census tract	Associated census tracts
0	

Local demographics comments

no comments

Source/source area description

A retail gasoline sales and service station was located on the subject property from approximately 1955 to about 1980. Underground storage tanks (USTs) for the former retail gasoline station were located in the northwestern portion of the subject property and were reportedly removed in the 1980s. Following the removal of the USTs, the building was converted into a muffler shop with automobile service (Pioneer Muffler) until 2006. A new UST system was installed in 2007 and IS currently in operation.

The reported source(s) of the soil and ground water contamination are the former service station USTs and fuel dispenser island formerly located in the northern portion of the subject property (EPI, 2008).

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history[Go to top](#)

In June 2006, Environmental Partners Inc (EPI) reportedly conducted a baseline environmental assessment (report not in Ecology file) at the property to document preexisting soil and groundwater conditions. Arsenic was identified in groundwater above the MTCA Method A cleanup level at 8.0 micrograms/liter. Additionally, based on the 2006 assessment, and prior to redevelopment of the subject property into a retail fuel station, EPI directed a remedial excavation of petroleum-impacted soils in June and July of 2007.

Additional assessment activities completed between 2006 and 2007 identified petroleum impacts to soil and groundwater. Diesel, gasoline, and benzo (a) pyrene were detected in soil at depths of 10 to 14 feet below ground surface (bgs) above MTCA Method A cleanup levels. Diesel groundwater contamination was initially identified at concentrations from 2,100 to 100,000 micrograms/liter.

Starting in July 2006 ten separate excavations were completed at the Site. Approximately 863 tons of petroleum impacted soils were removed from the Site and transported to Waste Management's Greater Wenatchee Regional Landfill for disposal.

Sixty-four soil samples were collected. Analytical results indicated that the majority of accessible impacted soils were removed; however, not all impacted soil could be removed due to proximity of the adjacent roads and sidewalks. Soils with residual concentrations above the cleanup level remain in the following locations:

The north sidewall of the NP excavation. One sample from 12 feet bgs contained a concentration of 6,000 mg/kg. Soils from this area could not be removed due to proximity of the sidewalk and roadway (Wheeler Road). Samples collected from 12.5 - 15.5 feet bgs in the excavation were below cleanup levels.

The northern sidewalls of the New UST excavation. One sample from the northwest sidewall at 10 feet bgs contained a concentration of 3,000 mg/kg and one sample from the northeast sidewall at 10 feet bgs contained a concentration of 3,700 mg/kg. Samples collected at 13 feet bgs in the excavation were below cleanup levels. Due to installation of new tanks, additional soil was not removed.

Five monitoring wells were installed in November 2007 (MW-1 through MW-5). Groundwater was typically encountered between about 7 and 12 feet bgs. Groundwater measurements indicated that flow is generally northwesterly. Groundwater samples were collected in November 2007, and February, May, and September 2008. All results were below cleanup levels.

Overflow - Site contamination and cleanup history

No overflow

Safeway Fuel 3252

3944 Safeway Fuel 3252 20260617

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

06/17/2026



Assessment scores by environmental medium

