



**King County**

Department of  
Natural Resources and Parks  
**Solid Waste Division**

**KING COUNTY BROWNFIELDS PROGRAM  
SPRING VALLEY UNDERGROUND STORAGE TANKS  
SITE  
FEDERAL WAY, WA  
BROWNFIELDS ASSESSMENT FACT SHEET #1  
MAY 2011**

<b>Project Name:</b>	Spring Valley Underground Storage Tank (UST) Removal and Assessment Project.
<b>Location:</b>	37000 Pacific Highway South, Federal Way, WA, 98003.
<b>Site Description:</b>	The site is an undeveloped parcel located on the east side of Pacific Highway South within the upper drainage of Hylebos Creek and contains key wetland and stream habitat that the city of Federal Way wishes to protect and restore.
<b>Site History:</b>	<p>Historical tax records on file at the Puget Sound Regional Archives indicate that a small gas station was operating on this property from 1930 until it was torn down in the 1960s. Since that time the property has been vacant and undeveloped. In 2007, the city of Federal Way purchased the site as part of a larger 20 acre acquisition of wetland and stream habitat known as the Spring Valley Ranch and Restoration site. In 2008, highway workers clearing brush along Pacific Highway South uncovered a concrete pad, pump island, and fill pipes for two underground storage tanks (USTs) from the former gas station. Tax records show that the former gas station had two USTs of 550 gallons each. In 2009, the city contacted the King County Brownfields Program for advice and direction on how to remove the USTs. The Brownfields Program provided a work plan that outlined the steps to remove a UST under Washington State's Underground Storage Tank regulations. In 2010, King County was awarded an EPA community-wide assessment grant for petroleum sites and notified the city of Federal Way that it could now fund a site assessment, including most of the costs for UST removal. The city is now moving forward with the removal of the USTs.</p>
<b>King County Brownfields Program:</b>	<p>The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (EPA) to conduct environmental assessment on contaminated Brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessment and cleanup work on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the website at <a href="http://your.kingcounty.gov/solidwaste/brownfields/index.asp">http://your.kingcounty.gov/solidwaste/brownfields/index.asp</a>.</p>
<b>Assessment Description:</b>	<p>Per federal requirements, King County's consultants will prepare a Quality Assurance Project Plan (QAPP), a Cultural Resources Assessment (CRA) and an Endangered Species Act (ESA) analysis for review and approval by EPA. The city of Federal Way will work with the county's geotechnical consultant, CDM, to set up the work site, including:</p> <ul style="list-style-type: none"><li>· remove the concrete pad and former pump island, and</li><li>· hire a contractor to pump and clean the UST shells and remove them from the site.</li></ul> <p>Once the tanks have been removed, CDM will over-excavate the UST tank pit to recover any visibly stained or odiferous soils, and collect soil and groundwater samples for analysis in accordance with 173-360-390 WAC. If evidence is found of a petroleum release extending beyond the limits of the tank pit, CDM will excavate test pits and/or trenches east of the UST area to determine the limits of soil contamination. Samples of soils will be collected as needed to establish the limits of contamination. Upon completion of sampling, the excavations will be backfilled using excavated soils or city</p>

	supplied imported fill. The site will then be regraded as needed and any contaminated soil stockpiled on and under plastic sheeting to await disposal by the city. CDM will prepare a report on the site assessment, including an estimated cleanup cost.
<b>Reason for Assessment:</b>	The principal reason for the assessment is to determine the risk posed to adjacent wetland resources by the presence of two historic underground storage tanks. In order to characterize potential for petroleum hydrocarbon contamination from the tanks, they must be removed. Additionally, if there has been a release from the USTs, additional sampling in the direction of the wetland will provide information vital to planning cleanup and remediation of the area.
<b>Results:</b>	NA. Results will be posted in a second fact sheet after the assessment is completed.
<b>Conclusions/ Next Steps:</b>	NA. Conclusions/next steps will be posted in a second fact sheet after the assessment is completed.
<b>Contact Information:</b>	<u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, <a href="mailto:lucy.auster@kingcounty.gov">lucy.auster@kingcounty.gov</a> .