



King County

Department of
Natural Resources and Parks
Solid Waste Division

**KING COUNTY BROWNFIELDS PROGRAM
PEASLEY CANYON FORMER GAS STATION SITE
BROWNFIELDS ASSESSMENT FACT SHEET #1
JULY, 2007**

Project Name:	Peasley Canyon Former Gas Station Site (Goedecke South Property) Environmental Site Assessment
Location:	West Valley Highway at Peasley Canyon Road, 612 West Valley Highway South, Auburn, WA 98001
Site Description:	The project site is near the headwaters of Mill Creek, an important stream flowing north through the Auburn-Kent Valley south of Seattle. The site is currently empty, except for a concrete pad that was the floor of the former gas station building and a “Welcome to Auburn” monument erected by the city.
Site History:	<p>In 1966, a Standard Oil gas station was built at the site on vacant land at what was then a busy intersection. Two other gas stations were located at or near the same intersection. In the 1970s the SR 167 freeway was constructed just east of the site and vehicular traffic decreased, diminishing the economic viability of this station.</p> <p>The Standard station was demolished in December 1971. In 1994, the land owner failed to pay a sewer assessment and the city of Auburn took title to the property by tax foreclosure. Shortly thereafter, the city conducted a limited sampling program that found gasoline and xylene contamination in soils. Samples taken in 1997 found benzene and xylene in shallow groundwater. No further assessment activity has been done, and overall site contamination has not been characterized.</p>
King County Brownfields Program:	<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 work on behalf of eligible entities. The Brownfields Program website is: http://www.metrokc.gov/dnrp/swd/brownfields/index.asp.</p>
Assessment Description:	<p>The King County Brownfield Program will conduct both Phase I and Phase II environmental site assessments (ESAs) on this site. The Phase I assessment consists of reviewing existing reports and documents on site contamination; interviewing individuals with knowledge of site history; conducting site inspections; and examination of aerial photos, topographic maps, assessor records and other historical documents. It will also review state and federal records for adjacent or nearby properties that may have created or caused contamination at the site.</p> <p>This assessment will be carried out in accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05, <i>Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i> and 40CFR Part 312, <i>Standards and Practices for All Appropriate Inquiries</i>. At the conclusion of this assessment, a Phase I ESA report will be prepared that will identify real and potential environmental impairments, or risks of impairment on the site that represent existing or potential financial or legal liabilities to responsible parties.</p> <p>The Phase II assessment will collect soil and water samples to characterize suspected contamination on the site. It will use a small drilling machine to bore holes in the ground to collect soil and water samples and potentially include the installation of monitor wells. The number and location of borings will be specified in a Quality Assurance Project Plan (QAPP) to be prepared following completion of the Phase I ESA report.</p>

Reason for Assessment:	Phase I and Phase II site assessments are needed to understand the concentration and extent of suspected petroleum contamination and to establish certain limitations on liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The ESAs will also provide valuable information on real or potential threats to Mill Creek and adjacent wetlands from historic petroleum releases and can provide basic data from which a cleanup action plan can be prepared.
Results:	The results will be summarized in a second assessment fact sheet and the final assessment report will be available in a number of public places, including the offices of the City of Auburn Planning, Building and Community and the King County Solid Waste Division.
Conclusions/ Next Steps:	Once the extent of the contamination is known, King County’s consultant will prepare a cleanup cost estimate and suggest appropriate cleanup methods for site.
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