

PEASLEY CANYON GAS STATIONS ASSESSMENT Auburn, WA

Brownfields Assessment Fact Sheet #3 - January 2013

Project Name	Former Standard Oil Service Station and Former Owl Service Station Properties - Phase II Environmental Site Assessment (ESA)
Location	612 West Valley Highway South and 1210 West Valley Highway South Auburn, Washington 98001
Site Description	The former Standard Oil Service Station property is a 2.1-acre parcel located at the intersection of West Valley Highway South and South Peasley Canyon Road. The former Owl Service Station property is a 0.84-acre parcel and is located directly southwest of the former Standard Oil property. These two parcels constitute the "site" for purposes of this Phase II environmental site assessment (ESA). Both parcels are currently vacant except for a "Welcome to Auburn" sign and associated landscaping in the northern area of the former Standard Oil property. A rectangular concrete pad associated with a former gas station is located in the western central area of the former Standard Oil property, which is surrounded by asphalt paving and gravel-covered areas. The remainder of the Standard Oil property is overgrown with grasses, brush, and mature trees. The former Owl Service Station property is covered primarily with mature trees and brush. Part of a larger wetland extends into the southeastern portion of the former Standard Oil property and is located in the eastern portion of the former Owl Service Station property.
Site History	A Phase I ESA of the former Standard Oil property was completed by King County contractor CDM Smith in 2008. This investigation indicated the property had been developed with a gas station with repair facilities that was owned or operated by Standard Oil Company from 1968 through 1971. The Phase I ESA also indicated that three gas stations with repair facilities were previously located on adjacent properties. The City of Auburn vacant lot located directly southwest of the former Standard Oil property was occupied by a gas station known as the Owl Service Station and other names from at least 1938 until 1972. The Washington State Department of Transportation (WSDOT) Park & Ride lot situated northwest of the site across West Valley Highway S. was formerly occupied by a Mobil service station from 1966 to the late 1970s. The vacant lot located directly northeast of the former Standard Oil property, and currently owned by WSDOT, was occupied by a Humble/Exxon station from 1966 to 1971. Subsurface investigations have been conducted at the former Standard Oil property and adjacent WSDOT properties. These studies have indicated that soil and/or groundwater are impacted by gasoline, diesel, and oil-range petroleum hydrocarbons as well as benzene, ethylbenzene, toluene and xylenes (BETX) compounds.
King County Brownfields Program	The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (EPA) to conduct environmental site assessments on contaminated Brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessment work on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the website at your.kingcounty.gov/solidwaste/brownfields/index.asp .

Assessment Description	<p>King County's contractor CDM Smith will prepare a QAPP (Quality Assurance Project Plan) for the proposed Phase II ESA activities. In general, the QAPP will describe the project scope/objectives, field sampling procedures and analytical methods, and laboratory information (reporting limits, Quality Assurance/Quality Control [QA/QC] information, etc.). The QAPP template used on previous assessment projects under the Brownfields program will serve as the document format.</p> <p>A cultural resources assessment (CRA) consistent with the National Historic Preservation Act (NHPA) Section 106 process was performed for the proposed Phase II ESA work. The NHPA was performed for CDM Smith by AMEC Environment and Infrastructure, Inc. (AMEC). An Endangered Species Analysis, required by Section 7 of the Endangered Species Act was done by King County contractor Environmental Coalition of South Seattle (ECOSS) to determine if this use of federal funds necessitates consultation with the U.S. Fish & Wildlife Service (USFWS) to mitigate possible impacts the project might have on endangered and threatened species. Field work will consist of the following:</p> <ul style="list-style-type: none"> • Soil and groundwater conditions will be investigated at the former Standard Oil property using a direct-push technology (DPT) drill rig. It is estimated that four borings will be advanced on the site using this technology. Soil samples will be collected from the borings and piezometers will be installed at each location to collect groundwater samples and to provide information on groundwater flow across the site. Three existing monitoring wells on the WSDOT park and ride lot west of the Standard Oil site will be utilized to collect groundwater samples and measure groundwater elevations. • Groundwater conditions will be investigated near the former Owl Service Station property using a hand- auger since the site cannot be accessed by a drill rig. A total of three borings are proposed to be advanced using this technology. <p>Soil and groundwater samples will be analyzed in a laboratory for gasoline and diesel range petroleum hydrocarbons as well as benzene, toluene, ethylbenzene and xylenes (BETX) compounds. Groundwater will be additionally analyzed for lead. At the completion of the field investigation and laboratory testing, an assessment report will be prepared. The report will document field methods and include figures showing sample locations, groundwater contours, areas of contamination, and summary tables.</p>
Reason for Assessment	<p>The purpose of the Phase II ESA is to characterize groundwater in the area to gain an understanding of groundwater flow directions and contaminant concentrations to further characterize the magnitude and extent of contamination at the site and surrounding area as contamination may be migrating onsite from offsite sources. This information will be used by for cleanup planning and development of a planning level cleanup cost estimate.</p>
Results	<p>Results will be reported in a second fact sheet after the assessment is complete.</p>
Conclusions/ Next Steps	<p>Conclusions and next steps will be reported in a second fact sheet after the assessment is complete.</p>
Contact Information	<p><u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, lucy.auster@kingcounty.gov.</p> <p><u>City of Auburn Contact:</u> Chris Andersen, Environmental Services Manager, City of Auburn Planning and Development Department, 253-876-1962, candersen@auburnwa.gov.</p>

This notice will be provided in alternative formats upon request.
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