

RECEIVED

OCT 05 1992

DEPT. OF ECOLOGY

Kent Poulsoe RV  
enviros aka Valley I-5

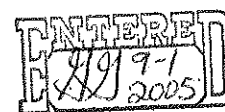
OCT 9 1993

VCP NW/1486

LUST 591986

FED 05 1992

TANK REMOVAL OBSERVATION  
AND  
LIMITED ENVIRONMENTAL SITE ASSESSMENT  
OF  
VALLEY I-5



LOCATED AT:

23005 MILITARY ROAD SOUTH  
KENT, WASHINGTON

Prepared For:


Mr. Frank Lee  
Valley I-5  
Kent, Washington

October 15, 1991

910714.02

Enviros, Inc. (206) 827-5525 (fax) 827-3299  
5808 Lake Washington Boulevard Northeast  
Kirkland (Seattle) Washington 98033

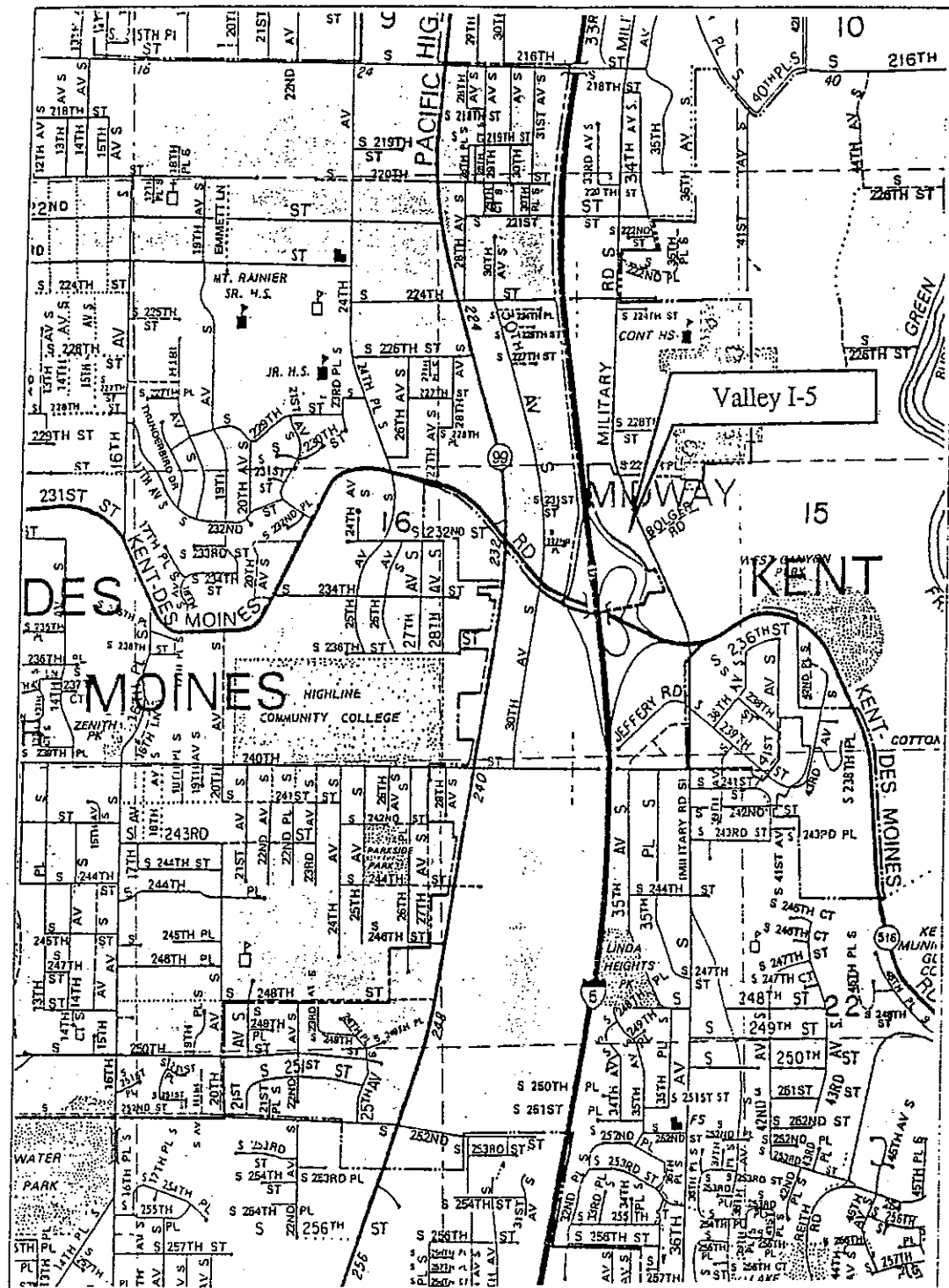
## 1. INTRODUCTION AND PROJECT BACKGROUND



Enviros was contracted by Mr. Frank Lee to sample soils and observe the removal of an Underground Storage Tank (UST) at Valley I-5, located at 23005 Military Road South in Kent, Washington (see Figure 1, Site Location Map). The tank was removed from the ground on September 16, 1991 by O'Sullivan Construction, Inc. During the removal it was noted that the tank was oriented with the long axis trending east-west and was slightly inclined, with the west end being slightly lower than the east end. After removal, the tank was visually inspected for holes and corrosion and was found to be in good condition. No product pump stations were observed at the site. Soils from areas adjacent to the tank were sampled to determine if a release of product to the environment had occurred.

Prior to this investigation, Enviro was contracted by Mr. Lee to perform a subsurface environmental assessment at the UST site. For the initial environmental investigation, three boreholes were drilled to depths ranging from 22 to 25 feet below ground surface (BGS). Soil samples were collected at five foot intervals in each borehole and field screened for petroleum contamination using an Organic Vapor Monitor (OVM). Representative soil samples were submitted to Analytical Services Inc. in Redmond, Washington for chemical analysis. The results of this study, presented in the Enviro report titled Limited Environmental Site Assessment of Valley I-5 (September 16, 1991), suggested that no releases of petroleum products had occurred that resulted in the contamination of the soils adjacent to the UST.

*enviros*



enviros

Figure 1. Site Location Map  
Gai's Bakery

Source: 1990 Thomas Guide  
of King County

## 2. FIELD SAMPLING

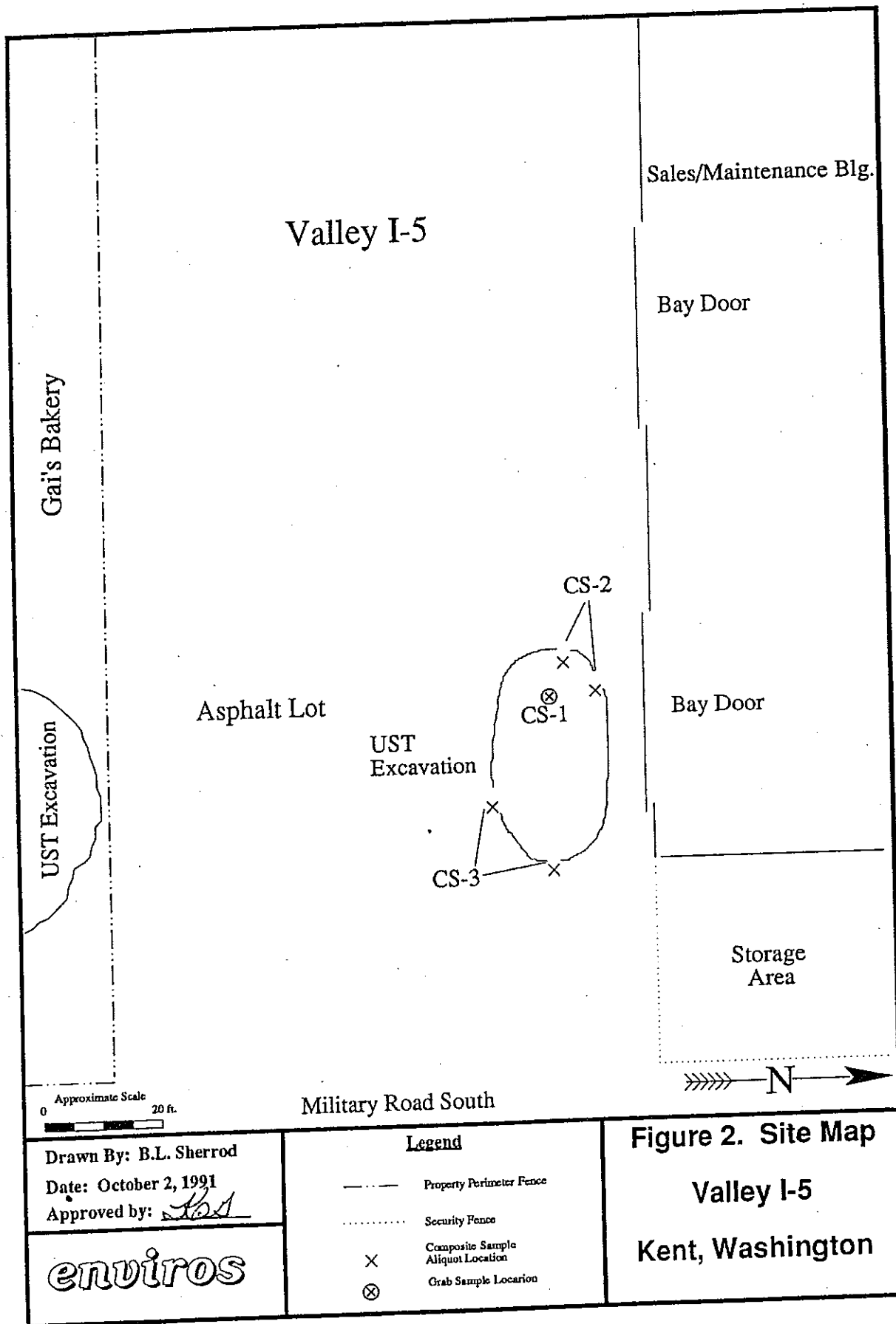
Mr. Brian Sherrod of Enviros was present at the site on September 16, 1991 to observe the tank removal and to collect soil samples from the tank excavation. A total of three soil samples were collected from the tank excavation for chemical analysis. The locations where the soil samples were taken are presented in Figure 2. One grab sample was collected from the area under the west end of the former tank. Two composite samples were taken from the walls of the excavation.

### 2.1 Field Quality Assurance and Quality Control

Soil samples were collected in four-ounce wide mouth glass jars with plastic caps and Teflon<sup>®</sup> septa. Each soil sample container was filled with soil and hand packed to minimize the amount of headspace in the jar, unless the amount of soil retained in the sampler was less than four ounces. Dedicated latex gloves were used to collect and containerize each soil sample to minimize the possibility for cross-contamination. All jars were labelled, placed in a plastic "zip-lock" baggie, and stored on ice in a cooler until delivered to Analytical Services, Inc.

A chain-of-custody was maintained from the time the containers were obtained from the laboratory until they were returned and the analyses were performed. Recorded sample information included: time and date of collection, sample identification number, analysis to be performed, preservative used and special instructions as appropriate. The laboratory used internal precision and accuracy checks that are reported with the analytical results in Appendix A.

*enviros*



### 3. RESULTS

The soil samples collected during the field investigation were analyzed for gasoline using EPA Method 8015 (modified), benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Method 8020, and total lead using EPA Method 7421. None of the samples contained concentrations of gasoline above the method detection limit of 50 ppm. Only one sample, CS-2, contained a slight amount of ethylbenzene (0.2 ppm) and xylene (0.84 ppm). No elevated organic vapors were observed during the field activities.

TABLE 1 - ANALYTICAL RESULTS

Sample No.	Concentration of Analyte (ppm)					
	Gasoline	Benzene	Ethylbenzene	Toluene	Total Xylenes	Lead
MTCA Cleanup Levels	100 ppm	0.5 ppm	20 ppm	40 ppm	20 ppm	250 ppm
CS-1	<50	<0.005	<0.005	<0.005	<0.005	<25
CS-2	<50	<0.005	0.2 <sup>J</sup>	<0.005	0.84 <sup>J</sup>	<25
CS-3	<50	<0.005	<0.005	<0.005	<0.005	<25

J - The value indicated was below the practical quantitation limit.  
Note: Gasoline/BTEX by EPA Method 8015 (mod.) and Method 8020

#### 4. SUMMARY AND RECOMMENDATIONS

Following removal, the tank was visually inspected and was found to be in good condition. The soil samples collected during this investigation indicate that subsurface contamination was not present at levels exceeding the Method A Model Toxics Control Act Standards for soils (WAC 173-340-740). These data, combined with the data from the previous investigation, indicate that no releases of petroleum hydrocarbons to the environment had occurred that resulted in the accumulation of subsurface contamination.


No warranty is expressly stated or implied in this report with regard to the condition of the substrate and groundwater below the surface of the property with the exception of the sampling and analysis of substrate and groundwater assessed by EnviroS. This report reflects our observations of the condition of the property on the days of field activities, and does not cover any other conditions found on the property that were not visible during these field activities.

It has been a pleasure to provide our environmental services to you during this project, and if you have any questions about this report, please call.

Sincerely,



Brian L. Sherrod  
Geologist  
(206) 828-2519



Kathleen S. Goodman, R.G.  
Principal Geoscientist  
(206) 828-2503

cc: J. Quarles

**enviros**



Analytical Services, Inc.  
12277 134th Court NE Redmond, Washington 98052  
(206) 820-4551 (fax) 820-6337

September 18, 1991

Brian Sherrod, Project Manager  
Enviros Inc.  
5808 Lake Washington Blvd. N.E.  
Suite 100  
Kirkland, WA 98033

Dear Brian:

Enclosed are the results of the analyses of samples  
submitted on September 16, 1991 from Project 910714/Valley  
I-5.

We appreciate this opportunity to be of service to you on  
this project. If you have any questions regarding this  
report, please feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Stephen J. Loague".

Stephen J. Loague  
Senior Chemist

SJL:tmh

Enclosures





Date of Report: September 18, 1991  
Samples Submitted: September 16, 1991  
Lab Traveler: 09-046  
Project: 910714/Valley I-5

ANALYSIS FOR BTEX AND TPH-GAS  
EPA MOD. 8015 (PURGE & TRAP)

Sample #:	CS-1	CS-2	CS-3
Matrix	soil	soil	soil
Dilution Factor	50	50	50
Units	ppb	ppb	ppb

Analyte:

Benzene	<50	<50	<50
Toluene	<50	<50	<50
Ethylbenzene	<50	200 <sup>J</sup>	<50
m- & p-Xylene	<50	720	<50
o-Xylene	<50	120 <sup>J</sup>	<50
Units	ppm	ppm	ppm
TPH/Gas	<50	<50	<50
Surr. Recovery	89%	92%	86%

J-The value indicated was below the practical quantitation limit.



Date of Report: September 18, 1991  
 Samples Submitted: September 16, 1991  
 Lab Traveler: 09-046  
 Project: 910714/Valley I-5

ANALYSIS FOR BTEX AND TPH-GAS  
 EPA MOD. 8015 (PURGE & TRAP)

QUALITY CONTROL

Batch Sample #:	Method Blank	09-044-1 Original	09-044-1 Duplicate	09-044-1 Matrix Spike @ 1000 ppb	09-044-1 M Spike. Duplicate
Matrix		soil	soil		
Dil.Fact.	1	50	50		
Units	ppb	ppb	ppb	%Rec.	%Rec.
<u>Analyte:</u>					
Benzene	<1	<50	<50	92%	95%
Toluene	<1	<50	<50	91%	95%
Ethylbenzene	<1	<50	<50	92%	96%
m- & p-Xylene	<1	<50	<50	94%	98%
o-Xylene	<1	<50	<50	84%	97%
Units	ppm	ppm	ppm	%Rec.	%Rec.
TPH/Gas	<1	<50	<50	NA	NA
Surr. Recovery	91%	93%	92%	95%	94%

NA-Not Analyzed.



Date of Report: September 18, 1991  
 Samples Submitted: September 16, 1991  
 Lab Traveler: 09-046  
 Project: 910714/Valley I-5

Analysis for Lead  
 Using EPA Method 7421

<u>Sample#</u>	CS-1	CS-2	CS-3
<u>Matrix</u>	soil	soil	soil
<u>Units</u>	ppm	ppm	ppm
<u>Analyte:</u>			
Lead	<25	<25	<25

Quality Assurance

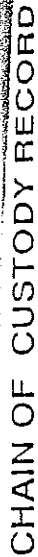
<u>Batch</u>					
<u>Sample #</u>	09-027-10	09-027-10	Matrix	Amount	Method
	(Original)	(Dup.)	<u>Spikes</u>	<u>Spiked</u>	<u>Blank</u>
<u>Matrix</u>	soil	soil	soil		reagents
<u>Units</u>	ppm	ppm		ppm	ppm
<u>Analyte</u>					
Lead	42	42	100/100%	5	<25

ASI

Date of Report: September 18, 1991  
Samples Submitted: September 16, 1991  
Traveler: 09-046  
Project: 910714/Valley I-5

## RESULTS OF DRY WEIGHT

<u>Sample #</u>	<u>Matrix</u>	<u>Moisture</u>
CS-1	soil	15%
CS-2	soil	11%
CS-3	soil	14%



**ANALYTICAL SERVICES, INC.**  
12277 134th Ct. NE, Suite 200  
Redmond, WA 98052  
(206) 820-4551 fax 820-6337

0-506

Client: ENVIROS  
Project Manager: BRIAN STEERD  
Project #: 910714  
Project Name: VAWRY I-5

[illegible]

# SITE ASSESSMENT AND SOIL TEST

Jobsite Name Valley I-5 Job # 2190-046  
 Owner's Name Valley I-5 Address 23051 Military RD S  
 General site condition at tanks Good Asphalt  
 Condition of existing equipment Good

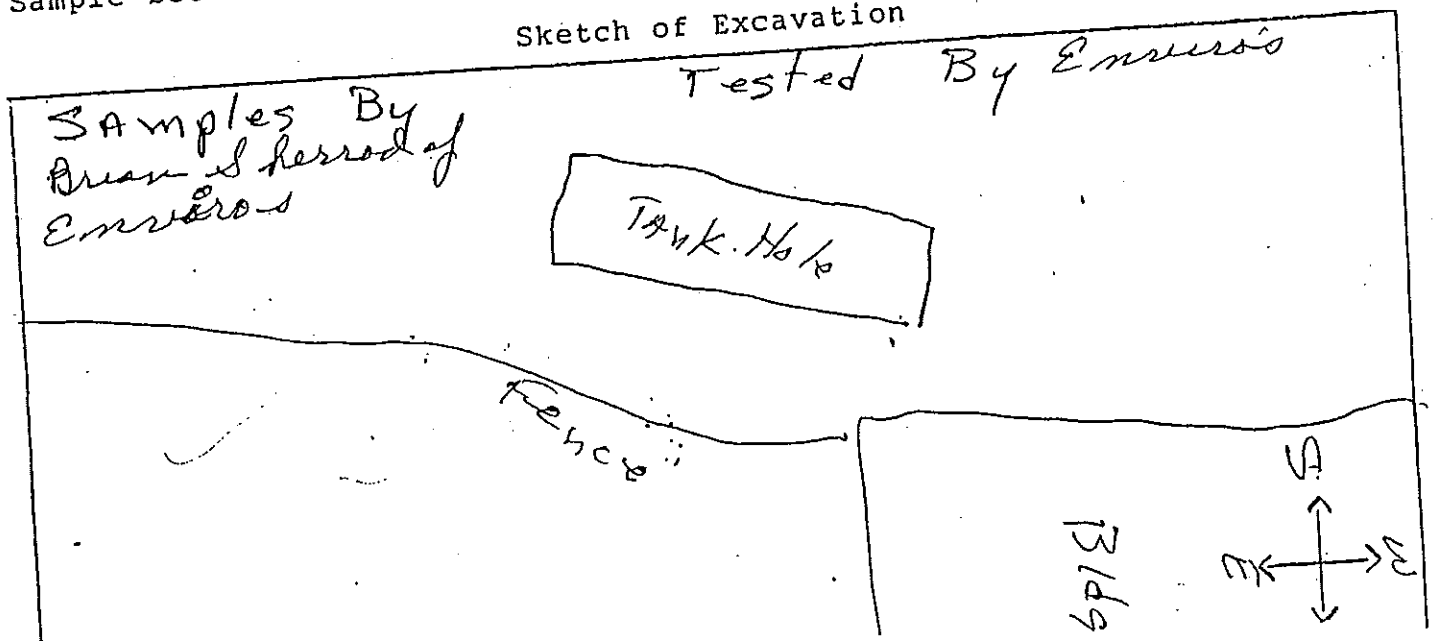
Physical condition of soil (sight & smell) during removal:

Tank #1	2	3	4	5	6
0-3'					
3-6'					
6-9'	No smell look good				
9-12'					
12'-over					

Soil test taken at:	2	3	4	5	6
Tank #1					
0-3'					
3-6'					
6-9'					
9-12'					
12'-over					

Photographs taken: Yes ☒ No ☐  
 Sample bottles filled: Yes ☐ No ☐ Lab Name \_\_\_\_\_  
 Sample bottles labeled: Yes ☐ No ☐

## Sketch of Excavation



# SITE ASSESSMENT CHECKLIST

Job Site: Valley I-5-23051 Military Rd S Job #: 2190-046

General site condition tank area: Good Asphalt

Condition of existing equipment: Good

Physical condition of soil (sight and smell) DURING REMOVAL:

0-1	sight & smell good
1-3	
3-6	
6-9	
9-12	
12-over	

Physical condition of tank(s): Good

Physical condition of piping: Good

Comments: Looks like no leaks soil around tank looks good and probably can be used as Backfill pending test results

Superintendent: Fredrick D Krew date 9-16-91

23005 Military Rd



January 31, 1985


Mr. Dan Hertleine  
Fire Prevention Bureau  
220 Fourth Avenue South  
Kent, Washington 98032

Dear Mr. Hertleine:

Per our telephone conversation, this is to inform you that the gasoline storage tank is in service and is used occasionally when the gasoline prices warrant it. The vent lines are maintained and the fill spout is locked and secured except during filling operations.

Sincerely,

GLASS DOCTOR

  
L. Grant Tracy  
President

LGT:gah





# CITY OF KENT **COMPLETED**

DATE 9-16-91 BY BV  
CODE ENFORCEMENT DIVISION  
220 4th Avenue South, Kent, WA 98032 (206) 859-3360

EXPIRATION DATE		PERMIT NUMBER
		1345
Project Name	Address	Phone
VALLEY B-5	23057 MILITARY RD. S.	824-7170
Installer	Address	Phone
O'SULLIVAN CONSTRUCTION	5014 16 <sup>th</sup> AVE SW SEATTLE	622-2440
Contractors No.	Plans required	Valuation
OS-UL-LI-224JK 4008900036	Site Plan	35-
Use		
REMOVE & DISPOSE OF ONE (1) 10,000 GALLON (2) ST.		
Tax parcel number/legal description		

**PAID**

SEP 11 1991

CITY OF KENT  
PERMIT CENTER  
TR 8

THIS PERMIT MUST BE ON SITE - NON TRANSFERABLE

Date issued Sept. 11, 1991 by Bruce Varbi, Inspector 10/90

**SOUND TESTING, INC.**

**932-0206**

**MARINE CHEMIST CERTIFICATE**

**SERIAL NO. E084949**

Survey Requested by **DSULLIVAN** 24 HOUR SERVICE VALLEY 1-5  
Valley 1-5 GASOLINE TANK AT BLOG "B" 23051 MILITARY RD  
Type of Vessel **GASOLINE** Date **SEPT 16, 1991**  
Specific Location of Vessel **11:00 A**  
Last Test (S) Cargo **O2, LEL** Tests Performed  
Time Survey Completed

**T-345**

**VALLEY I-5 BLOG "B" GASOLINE TANK - INERT WITH CARBON DIOXIDE**

**- MAY BE SAFELY EXCAVATED**

**- PLUG ALL HOLES SECURELY WITH RAKS BEFORE TRAILER TOWING.**

may be made only if conditions of proper protection equipment, clothing, and first aid are as specified.

**SAFE FOR HOT WORK:** Means that in the compartment so designated: (a) oxygen content of the atmosphere is at least 19.5 percent by volume; (b) the concentration of flammable materials in the atmosphere is below 10 percent of the lower flammable limit; and (c) the residues are not capable of producing a higher concentration than permitted by (b) above under existing atmospheric conditions in the presence of a flame, and while maintained as directed on the Marine Chemist's Certificate; and further, that, (d) all adjacent spaces containing or having contained flammable or combustible materials have been cleaned sufficiently to prevent the spread of fire, or are satisfactorily inerted, or, in the case of fuel tanks or tanks of tanks, or engine room or fire room bilges, have been treated in accordance with the Marine Chemist's requirements.

**NOT SAFE FOR HOT WORK:** Means that in the compartment so designated, the requirements of Safe for Hot Work have not been met.

**SAFE FOR REPAIR YARD ENTRY:** Means that the compartments and spaces of the flammable cryogenic liquid carrier so designated: (a) have been tested by sampling at remote sampling stations, and results indicate the atmosphere tested to be above 19.5 percent oxygen, and less than 10 percent of the lower flammable limit, or (b) are inerted.

**CHEMIST'S ENDORSEMENT:** This is to certify that I have personally determined that all spaces in the foregoing list are in accordance with NFPA 306 Control of Gas Hazards on Vessels and have found the condition of each to be in accordance with its designated designation.

The undersigned acknowledges receipt of this Certificate under Section 306 of NFPA 306 and understands conditions and limitations under which it was issued.

This Certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all applicable regulations.

Signed \_\_\_\_\_

Company \_\_\_\_\_

9/16/91

**SOUND TESTING, INC.**

**932-0206**

**24 HOUR SERVICE**

Printed in U.S.A.

# INSPECTION RECORD

9/13  
TODAY'S DATE

T345

23051 Military Rd S

tank removal

Valley I-5

O'Sullivan (Rick)

9/16/91 11am

682-2440

INSPECTION: 10,000 GAL GASOLINE REGULAR ST.  
CORNER OF BLOC

REMARKS: MARINE CHEMIST - DON SLY ON SITE

APPROVED ☒ NOT APPROVED ☐

CITY OF KENT - BUILDING DEPARTMENT

INSPECTOR:

DATE: 9/16/91

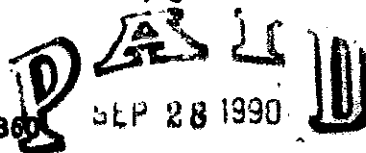


T301  
9-28-90

CITY OF KENT

KENT FIRE PREVENTION, 859-3360

TR 15415



CITY OF KENT  
TREASURY

APPLICATION FOR REMOVAL OF UNDERGROUND TANKS

Site Name: Valley I-5

Site Address: 23051 Military Road S. Kent, WA 98032

Property Owner: FRANK LEE

Phone: 824-7170

Contractor: O'SULLIVAN CONST. INC.

Phone: (206) 682-2440

Address: 3214 16th Ave. S.W.

Lic No: O'SULLIVAN \*224JK

Seattle, WA 98134

Exp Date: 04/12/91

NUMBER/SIZE/USE OF TANKS

(2) one 10,000 gallon underground storage tank.

A site plan and your remittance of the \$35.00 permit fee must be included with this application. Make check payable to: City of Kent

Applicant's Signature: Joseph B. [Signature]

Title: SALES REPRESENTATIVE

FOR FIRE DEPARTMENT USE:

Permit No: T301

Expiration Date: \_\_\_\_\_

3/89



# CITY OF KENT FIRE MARSHAL'S OFFICE

220 4 Avenue S  
Kent WA 98032 (206)859-3360

Permit Number: T301

## PERMIT

TO MAINTAIN, STORE, USE OR HANDLE MATERIALS, OR TO CONDUCT PROCESSES WHICH PRODUCE CONDITIONS HAZARDOUS TO LIFE OR PROPERTY, OR TO INSTALL EQUIPMENT USED IN CONNECTION WITH SUCH ACTIVITIES; OR TO CONDUCT AND/OR MAINTAIN A PLACE OF PUBLIC ASSEMBLY FOR 50 OR MORE PERSONS.

Name of Business: VALLEY I-5 Phone: 824-7170

Address: 23051 Military Rd S Zip: 98032

Type of Business: \_\_\_\_\_ 901 # \_\_\_\_\_


PERMIT IS GRANTED FOR: (Description of materials, equipment, activities)

REMOVAL OF (1) ONE 10,000-GALLON UNDERGROUND STORAGE TANK

*This permit does not take the place of any License required by law and is not transferrable. Any change in the use, occupancy or ownership of premises shall require a new permit.*

**THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE  
ON THE PREMISES - NON TRANSFERABLE**

An application for Renewal will be mailed to you annually. Please place renewal sticker over previous one.

  
FIRE MARSHAL