Findings Summary of the
State of Washington Department of Ecology
File Review for:
Subject Property:
BLT TRANSPORT LLC
1100 South 259th Street
Kent, Washington 98032

Prepared for:
BLT Transport LLC
1100 South 259th Street
Kent, Washington 98032

Prepared by:
AEROTECH
ENVIRONMENTAL CONSULTING, INC.
13925 Interurban Avenue South, Suite No. 210
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Anchorage, Alaska 99518
(907) 575-6661

Findings Summary of the State of Washington Department of Ecology File Review for:
Atomic Auto Wrecking
1037 Central Avenue South
Kent, Washington

Date: May 2, 2016

To: BLT Transport LLC
1100 South 259th Street
Kent, Washington 98032

Dear BLT Transport LLC:

The aforementioned Phase I Environmental Assessment was performed on January 18, 2016, project number 216 - 6271 and recommended the following:

- **Recommendation: Former Auto-Wrecking Operations**. The subject Property was originally part of a 2.0-acre Parcel of land that housed *Atomic Auto Wrecking* from 1980 through early 1990s. In 1994, Atomic Auto Wrecking Reported a Release to the Washington State Department of Ecology and subsequently completed an Independent Cleanup. In 2000, State of Washington Department of Ecology granted the property a No Further Action determination to the 0.45-acre area that did not include the portion of the subject Property, only the land to the east. One of the two options are recommended: 1) Completion of a File Review with State of Washington Department of Ecology which will require approximately ten weeks to complete, or: 2) Perform a Phase II Subsurface Investigation that will require approximately 2 ½ weeks and cost $8,900.

Following the completion of the Phase I Environmental Site Assessment, BLT Transport LLC elected to have Aerotech Environmental Consulting Inc. conduct a File Review with the State of Department of Ecology.

The file documents supplied by the State of Washington Department of Ecology indicate that petroleum impacted soils were discovered on the subject Property and east adjoining property. However, remedial activities were only conducted on the east adjoining property and not on the subject Property. No documentation of any completed remedial activities for the subject Property were contained within the State of Washington Department of Ecology Northwest Regional Office records. As such, further investigation is recommended.

Regards,

Tiffany A. Chaussee

ERTS # 424765

Initial Report

External Reference #

Caller Information

	First	Last
Name	CONFIDENTIAL	**********
Busines Name	**********	
Street Address	**********	
Other Address	**********	
City	State	Zip
E-mail	**********	Confidential_FL ☑

Phone Ext Type

Where did it happen

Berth		Anchorage	
Location Name	AVON CAR/AUTO SALES		
Street Address	1037 CENTRAL AVE		
Other Address			
City/Place	KENT	State WA	Zip
County - Region	KING	NWRO	FS ID
WIRA #			
Waterway	STORM WATER	Type	DITCH
Latitude		Longitude	
Topo Quad 1:24:000	RENTON		

Direction/Landmark (mile post, cross roads, township/range)

What happened

Spills Program Oil Spill? N

Incident Date 8/7/1996 Received Date 8/7/1996 0:00

Medium SURFACE WATER-FRESH

Material OTHER - SEE NOTE

Quantity Unit

Source COMMERCIAL

Cause HUMAN FACTOR - INTENTIONAL

Activity OTHER

Impact WATER POLLUTION

Vessel Name

Hull Number

Primary Potentially Responsible Party Information

	First	Last
Name		UNKNOWN
Business Name	AVON CAR/AUTO SALES	
Street Address	1037 CENTRAL AVE	
Other Address	(FORMERLY ATOMIC AUTO WRECKING)	
City	KENT	State WA Zip
Phone	Ext	Type
E-mail		

Additional Contact Information

Name Phone Ext Type

More Information

AVON CAR/AUTO SALES, FORMERLY ATOMIC AUTO WRECKING, STARTED REMEDIATION LAST YEAR. HEAVY PCB, PCS, HEAVY METALS IN SOIL. RAN OUT OF MONEY. NOW HAS DIFFERENT CONTRACTOR IN THERE INSTALLING STORM WATER DRAINS THRU THE HAZ CELL AND DEWATERING TO KENT STORM

Entry Person KLOCKE, KAREN Entry Date 8/7/1996

*** The Initial report contains only information provided to Ecology from the complainant.

ERTS # 424765

Referral

Referral # 15893

Referral Method
- ○ E-mail ERTS number
- ○ E-mail attachment
- ◉ Print
- ○ Telephone

Person Referred to: GALLAGHER — Primary ☑
Phone: — Fax:
E-mail:
Program/Organization: TOXICS CLEANUP
Address:
City:
Region/Location: NWRO
Referral Date: 8/7/1996

Followup (None)

ERTS # 508706

Initial Report

External Reference #

Caller Information

	First	Last
Name	CHARLENE	
Busines Name	CITY OF KENT, PLANNING DEPT.	
Street Address		
Other Address		
City	KENT	State WA Zip
E-mail		Confidential_FL ☐

Phone	Ext	Type
(253) 856-5431		Business

Where did it happen

Berth		Anchorage
Location Name		
Street Address	1037 CENTRAL AVE S	
Other Address		
City/Place	KENT	State WA Zip
County - Region	KING	NWRO FS ID
WIRA #		
Waterway		Type
Latitude		Longitude
Topo Quad 1:24:000	RENTON	

Direction/Landmark (mile post, cross roads, township/range)
1037 CENTRAL AVE (FORMERLY CARR AUTO SALES, ATOMIC AUTO WRECKING)

What happened

Spills Program Oil Spill? N

Incident Date	Received Date	1/13/2000 0:00
Medium	SOIL	
Material	PETROLEUM - DIESEL FUEL	
	Quantity	Unit
Source	ILLEGAL DUMP SITE	
Cause	HUMAN FACTOR - INTENTIONAL	
Activity	DISPOSING	
Impact	SOIL CONTAMINATION	
Vessel Name		
Hull Number		

Primary Potentially Responsible Party Information

	First	Last
Name		
Business Name	ATOMIC AUTO WRECKING	
Street Address		
Other Address		
City		State Zip
Phone	Ext	Type
E-mail		

Additional Contact Information

Name	Phone	Ext	Type

More Information

CARR AUTO SALES WENT BANKRUPT, DID NOT COMPLETE CLEANUP ON "BACK LOT". PEOPLE TOOK OPPORTUNITY TO USE IT AS A DUMP. THERE IS ALL SORTS OF STUFF BACK THERE. NEWSPAPER ARTICLE ON 1/12/2000 MENTIONED IT SO CITY HAS FENCED IT BUT STILL NEED REMOVAL AND UNCERTAIN HOW TO ACCOMPLISH. I REFERRED THEM TO KC HEALTH IN CASE SOMETHING IS HARMFUL. REFRIGERATORS, BATTERIES, OTHER LARGER ITEMS MENTIONED BEING THERE.

Entry Person JUDY AITKEN Entry Date 1/13/2000

ERTS # 508706

Referral

Referral # 31197

Primary ☑

Referral Method

- ○ E-mail ERTS number
- ○ E-mail attachment
- ◉ Print
- ○ Telephone

Person Referred to	ALEXANDER, STEVE
Phone	Fax
E-mail	
Program/Organization	TOXICS CLEANUP
Address	
City	
Region/Location	NWRO
Referral Date	1/13/2000

ERTS # 508706

Followup

Followup #1

Inspector Information

Referral # 31197
☑ Lead Inspector MUSA TCP, DONNA
Program/Organization TOXICS CLEANUP
* Region/Location NWRO
# of Ecology Staff 1 Overtime ☐

Action

Start Date	End Date
2/2/2000	3/17/2000

TCP - VOLUNTARY COMPLIANCE

What happened

Spills Program Oil Spill? N

Incident Date

Medium
SOIL

Material
PETROLEUM - DIESEL FUEL

Quantity Unit Est ☐

Source Regulated? ☐
ILLEGAL DUMP SITE

Cause
HUMAN FACTOR - INTENTIONAL

Activity
DISPOSING

Impact
SOIL CONTAMINATION

Vessel

Where did it happen

Berth Anchorage
Location Name
Street Address 1037 CENTRAL AVE S
Other Address
City/Place KENT State WA Zip
County KING Region NWRO FS ID
Waterway Type
WRIA #
Latitude Longitude
Topo Quad 1:24,000 RENTON
Direction/Landmark (mile post, cross roads, township/range)

Potentially Responsible Party Information

Check if the primary PRP provided notice to Ecology ☐

Primary ☑ First Last
Name
Business Name ATOMIC AUTO WRECKING
Street Address
Other Address
City State Zip
Phone Ext Type
E-mail

Narrative

SITE RECEIVED INTERIM NO FURTHER ACTION (SOIL ONLY) THROUGH VCP. FS 2569, VCP # NW0445

Vessel Emergency ☐

Entry Person: MUSA ERTS, DONNA Entry Date 1/6/2006

BOYD INVESTMENT PROPERTIES
Seattle, K.

SEE ALSO: ATOMIC
AUTO WRECKING

B 10

6/00

SEE ALSO: ATOMIC
Seattle, K.

DEPARTMENT OF ECOLOGY
TOXICS CLEANUP PROGRAM
SITE DATA SUMMARY as of 04/26/200

FACILITY SITE ID: 2569 **SITE NAME:** ATOMIC AUTO WRECKING **TCP ID:** N-17-5372-000

SITE LOCATION INFORMATION

ADDRESS: 1037 S CENTRAL

CITY: KENT

ZIP CODE: 98032

COUNTY: KING

	DEGREES	MINUTES	SECONDS
LATITUDE:	47	22	10.88
LONGITUDE:	122	13	50.63

TAX PARCEL #: 000660-0040

TOWNSHIP	RANGE	SECTION
0	0	0

LEGISLATIVE DISTRICT #: 33

CONGRESSIONAL DISTRICT #: 8

SITE STATUS INFORMATION

ECOLOGY STATUS: 4 Independent RA

INDEPENDENT STATUS: 3 Independent final RA report received

PROGRAM PLAN: 4 VCP

RESPONSIBLE UNIT: NORTHWEST

SITE MANAGER: AITKEN, JUDY

ENTERED DATE: 03/29/1996

SITE UPDATE DATE: 04/26/2000

WARM BIN #:

STATUTE: 2 MTCA only

ERTS ID: N17374

LUST ID:

PROJECT CODE:

NFA CODE:

NFA DATE:

SITE COMMENTS

Soil staining of oil & automotive fluids observed by Metro. Poor BMPs. Radiators, engines & auto parts all over. 3/17/2000 - Soil portion of site received a No Further Action determination via Voluntary Cleanup Program.

AFFECTED MEDIA AND CONTAMINANTS INFORMATION

MEDIA	STATUS	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	#17	DW TYPE:
1	S			S	S			S		S							S		
2	S			S	S			S		S							S		
4	C			C	S			B		S							S		

AFFECTED MEDIA AND CONTAMINANTS LEGEND

#1 = Base/Neutral Organics
#2 = Halogenated Organic Compounds
#3 = Metals-Priority Pollutants
#4 = Metals-Other
#5 = PCB
#6 = Pesticides
#7 = Petroleum Products
#8 = Phenolic Compounds
#9 = Non-Halogenated Solvents
#10 = Dioxins
#11 = PAH
#12 = Reactive Wastes
#13 = Corrosive Wastes
#14 = Radioactive Wastes
#15 = Conventional Contaminants, Organic
#16 = Conventional Contaminants, Inorganic
#17 = Asbestos

Washington State Department of Ecology
Toxics Cleanup Program

Voluntary Cleanup Program Site Log

Site Name NWRO SITE - ATOMIC AUTO WRECKING **Site ID:** NW0445

SIC: Non-LUST J1C55 x **Month(s):** March **Year:** 2000
LUST J1C61
Sediments J1J40

Name: Chuck Cline **Category:** 6 **Rate/Hr.$:** $88.00

Date	Hours	Rate	Amount	Activity Description
3/16/00	4	$88	$352	Review Report
3/17/00	1.5	$88	$132	Write NFA Letter & Revise
	6		$484	Total

Employee's Signature [signature] AtomicAuto.XLS Date: 4/13/00

WASHINGTON STATE DEPARTMENT OF ECOLOGY
TOXICS CLEANUP PROGRAM

VOLUNTARY CLEANUP PROGRAM SITE LOG

SITE NAME Boyd Investments / Atomic Auto Wrecking **SITE ID:** NW 0445

SIC
- ☐ **Non-LUST** **J1C54**
- ☐ **LUST** **J1C59**
- ☐ **Sediments** **J1J40**

MONTH 4 **YEAR** ~~199~~ 2000

NAME J. Hicks **CATEGORY** _____ RATE/HR $ 80

Date	Hours	Activity Description
4-17	.5	closeout VCP - admin
	.5	**TOTAL**

EMPLOYEE'S SIGNATURE Jennifer M. Hicks DATE 4-17-00

t:\tcp\vcp\vcp-log.doc
2/2/00

WASHINGTON STATE DEPARTMENT OF ECOLOGY
TOXICS CLEANUP PROGRAM

VOLUNTARY CLEANUP PROGRAM SITE LOG

SITE NAME Boyd Investment / Atomic Auto Wrecking **SITE ID:** NW 0455

SIC ☒ Non-LUST J1C54 **MONTH** 5 **YEAR** ~~199~~ 2000
☐ LUST J1C59
☐ Sediments J1J40

NAME Gayle Garbush **CATEGORY** 2 RATE/HR $ 50

Date	Hours	Activity Description
5/22	.5	data entry
	0.5	TOTAL

EMPLOYEE'S SIGNATURE Gayle Garbush DATE 5/22/00

t:\tcp\vcp\vcp-log.doc
2/2/00

VCP Voluntary Cleanup Program

Washington State - Department of Ecology - Toxics Cleanup Program

Request For Assistance Form

Have you discussed this site with an Ecology representative in the past? Yes
If yes, what is that person's name? John Lillie
and the approximate date? 9-99 **Is this a leaking underground storage tank site?** No

Please submit the following with this form to the appropriate Ecology Office (see back of form)

X	Site Summary (ECY 020-73)	X	Any other existing reports on this site
X	A Check or Money Order for $500 made out to "Department of Ecology"		

Applicant completes this section:

Applicant Name:	Stemen Environmental	**Phone:** (360)	438-9521
Applicant Address:	5724 Puget Beach Rd NE	**Site Location:**	1037 S. Central
	Olympia, WA 98516-9552		Kent, WA
Site Name:	Boyd Investment Properties		
Alternate Name:	Former Atomic Auto Wrecking		
Site Owner Name:	Boyd Investment Properties	**Phone:** (206)	545-8000
Site Owner Address:	3645 Wallingford Ave		
	Seattle, WA		

I, Paul W. Stemen **, request the assistance of the Department of Ecology. With this Application I have enclosed $500. I understand that: this payment is the equivalent of approximately eight (8) hours of staff review and/or assistance on the cleanup of my contaminated site; actual charges will depend on specific staff and charge-out rates of that staff; if total charges are greater than $500, I will be billed for and I agree to pay the remainder; and any excess payments will be refunded to me.**

Signature of Applicant **Date**

For Office Use Only:

Date:	**Hours:**	**Rate:**	**Staff Name:**
Date:	**Hours:**	**Rate:**	**Staff Name:**
Date:	**Hours:**	**Rate:**	**Staff Name:**
Date:	**Hours:**	**Rate:**	**Staff Name:**

For Office Use Only: **RECEIPTS**
Amount: $500 Date Pd: 2/9/2000 Rec. #:

For FISCAL USE ONLY

173-02-94-005000-5000- 20 - 40
(LUST/Non-LUST) (Office)

LUST/Non-LUST: LUST - 30 Non-LUST - 20
OFFICE: NWRO - 40 SWRO - 50 ERO - 60
CRO - 70 IND - 80 HDQR - 90

RECEIVED
FEB 02 2000
DEPT OF ECOLOGY

Voluntary Cleanup Program – NWRO

From: ~~Dan Cargill~~ Joe
VCP Coordinator, NWRO

Subject: Cleanup Review: _____

The attached files were submitted for review of an independent remedial action under the Voluntary Cleanup Program. The initial deposit was $_____.

SIC:	☐ Non-LUST J1C54	SITE ID NW_____
	☐ LUST J1C59	90-day" screening date is _____
	☐ Sediments J1J40	Site visit is an Initial Investigation: Yes No
	☐ Site is listed on	_____ Confirmed & Suspected Contaminated Sites List (CSCS)
	☐ Site would be listed	_____ Hazardous Sites List (HSL)
		_____ LUST database

Please remember to :

1. **Keep track of your time** on a copy of the attached VCP Site Log. An Excel version of this is in t:\tcp\vcp GEN-VCP\VCP-LOG.xls or can be obtained from Pat Melone. Please remember to **total the "Hours"** column and to **sign and date** all logs.

2. **Hold on to final determination letters** ("NFA" or "Further Action Required") until: a) accumulated fees have been collected or b) any Restrictive Covenants have been filed.

3. **Check the "Release Information" on pages 3 & 4 of the *Site Summary* form.** Please check to see that the information entered is a fair approximation of the cleanup. If you make changes or update the data, please use red (green, purple, orange etc) ink so data entry folks can spot any changes quickly.

4. **Complete the Environmental Indicators form** (attached). The PREFERRED ALTERNATIVE is to us the Excel version in t:\tcp\vcp\review\forms\ ENVID.XLS and e-mail it to me. The guidelines for completi the form are in ENV_IND.DOC.

5. **Return entire file to me when done.** Remove all Post-it notes and markers from files. Include site logs, signed copy of the **determination letter** (NFA or Further Action required), a copy of the recorded **restrictive covenant**, and all files. Please **note the date you went on site** by highlighting the date on your site log.

Given the increasing frequency with which independent remedial action sites are the subject of litigation, with Ecology's decisions serving as the basis for some of it, I strongly suggest that you have your determination an correspondence peer-reviewed prior to sending it and that you document the basis of your decision with a brie memorandum to file.

If you have any questions, please call me at 425-649-7023. If you have any suggestions regarding the process paperwork that you think would make things easier, please let me hear them. Thanks for your help.

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DDES

Department of
Development and Environmental Services

Search Methods:
Parcel Number
Address
Street Intersection
Help Instructions
Advanced Users Site
Map Sets
General Set
Environmental Set
Planning Set
DISCLAIMER

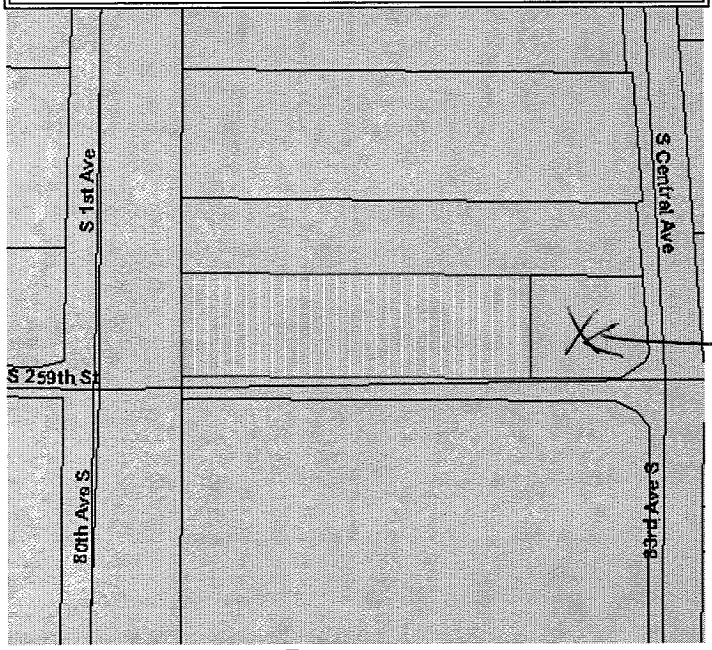
Selected Parcel Information

Taxpayer	GASTON GARY+KELLI
Parcel Number	0006600045

Click on links below for additional information

Districts | Assessor Parcel Records | Assessor Residential Bldg. Records | Assessor Commercial Bldg. Records | Assessor Real Property Records

Click here for Parcel Permit Information



Map Direction
Map Level
1" = 400'
1" =1200'
1" =2400'
1:24000
PARCELS
Parks
Streams
Roads
Schools
Major Roads
Cities
Water Body

This 0.45 acre parcel is what received the NFA for petroleum in soil back in March 2000.

Zoom to city:

City Names GO

Scale 1 Inch = 161 feet (approximate)

King County | DDES | News | Services | Comments | Search

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

March 17, 2000

Mr. Kevin Boyd
Boyd Investment Properties
3645 Wallingford Ave.
Seattle, WA 98103

Dear Mr. Boyd:

Thank you for submitting the results of your independent remedial action for review by the Washington State Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the soils characterization activities at the Boyd Investment Properties, Tax Parcel #09260024000 (former Carr Auto Sales property and part of the former Atomic Auto Wrecking property), 1037 South Central, Kent, Washington:

- Paul Siebenaler, **Preliminary Site Investigation Report,** March 8, 1995.
- Stemen Environmental, Inc., **Phase II Site Assessment Report, Boyd Investment Properties, Tax Parcel #09260024000, 1037 South Central, Kent, Washington,** October 27, 1999.

The above-listed reports will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling the resource person at (425) 649-7190.

Based upon the above listed information, Ecology has determined that, at this time, the release of total petroleum hydrocarbons into the soil no longer poses a threat to human health or the environment. Therefore, Ecology is issuing this determination that no further remedial action is necessary at Parcel #09260024000, Boyd Investment Properties, under MTCA, Chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

Ecology's no further action determination is made only with respect to the characterization work identified in the Stemen Environmental, Inc. report listed above, and applies only to the .45 acre area of the property formerly occupied by the wrecking yards office and customer parking lot of the former Atomic Auto Wrecking Yard, located at 1037 South Central, Kent, Washington as identified in the reports. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by Boyd Investment Properties.

Ecology will update its database to reflect this "No Further Action" determination.

The State, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

If you have any questions about any of the information presented in this letter, please contact me at (360) 407-6267.

Sincerely,

Charles S. Cline
Toxics Cleanup Program
Southwest Regional Office

CSC:td

cc: Mr. Paul W. Stemen, Stemen Environmental, Inc.
Mr. Joe Hickey, Ecology

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

March 17, 2000

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Boyd Investment Properties
3645 Wallingford Ave.
Seattle, WA 98103

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If you have any questions about any of the information presented in this letter, please contact me at (360) 407-6267.

Sincerely,

Charles S. Cline
Toxics Cleanup Program
Southwest Regional Office

CSC:td

cc: Mr. Paul W. Stemen, Stemen Environmental, Inc.
Mr. Joe Hickey, Ecology

STEMEN ENVIRONMENTAL, INC.

5724 PUGET BEACH ROAD N.E.
OLYMPIA, WASHINGTON 98516-9552
360-438-9521
FAX NUMBER 360-412-1225

DATE: 2-4-00

TO: Joe Hickey

FROM: Paul Stemen

NO. PAGES INCLUDING FRONT PAGE 8

HARD COPY TO FOLLOW NO_____ YES_____

IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMITTAL PLEASE CALL ABOVE PHONE NUMBER.

VCP Voluntary Cleanup Program

Washington State - Department of Ecology - Toxics Cleanup Program

Site Summary

This summary is a required component of your request for assistance under the Voluntary Cleanup Program

Which of the following apply? __ Requesting assistance on a planned cleanup.
__ Requesting assistance on a ongoing cleanup
X Requesting review of a completed cleanup

Note: If you submitted your Request for Assistance (ECY 020-74) previously without a Site Summary (this form) or this is a revised Site Summary, please provide this completed form to Ecology at least five (5) working days prior to the meeting/site visit/documentation review (whichever comes first).

A) Site Identification:

Name of Site: Boyd Investment Properties
Alternate Name(s) for Site: Former Atomic Auto Wrecking

Street Address of Site: 1037 S. Central Ave
City: Kent State: WA Zip: 98032
County: King UBI Number:
Mailing Address (if different from above): 3645 Wallingford Ave
City: Seattle State: WA Zip: 98103

Township 22N Range 4E Section 25 Quarter-Quarter ____.
If known:
Latitude: Degree____ Minute____ Second____
Longitude: Degree____ Minute____ Second____
Method Used tp calculate Lat/Long:
How large (in Acres) is the site? .45

Please attach two maps to this form.

1) An area map, showing general location of the site in relation to surrounding bodies of water, cities, highways, and streets. (Please mark site location.)

2) A site diagram showing surrounding cross-streets, labeled building outlines, sampling and well locations, etc..

B) Person/Organization making request for Assistance/Review:

Name: Paul W. Stemen
Firm: Stemen Environmental, Inc.
Street Address: 5724 Puget Beach Rd. NE
City: Olympia State: WA Zip: 98516-8552
Telephone Number: (360) 438-9521 Extension:
Fax Number: (360) 412-1225 E-Mail Address: PStemen@emailmsn.com

Which best describes your involvement with the site? (Check as many as apply.)

Current Owner ☐ Former Owner ☐ Potential Purchaser ☐
Current Operator ☐ Former Operator ☐ Other (specify) ☐
Environmental Consultant for
Attorney for
Insurance Carrier for
Other (specify) for CURRENT OWNER

C) Release Information:

Date of Release (if known): UNK Date of Discovery: 1995
Drinking Water: Number of Drinking Water Supply Wells within 1/2 mile
Are there any drinking water systems affected? ☐ yes ☒ no
If yes, has alternate drinking water been provided? ☐ yes ☐ no
If Drinking Water systems are affected, are the systems public, private, or both?
Aquatics: Are there an creeks, streams, ponds, wetlands, or shorelands...
on or adjacent to the site? ☐ yes ☐ no
Within 1/4 mile of the site? ☒ yes ☐ no
Where are they located? APPROX 3/8 MILE SOUTH OF MOXEE
Are they impacted by contamination from the site? ☐ yes ☒ no

General Hazardous Substance Categories: Please complete the chart below. List the contaminants known or suspected at the site prior to cleanup, and mark the appropriate medium (i.e. soil) with: **C** (confirmed and above MTCA); **B** (confirmed but below MTCA); **S** (suspected); N/A (not-applicable); **O** (tested and not present); or **U** (unknown).

Contaminant	Class (for office use	Affected Soil	Media: Ground-Water	Surface Water	Air	Sediment	Date of Release (if known)
Example: Lead		C	O	S	U	S	1967-82
1) HEAVY OILS		S	O	N/A	N/A	N/A	UNK.
2)							
3)							
4)							
5)							
6)							

D) Report Information of Assessment or Remediation Work Done to Date

Assessment:

Has site assessment work been done at this site? yes ☒ no ☐ In-progress ☐
If yes, when? Were results reported to Ecology? yes ☒ no ☐ Date
Describe: (list reports in "E" below)

Remediation:

Has any site cleanup work been done at the site? yes ☒ no ☐ in-progress ☐
If yes, please continue to answer the remaining questions in this section to the best of your ability.

When was the cleanup work done? 1995
Were results reported to Ecology? yes ☐ no ☒ date
Describe: (list reports in "E" below)

Does contamination remain on-site after cleanup activities? yes ☐ no ☒
If yes, describe: (list reports in "E" below)

For each contaminant listed in ***Part C) Release Information (above)***, please describe the quantity of the contaminant (in pounds) which was removed or treated as a result of the cleanup activities:

Contaminant	Class (for office Use	Pounds of Contaminant: Incinerated	Washed	Removed	Treated	Contained)
Example: Lead		10	20	40	10	60
1) HEAVY OILS						938,520
2)						
3)						
4)						
5)						
6)						
7)						
8)						
9)						
10)						
11)						
12)						

As a result of the cleanup:
How many acres of land were returned to ***unrestricted*** use? 45 ACRES
How many acres of land were returned to ***restricted*** use? N/A
How many cubic feet of contaminated soil was remediated or contained? 10,150
How many gallons of contaminated soil was remediated or contained? N/A
How many people are now at reduced risk as a result of the cleanup action? UNK
How many pounds of potential pollution was prevented as a result of the cleanup action? UNK

Methods/Treatments Used	Soil	Groundwater	Surface Water	Drinking Water	Air	Wastes
Method A	X	X	N/A	N/A	N/A	N/A
Method B						
Method C						
Have these levels been met through the site ? (Y) or N						
Destruction or Detoxification						
Carbon Adsorption[1]	N/A					N/A
Biological Treatment	X				N/A	
Chemical Destruction						
Incineration		N/A	N/A	N/A		

[1]*Carbon followed by regeneration; use of granular activated carbon followed by landfilling would be classified in these tables as volume reduction and off-site landfill*

Media Transfer						
Air stripping/Air Sparging	N/A					N/A
Aeration/Vapor Extraction		N/A	N/A	N/A	N/A	
Thermal Desorption		N/A	N/A	N/A		N/A
Immobilization						
Vitrification		N/A	N/A	N/A		
Solidification/Stabilization		N/A	N/A	N/A		
Reuse/Recycling[2]	X					
Specify						

[2]*For example, reuse of free petroleum product recovered in a pump and treat system.*

Separation/Volume Reduction						
Solvent Extraction		N/A	N/A	N/A		
Soil Washington		N/A	N/A	N/A		
Physical Separation[3]						

[3]*For example, oil/water separators.*

Land Disposal/Containment						
Containment or On-site Landfill			N/A			
Off-site Landfill		N/A	N/A	N/A		
Institutional Controls						
Specify						
Others						
Specify Treatment Method						

E) Documentation:

Please list titles of all site reports below. Include name of consulting firm and year completed. (If there is not enough room for the entire list, please attach additional page(s) as necessary.)

Title:	By:	Date
Preliminary Site Investigation Report	Paul Sieberman	3/8/1995
Phase II Site Assessment	Paul W Stemen	2/22/1999

Is additional information concerning the contaminants treated or removed, or cleanup or remediation methods used available in a data base? yes ☐ no ☒ If yes, what programming software is use?
Is a copy included for our use? yes ☐ no ☒

F) Property Type: Commercial ☒ Industrial ☐ Residential ☐ Other ☐ (Please specify)
Property currently being used? yes ☐ no ☒
Plans for change in use? yes ☐ no ☒ If yes, please specify:

G) Standard Industrial Classification (SIC) Codes:

List all that apply. If none apply, or if you don't know your SIC code, list activities conducted at the site (i.e. automotive repair and maintenance, construction equipment storage, etc.). Parking lot for wrecking yard.

H) Dangerous Waste Facilities:

Does the facility have a dangerous waste identification number? yes ☐ no ☒
If yes, what is the number? WAD

I) Tank Information:

Complete this table for ALL tanks, whether underground (UST) or aboveground (AST), including unregulated tanks.
(*Unleaded, leaded diesel, bunker-C, waste oil, heating oil, aviation fuel, other (identify))
(** Tank status: Left in Place, Removed, Closed in Place)

Tank ID	AST/UST	Size	Was Free Product encountered? *Product	On GW	In Excavation	**Tank Status
N/A	N/A	N/A	N/A		N/A	N/A

J) Owner/Operator History
(Please photocopy and attach copies if additional owners and/or operators are known.)

Type (code) of Owner/Operator (for below):
Private(1) Municipal(2) County (3) Federal (4) State(5) Tribal(6) Mixed(7) Other (8) Unknown (9) Public Entity Acquisition via Bankruptcy (10) Financial Institution Acquisition via Bankruptcy (11)

1) Current Site Owner: Boyd Investment Properties Type: ___
Street Address: 1037 S. Central
City: Kent State: WA Zip: 98032
Contact Person (if different than owner, above): Kevin Boyd
Street Address: 3645 Wallingford Ave
City: Seattle State: WA Zip: 98103
Telephone Number: (206) 953-9961 Extension: ___
Fax Number: (___) ___ E-Mail Address: ___
Dates of Ownership: ___ to Present

2) Current Facility Operator: Same as Dite Owner Type: ___
Street Address: ___
City: ___ State: ___ Zip: ___
Contact Person (if different than operator, above): ___
Street Address: ___
City: ___ State: ___ Zip: ___
Telephone Number: (___) ___ Extension: ___
Fax Number: (___) ___ E-Mail Address: ___
Dates of Operation: ___ to ___

3) Former Site Owner: Avon Carr Type: ___
Street Address: P.O. Box 5423 (Street Address Unknown)
City: Kent State: WA Zip: 98064
Contact Person (if different than owner, above): ___
Street Address: ___
City: ___ State: ___ Zip: ___
Telephone Number: (___) ___ Extension: ___
Fax Number: (___) ___ E-Mail Address: ___
Dates of Ownership: ___ to ___

4) Former Facility Operator: ___ Type: ___
Street Address: ___
City: ___ State: ___ Zip: ___
Contact Person (if different than operator, above): ___
Street Address: ___
City: ___ State: ___ Zip: ___
Telephone Number: (___) ___ Extension: ___
Fax Number: (___) ___ E-Mail Address: ___
Dates of Operation: ___ to ___

K) Other Involved Parties:
(Please photocopy and attach copies if additional parties are involved)

1) Environmental Consultant: Paul W. Stemen
Representing: Boyd Investments
Firm: Stemen Environmental, Inc.
Street Address: 5724 Puget Beach Rd N.E.
City: Olympia State: WA Zip: 98516
Telephone Number: (360) 438-9521 Extension:
Fax Number: (360) 412-1225 E-Mail Address: PStemen@email1msn.Com

2) Site Control Person if other than Owner/Operator. (This must be a person who is on-site during normal working hours and is authorized and qualified to answer questions about the site, or a person who is available during normal business hours and has knowledge about the site and the remediations)
Name: Same as Owner
Relation to site/owner/operator:
Firm:
Street Address:
City: State: Zip:
Telephone Number: ( ) Extension:
Fax Number: ( )
Dates of Involvement with site: to

3)Name:
Relation to site/owner/operator:
Firm:
Street Address:
City: State: Zip:
Telephone Number: ( ) Extension:
Fax Number: ( )
Dates of Involvement with site: to

4)Name:
Relation to site/owner/operator:
Firm:
Street Address:
City: State: Zip:
Telephone Number: ( ) Extension:
Fax Number: ( )
Dates of Involvement with site: to

ATOMIC AUTO WRECKING
Kent, K.

1037 S. CENTRAL

TCP/VCP

SEE ALSO: BOYD
INVESTMENT PROPERTIES

ENVIRONMENTAL RESTORATION WORK PLAN

at the

ATOMIC AUTO WRECKING YARD
Kent, Washington

for

Carr Auto, Incorporated

Prepared by:

GALLOWAY ENVIRONMENTAL, INC.

June 1995

GALLOWAY ENVIRONMENTAL
GARY GALLOWAY, RG, CHMM
President

Environmental, Mining & Geotechnical Engineering
3102 - 220th PL SE
Issaquah, WA 98027
(206) 688-8852
(206) 688-8879 fax

ENVIRONMENTAL RESTORATION WORK PLAN
ATOMIC AUTO WRECKING SITE
KENT, WASHINGTON

prepared for

Carr Auto Sales

prepared by

Galloway Environmental, Inc.

June 1995

CONTENTS

APPENDICES

FIGURES

1.0 INTRODUCTION

This Environmental Restoration Work Plan (Work Plan) outlines the methods and procedures for conducting remedial action activities for impacted soils at the Atomic Auto Wrecking Property (Atomic) located at 1037 Central Avenue South in Kent, Washington.

1.1 PROJECT BACKGROUND

Environmental Site Assessment studies (ESAs) were performed at the site in 1994 and 1995 to investigate potential environmental impacts at the site. Enviros, Inc. completed a Phase I - ESA at the site in September, 1994. The study was designed to evaluate the potential for adverse environmental impacts at the site resulting from development and land use at the site. The study concluded that "heavy oil staining" on-site indicated contamination related to 30 years of use as an automobile wrecking yard. Enviros recommended follow up environmental studies targeted to investigate for organic and inorganic impacts to the soil resulting from on-site use as well as impacts from off-site sources at an adjacent property once used as a metal recycling facility.

Mr. Paul Siebenaler conducted a preliminary site investigation at the site in March of 1995 to: 1) "determine if the shallow subsurface soils in the area are contaminated with petroleum products"; 2) "determine if sampling is required at intervals in the deeper subsurface soils in the stained areas"; and 3) "To estimate the potential volume of soils impacted by petroleum contamination." Mr. Siebenaler collected 14 soil samples and confirmed the presence of petroleum compounds and heavy metals in the soil.

To determine whether the impacted soil could be treated at a nearby thermal treatment facility (TPS), GEI collected soil samples from test pits at the site in May 1995. Representative soil samples were analyzed for the following constituents:

- WTPH-G/BTEX
- WTPH-D
- EPA Method 8240 Volatiles
- EPA Method 8270 Semivolatiles
- EPA Method 8080 (PCBs)
- TAL metals (23 metals)
- TCLP metals (8 metals)

GEI forwarded a copy of these results to TPS for profiling and treatment approvals by TPS and the Pierce County Health Department. These impacted soils have been approved for treatment at TPS.

Based on preliminary extent of contamination volume estimates, we expect to haul approximately 400 cubic yards (cys) of affected soil to TPS for treatment and bioremediate approximately 1600 cys on-site in a secure treatment pad, described in this plan.

1.1.1 *Site Location and Physical Description*

The Atomic Wrecking Yard is located at 1037 Central Avenue South in Kent, Washington *(see Figure 1-1)*. The entire site is unpaved with a gravel surface with the exception of concrete foundations supporting small on-site structures *(see Figure 1-2)*.

The site is situated in a commercial/light industrial area approximately one-half mile east of State Highway 167 and one-half mile south of downtown Kent. Railroad lines parallel the western property line and Central Avenue South forms the eastern property line. An undeveloped property, formerly used to recycle metal, is adjacent to the property on the north and South 259th Street forms the southern property line.

The site is situated in the Green River Valley in the center of a meander channel of the Green River, which flows from approximately 500 feet east to about 1500 feet south of the site and then 500 feet west of the site. The site is flat-lying at an elevation of about 15 feet above mean sea level.

1.1.2 *Depth to Groundwater*

The depth to groundwater seasonal high groundwater is estimated to be less than 15 feet below the surface. Potable water sources are estimated to be at least 300 feet below ground.

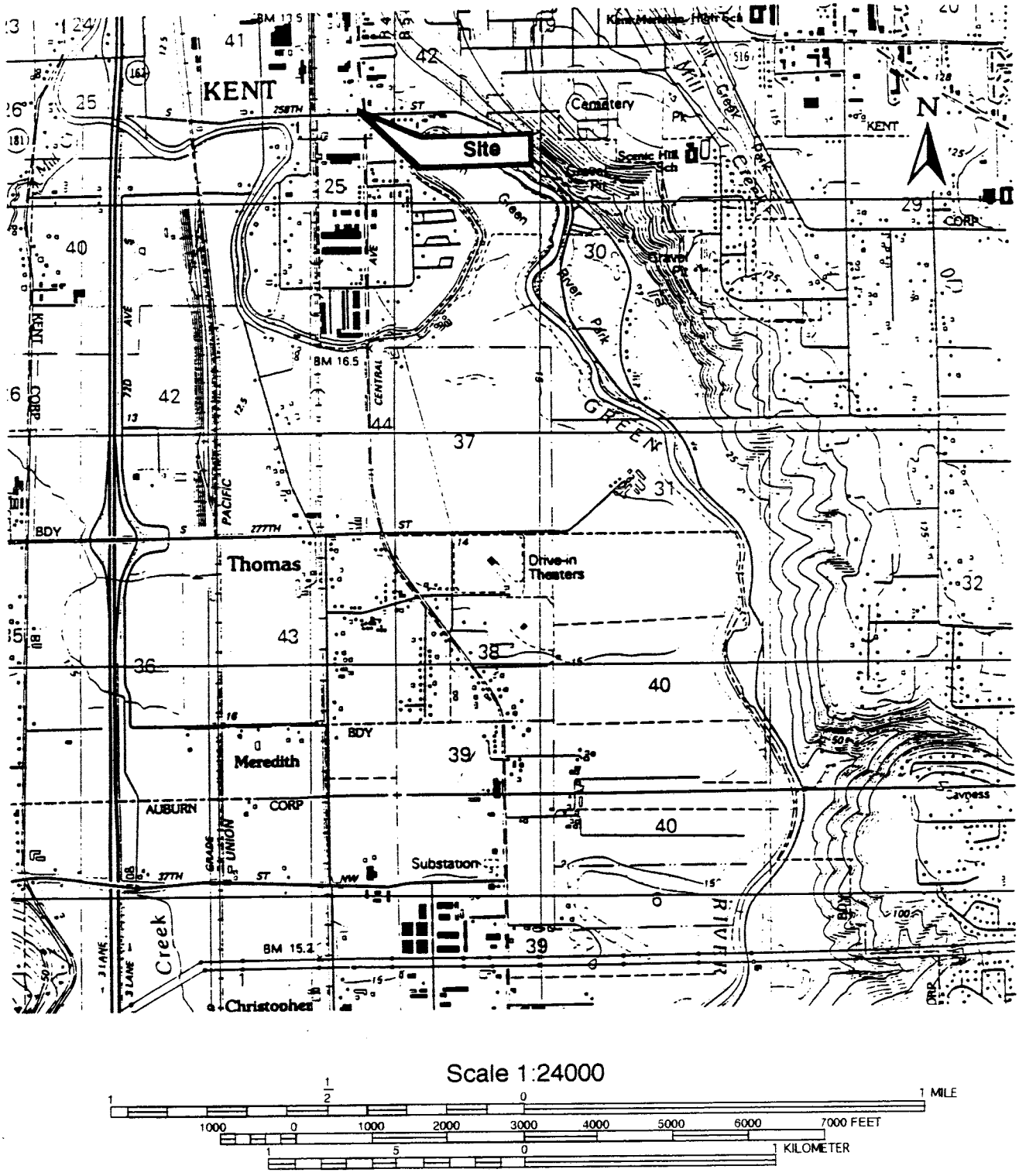

FIGURE 1-1 SITE LOCATION

Atomic Auto Wrecking – Kent, Washington

Source: USGS 7.5 ' Auburn, WA Quadrangle

June 1995, Project #19506.01

G

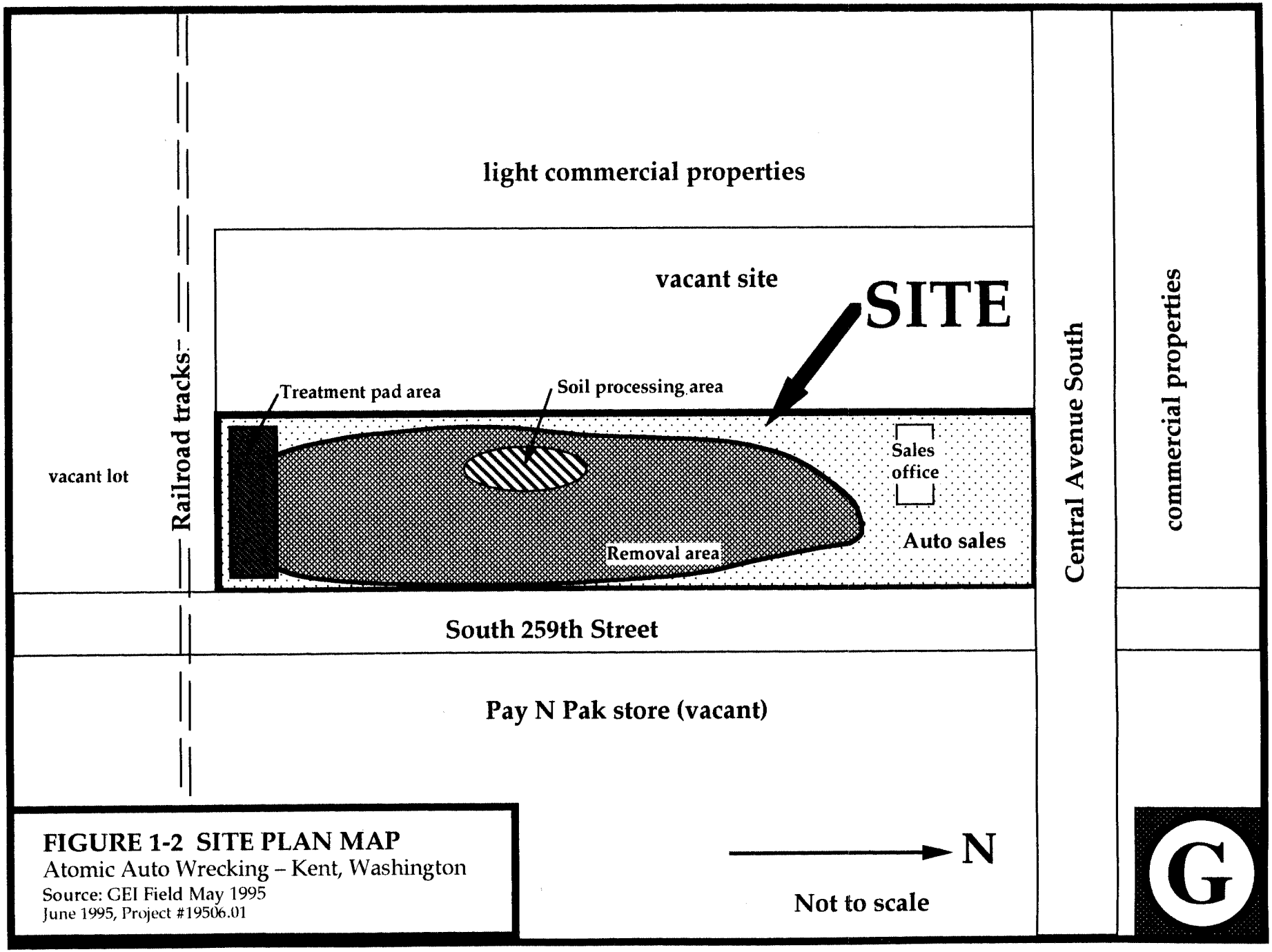

FIGURE 1-2 SITE PLAN MAP
Atomic Auto Wrecking – Kent, Washington
Source: GEI Field May 1995
June 1995, Project #19506.01

2.0 *REMEDIAL PLAN*

2.1 *REMEDIAL PLAN OBJECTIVES*

Preliminary environmental studies have confirmed the presence of adversely affected soil at the site and, according to current Washington Department of Ecology (WDOE) regulatory guidance, requires remedial action. The current owner of the site (Carr Auto Centers, Inc.) has decided to excavate the affected soil, transport the most heavily contaminated soil to a nearby thermal treatment facility and bioremediate the remainder on-site in a secure treatment pad. The objectives of this work plan are to describe the procedures and protocols to be followed during this remedial activity.

2.2 *SCOPE OF WORK*

Basically, the work scope includes: (1) temporarily stockpiling the "clean" materials on-site to be used as backfill following affected soil removal; (2) excavating the affected soil; (3) screening the materials on-site to remove the plus one-inch materials (including construction and metal debris) from the affected soils; (4) transporting approximately 400 cys of the most highly impacted soil to the TPS facility in Tacoma, Washington for treatment; (5) constructing a secure treatment pad for on-site bioremediation; (6) verifying through sampling and analysis that the removals have adequately removed the affected soil containing contaminant concentrations above the currently acceptable contaminant levels in soil; (7) backfilling the excavation with approved materials and paving the surface with asphalt; (8) the remediation pad operations will continue until sampling results have confirmed that the materials on the pad are within acceptable levels; and (9) providing the owner with a Final Cleanup Report documenting the results of this project.

2.2.1 *Soil Sampling*

Soil sampling activities will take place within the proposed "footprint" of the excavation as discussed above. Soil samples will be collected from the sidewalls of the excavation adjacent to the excavation floor. Soil samples will be obtained and selected for analysis based on visible staining, odor and headspace screening of the excavated soils with a organic vapor analyzer (OVA).

Soil samples will be collected and analyzed for targeted contaminants using approved laboratory analytical techniques as described in the attached Quality Assurance Project Plan (QAPP–Appendix B).

2.2.2 *Water Sampling*

Water, if encountered during excavation, will be sampled and chemically analyzed to investigate for adverse impacts to water quality.

2.2.3 *Bioremediation Design and Implementation*

In cooperation with WDOE's restoration goals, Carr Auto has selected a remedial method that they feel provides a cost-effective, permanent solution with respect to contaminated soils undergoing remediation on-site. Further on-site bioremediation of the affected soils in an engineered bio-treatment cell will mitigate concerns regarding the migration of these contaminants to other areas. Since only preliminary volume estimates are currently available, the final design of the remediation pad will be developed once the affected materials have been excavated and sampling and chemical analysis has confirmed that the removals have adequately removed the targeted soils. The results of this restoration phase will be summarized in a Final Closure Report at project's end, and the report will be forwarded to the appropriate regulatory authorities.

The contaminated material will be placed in a liner designed to completely contain all leachate generated during the remediation process (cell bioremediation). Basic baseline information regarding microbial activity and geochemistry of the contaminated soils from this site will be collected along with excavation and processing. This information will be used to determine whether additional microbes or nutrients need to be added to the gravel with oxygen to encourage soil bacteria to grow and use the hydrocarbon contaminant as food. The micro-organisms break down the complex organisms into simpler compounds, namely carbon dioxide and water.

These additives provide a hospitable environment for the organisms on the treatment pad. Water, nutrients, and hydrocarbon consuming organisms may be added as soils are placed on the pad. Water, enriched in nutrients, oxygen, and/or

microorganisms will be applied to these soils on a regular basis to optimize degradation results. The soils will be periodically analyzed to monitor organism populations as well as contaminant level decline.

Since limited space is available for the pad construction and operation, the treatment pad may be constructed mostly below ground. A 20-mil thick geotextile liner will be installed as the base and bermed at the perimeter of the pad. This liner will prevent the downward and lateral migration of contaminants out of the treatment pad. Confirmation sampling and analysis will be performed to demonstrate that remediated materials are below cleanup standard levels before this remediation program is considered completed.

Specific design criterion are discussed below under the following headings:

- Facility Design
- Facility Drawings
- Nutrient Description
- Nutrient Application Rates
- Wastewater Discharge
- Cultured Bacteria
- Rate of Bioremediation
- Air Quality

Facility Design

The pad will be constructed in the western portion of the site as shown in *Figure 1-2*. It will consist of one approximately 30 ft by 115 ft bermed and lined pad. This pad will be lined with 20 mil high density polyethylene (HDPE) liner (or equivalent). The specifications of the proposed liner have been compared against the requirements for the liner at similar contaminated projects

with the site-specific environmental conditions in mind and the nature of the contaminants to ensure the competence of the material. This design has been made with the best possible care regarding site specific conditions.

The treatment pad will be covered during heavy rain events to prevent a surplus of water in the pad. Surface drainage will be modified using construction equipment to direct liquids in the treatment cell to the low point of the treatment pad. In this area a collection tank (or drum); and a submersible water pump will be used to pump the water to a mixing tank. Necessary nutrients will be added to water in the mixing tank, and the water/ nutrient mixture applied to the treatment cell soils through a simple distribution system to enhance microbial organisms populations to increase the effectiveness of the treatment. The water/leachate added to the pads will be used in the treatment process, and no liquids are expected to be discharged.

The low point of the pad will be located and a water collection drum will be installed to allow leachate liquid to drain into it and will be pumped back onto the pads. We expect no leachate/ water releases out of the pad.

Soil that has been sampled and the chemical results confirm that the targeted cleanup level has been achieved may be removed from the pad for on-site use.

Nutrient Description

This plan has been conceived using guidance documents involving application proportions of elements (Bradford and Krishnamoorthy, Jacobs Engineering Group, Feb. 1991), and application rates and alternative nutrient choices (John Hains - Microbiologist, EPA). The Toxicity of the nutrient additives is described for each compound below.

The nutrients added to the soil piles during the remediation will be as follows:

- Ammonium Nitrate - The EPA lists the criterion for ammonium nitrate at 10 mg/liter for domestic water supply. It is not listed as a priority pollutant. During this operation the ammonium nitrate will not come in contact with any source of

domestic water so it can be reasonable stated that the toxicity of ammonium nitrate will not be a factor of concern.

- Phosphorus - Phosphorus is listed as a non-priority pollutant, although it is listed in the criteria for water quality (EPA), as toxic in marine waters at levels of 0.10 micrograms/liter for elemental phosphorus. The phosphorus applied to the remediation piles will not be as elemental phosphorus but as a phosphate compound. Also the small quantity applied and the distance from direct contact with marine waters should make this a non concern element.

Approximately 200 lbs of nutrients with a will be applied to the soil the first year of the remediation program. The amount of nutrients added may increase if needed. Samples will be collected, approximately every three weeks, to test whether nutrient or microbe addition is necessary to enhance results. (Note: The amount of Nutrients need to bioremediate the soil has been calculated using the formula X lbs nutrient = .05 x concentration of contaminated soil, this calculation procedure has been suggested by Al Venosa of the EPA's Risk Reduction Laboratory)

Operating Temperature: The operating temperatures of the soil will depend solely on the ambient air temperature at the project site. Since the site is located in western Washington, the temperature can range from about 10 to 95 degrees Fahrenheit.

Operating pH: The affected soil's pH will be tested during excavation. The optimum pH range should be between 6.5 to 7.5. The pH of the soil will be monitored to ensure that it remains within this range. If the pH in the pad changes to an undesirable level, then a neutralizing agent will be added to bring it back to near normal.

If the pH of the soil drops to an undesired acidic level, a neutralizing agent, such as lime, will be applied to the remediation piles in order to bring the pH back to a more neutral level.

Aeration Rate: The soil will be aerated using a series of 4-inch diameter perforated pipes connected to a air blower designed to supply air to the affected soil. The thickness of the soil pile and

the details of the manifold system will be designed when the affected soil volume is known.

Nutrient Application Rates

Samples will be collected, approximately every four weeks, to test whether nutrient or microbe addition is necessary to enhance results.

Wastewater Discharge

There will be no wastewater generated or disposed of at the site, unless chemical results confirm that the water is within allowable regulatory limits or a special permit is issued to discharge. The water removed from the pit will be added to the pad and recirculated through the system until all of the water evaporates.

Cultured Bacteria

We expect the indigenous microbial population to be sufficient to remediate the soil. We will confirm this assumptions with microbial testing during the construction of the pad to ensure that there is in fact a large enough bacterial population to complete the remediation. If however, there is found to be an insufficient quantity of bacteria, then a plan will be formulated to add additional microbes to the site.

Rate of Biodegradation

The estimated rate of biodegradation to bring the soil to a level below the state-imposed action should proceed at a rate allowing completion of the project within 16 months after the starting date. This time estimate is based on two complete summer seasons to provide for a hospitable environment for the remediation to occur.

Air Quality

The air quality will be tested using air sampling devices during the set up and operation of the remedial process. Worker safety will be ensured using a portable organic vapor analyzer (OVA - see the Health and Safety Plan, *Appendix B).*

3.0 *PROJECT REPORTING*

GEI will prepare a written report documenting the excavation of the affected materials. Analytical results for all samples collected from the excavation will also be provided. After the reports are reviewed by Carr Auto and any comments are addressed by GEI, then GEI will provide final reports to Carr Auto for submittal to the WDOE.

3.1 *PROJECT ORGANIZATION*

GEI's Project Manager responsible for the daily operations of the project is Gary Galloway. Mr. Galloway reports to Mr. Avon Carr, the owner's representative for this project.

3.2 *SCHEDULE*

If we start the field activities by June 12, we should be completed with the field portion of this project by June 30, 1995 and the final report should be available by the end of October, 1996.

4.0 *DISCLAIMER*

The plan is based on the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based on the facts currently available within the limits of the existing data, scope of work, budget and schedule. To the extent that more definitive conclusions are desired by the client than are warranted by the currently available facts, it is specifically GEI's intent that the conclusions and recommendations stated in our report will be intended as guidance and not necessarily a firm course of action, except where explicitly stated as such. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. In addition, the information provided in this report is not to be construed as legal advice.

APPENDIX A

HEALTH AND SAFETY PLAN (HASP)

Atomic Auto Wrecking Site
GEI Project Number 19506

by
Galloway Environmental, Inc.

June 1995

1.0 *INTRODUCTION*

Revision 0 of this Health and Safety Plan (HASP) has been prepared for the restoration of the Atomic Auto Wrecking Site. The restoration will include construction of a bioremediation treatment pad and bioremediation of contaminated soil excavated from the site. Field activities are describe in the site Environmental Restoration Work Plan. The contents and provision of this HASP applies to GEI's and its subcontractors' personnel involved in the field portion of this project. This HASP includes information on site contaminants and occupational hazards posed by restoration activities.

This HASP will be revised as necessary to cover any additional activities that may be required. A listing of management field personnel and emergency contacts is provided below.

Personnel/Agency	**Responsibility**	**Telephone Numbers**
Gary Galloway	Project Leader	(206) 688-8852
Gary Galloway	Site Mgr., H & SO	(206) 688-8852
Gary Galloway	GEI Corp. H&SO	(206) 688-8852
County Sheriff	Police	911
City Fire Dept.	Fire	911
Valley Medical Center	Medical emergency	911
GEI	Project Office	(206) 688-8852

2.0 *HEALTH AND SAFETY PERSONNEL DESIGNATIONS*

The following briefly describes the health and safety designations and general responsibilities for the site investigation.

2.1 *REGIONAL HEALTH AND SAFETY MANAGER (RHSM)*

The GEI RHSM has overall responsibility for development and implementation of this Health and Safety Plan (HASP). He or she also shall approve any changes to this plan due to modification of procedures or newly proposed site activities.

The RHSM will be responsible for the development of new company safety protocols and procedures necessary for field operations and will also be responsible for the resolution of any outstanding safety issues which arise during the conduct of site work. Health and safety related duties and responsibilities will be assigned only to qualified individuals by the RHSM. Before personnel may work on site, currentness of acceptable medical examination and acceptability of health and safety training must be approved by the RHSM.

2.2 *GEI OPERATIONS HEALTH AND SAFETY SUPERVISOR (HSS)*

The HSS serves as the local designee of the RHSM and aids the RHSM in assuring that the policies and procedures of this HASP are implemented. The HSS is responsible for providing the appropriate monitoring and safety equipment and other resources necessary in implementing this HASP. The HSS ensures that all personnel designated to work on-site are qualified according to the training and medical requirements of OSHA 29 CFR, §§1910 and 1926 and Washington Department of Labor and Industries (WISHA) standards as appropriate.

2.3 *SITE HEALTH AND SAFETY OFFICER (HSO)*

Due to the limited scope of sampling and the low probability of personnel exposure, the Site Manager will also serve as the HSO. The Site Manager will be responsible for all health and safety activities, and together with the HSS and RHSM, has the the sole

authority to make all health and safety related decisions. The HSO has stop-work authorization which he will execute upon determination of an imminent safety hazard, emergency situation, or other potentially dangerous situation, such as detrimental weather conditions. Authorization to resume work will be issued by the HSS after such action.

3.0 SITE HISTORY AND PHYSICAL DESCRIPTION

This Environmental Restoration Work Plan outlines the methods and procedures for conducting remedial action activities for impacted soils at the Atomic Autop Wrecking Property located at 1037 Central Avenue South in Kent, Washington.

Environmental Site Assessment studies (ESAs) were performed at the site in 1994 and 1995 to investigate potential environmental impacts at the site. Enviros, Inc. completed a Phase I - ESA at the site in September, 1994. The study was designed to evaluate the potential for adverse environmental impacts at the site resulting from development and land use at the site. The study concluded that "heavy oil staining" on-site indicated contamination related to 30 years of use as an automobile wrecking yard. Enviros recommended follow up environmental studies targeted to investigate for organic and inorganic impacts to the soil resulting from on-site use as well as impacts from off-site sources at an adjacent property once used as a metal recycling facility.

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To determine whether the impacted soil could be treated at a nearby thermal treatment facility (TPS), GEI collected soil samples from test pits at the site in May 1995. Representative soil samples were analyzed for the following constituents:

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GEI forwarded a copy of these results to TPS for profiling and treatment approvals by TPS and the Pierce County Health Department. These impacted soils have been approved for treatment at TPS.

Based on preliminary extent of contamination volume estimates, we expect to haul approximately 400 cubic yards (cys) of affected soil to TPS for treatment and bioremediate approximately 1600 cys on-site in a secure treatment pad, described in this plan.

4.0 *HAZARD ASSESSMENT*

Soils contaminated with organic and inorganic compounds will be treated on- and off-site. Samples will be collected for chemical analysis during excavations as described in the Environmental Restoration Work Plan. The overall site hazard assessment is described below.

4.1 *CHEMICAL HAZARDS*

The route of entry for the contaminants present at this site is primarily skin contact. Skin contact may result in contact dermatitis. Contact dermatitis usually results in scaly, dry skin. Oil products can also cause oil folliculitis. Oily folliculitis results in acne type boils and usually is the result of prolonged skin contact with oils or oil soiled clothing. Good personal hygiene habits are essential and can prevent most forms of dermatitis caused by oil products.

Inhalation of hydrocarbon vapors is unlikely. The open areas air circulation and low volatility of the potential compounds significantly decreases any potential for significant vapor formation. Inhalation of excessive concentrations of vapor or mist can be irritating to the respiratory passages and cause headache, dizziness, nausea, vomiting and loss of coordination.

4.2 *NOISE*

Excessive noise related to remediation and sampling is expected to be minimal with the exception of noise associated with front-end loader and backhoe operation. It is expected that the time of exposure in relationship to the total work time will sufficiently reduce the exposure to within acceptable levels.

4.3 *GENERAL HAZARDS*

Safety is always a consideration when utilizing motorized vehicles, heavy equipment, and hand tools/equipment. Good safety practices and procedures will prevent many accidents.

Personnel on foot working alongside machinery must remain in visual contact with the equipment operator. If it is necessary for the on foot person to walk away from the machine, then that person must keep track of the location of the machine at all times.

5.0 TRAINING REQUIREMENTS

Completion of the OSHA Health and Safety Training for Hazardous Waste Workers is not required for performance of this project. However, on-site worker training or equivalent site experience shall conform to the requirements of 29 CFR § 1910 and § 1926, and Washington Department of Labor and Industries Occupational Safety and Health Standards.

The HSO is responsible to provide initial site specific health and safety training. This training shall consist of a review of this HASP and questions and clarifications field personnel may have concerning the content of this HASP. Site personnel shall sign Section 13 of this HASP to indicate he or she has read and understands the contents of this HASP prior to performing site work.

All record keeping requirements mandated by OSHA and WISHA regulations will be strictly followed. Specifically, all personnel training records, injury/accident records, medical examination records and exposure monitoring records will be maintained by the employer for a period of at least 30 years after the employment termination date of each employee.

5.1 SAFETY BRIEFINGS

Site personnel will be afforded briefings daily or on an as-needed basis by the HSO in order to ensure continuance of a safe and secured site during field operations. Briefings will also serve to clarify new operations or implementation of changes in work practices due to additional site information or changing environmental conditions. The number of briefings will be increased if the HSO determines clarification of procedures is needed and/or if a deficiency in safety protocol is found. These can be identified by observing field activities or as a result of a safety audit.

6.0 ZONES, PROTECTION, AND COMMUNICATION

6.1 SITE ZONES

GEI normally employes a three-zone approach to site operations at designated hazardous waste sites. Due to the low potential for contact and spread of hazardous materials, this approach will not be necessary at this site. However, the work site shall be suitable marked or barricaded as necessary to prevent unauthorized access to open holes, trenches, and obstacles.

6.2 PERSONNEL PROTECTION

6.2.1 *Chemical Protection*

The level of chemical protection to be worn by field personnel will be defined by and controlled by the HSO with approval of the HSS. All field activities will be initially conducted in Level D. Revision in levels of protection may be required during the progress at work. Level D protective clothing includes:

- chemical protective suit, rain gear, or coveralls;
- nitrile or rubber gloves;
- Kevlar (or equivalent gloves) when cutting liners;
- steel toed boots;
- hard hat over cold weather hood or hat, as applicable;
- eye and ear protection;
- face shield for steam cleaning; and
- inner protective clothing for arctic weather.

A first aid kit, emergency eyewash, and fire extinguisher shall be available at the work site.

6.3 COMMUNICATIONS

6.3.1 *Telephones*

The location of the nearest telephone will be noted by the Project Leader and made known to all site personnel prior to performing site work. Telephones would be used for

communication with emergency support services (see Section 12 of this HASP for emergency plan). Site personnel may also be provided the use of 2-way radios, as appropriate.

6.3.2 *Hand Signals*

The following hand signals are to be employed should voice communication not be possible:

Signal	Meaning
Hand gripping throat	Can't breathe
Grip partner's wrist or place both hands around waist	Leave area immediately, no debate!
Thumbs up	OK, I'm all right, I understand.
Thumbs down	No, negative.

7.0 MONITORING

7.1 AMBIENT AIR MONITORING

Due to the limited scope, the fact that all sampling will be done in the open air, and the expected low exposure potential of the materials samples (Section 4), no ambient air monitoring will be performed, other than monitoring the worker's breathing zone with an organic vapor analyzer (OVA).

7.2 MEDICAL SURVEILLANCE REQUIREMENTS

GEI site personnel shall be required to pass the GEI hazardous waste worker medical surveillance examination before being allowed to work within the exclusion zone. This exam meets all applicable OSHA and Washington Department of Labor and Industries requirements. Additional medical testing may be required by the HSS in consultation with the company physician if an overt exposure of accident occurs.

8.0 SAFETY CONSIDERATIONS FOR SITE OPERATIONS

8.1 GENERAL

All field sampling will be performed under the level or protection described in Section 6.0.

All site work shall be done with a minimum of two people. The proximity of chemical, water, sewer, gas, and electrical lines will be identified by GEI before any excavating is attempted.

Proper containment practices will be utilized in regard to the potential amount of liquid or waste released during operations. The location of safety equipment and emergency procedures will be established prior to initiation of operations according to this HASP. The use of hard hats, eye protection, and steel-toed boots will be required according to this HASP. All contaminated equipment will be placed on liner material when not in use, or when awaiting and during steam cleaning.

Personnel shall remain upwind of excavations as much as possible. Personnel must wear prescribed clothing, especially eye protection, chemical resistant suit or rain gear and gloves, as appropriate when sampling or when directly handling waste. Sample bottles may be bagged prior to sampling to ease decontamination procedures. Personnel must be aware of emergency evacuation procedures described in this HASP and the location of all emergency equipment. Contamination avoidance should be practiced at all times (Section 9).

8.2 SAMPLE HANDLING

Personnel responsible for the handling of samples shall wear the prescribed level of protection described in Section 6. Any unusual sample conditions should be noted. Lab personnel shall be advised of sample hazard level and the potential contaminants present. This can be accomplished by a phone call to the lab coordinator and/or inclusion of a written statement with samples.

8.3 *HEAVY EQUIPMENT DECONTAMINATION*

A steam cleaner will be utilized to decontaminate the equipment, if necessary. Personnel should exercise caution when using a steam cleaner. The high pressure steam can cause severe burns. Protective gloves, face shields, hard hats, steel-toed boots, and chemically protective suits or rain gear will be worn when using the steam cleaners.

Heavy equipment shall be equipped with an audible (107 dBa) backup alarm. Personnel shall be knowledgeable about the swing arm radius of the backhoe and stand clear of the arm.

9.0 DECONTAMINATION PROCEDURES

9.1 CONTAMINATION PREVENTION

One of the most important aspects of decontamination is the prevention of contamination. Good contamination prevention should minimize worker exposure and help ensure valid sample results by precluding cross-contamination. Procedures for contamination avoidance include:

Personnel

- do not walk through areas of obvious or known contamination;
- do not handle or touch contaminated materials directly;
- make sure all personal protective equipment (PPE) has no cuts or tears prior to donning;
- fasten all closures on suits, covering with tape, if necessary;
- particular care should be taken to protect any skin injuries;
- stay upwind of airborne contaminants; and
- do not carry cigarettes, gum, etc. into contaminated areas.

Sampling/Monitoring

- bag sample containers prior to emplacement of sample material.

9.2 SAMPLING EQUIPMENT DECONTAMINATION

Equipment shall be thoroughly decontaminated between sample locations and at the conclusion of sampling. Safety briefings should be used to explain the decontamination procedures to prevent hazardous materials from leaving the site. Equipment needed include a steam generator with high pressure water, empty containers, screens, screen support structures, and shovels. Solutes for the specific contaminants on site may be necessary for proper decontamination.

Personnel shall properly dispose of disposable protective clothing used during site operations. Personnel may be required to wash their hands and face prior to eating, drinking or smoking, and upon exiting the site.

10.0 *ADDITIONAL SAFE WORK PRACTICES*

The safety rules listed below should be strictly followed:

- The work site shall be suitably marked or barricaded as necessary to prevent unauthorized visitors but not hinder emergency services if necessary.
- All open holes, trenches and obstacles shall be properly barricaded in accordance with local site needs and State of Washington regulations. Holes or excavations required to be left open during nonworking hours shall be adequately barricaded or covered.
- Smoking and other open ignition sources in the vicinity of potentially flammable or contaminated materials is prohibited. All tools used in these areas shall be spark-proof.
- Work while under the influence of intoxicants, narcotics, or controlled substances is prohibited.
- Do not climb over/under obstacles.
- Always employ the buddy system.
- Practice contamination avoidance, both on site and off site.
- Activities should be planned ahead of time.
- Obtain immediate first aid to any and all cuts, scratches, abrasions, etc.
- Be alert to your physical condition.
- Watch your body for signs of fatigue, exposure, frostbite, etc.

No work will be conducted alone or without adequate light. A minimum of two people are required for all sampling activities. Task safety briefings may be held prior to the commencement of each task.

11.0 *DISPOSAL PROCEDURES*

All discarded materials, waste materials, or other objects shall be handled in such a way as to preclude the potential for spreading contamination, creating a sanitary hazard, or causing litter to be left on site. All potentially contaminated materials (e.g. clothing, gloves, etc.) will be bagged for disposal. Backfill and rinsate from the excavations and decontamination will be returned to the excavation after sampling is completed. All non-contaminated materials shall be collected and bagged for appropriate disposal as normal domestic waste.

12.0 *EMERGENCY PLAN*

Careful consideration has been given to the relative possibility of fire, explosion, or release of vapors, dusts, or gases. Besides a catastrophic event such as fire or explosion, the only potential off-site impact from remediation involves increased airborne particulates as a result of ground intrusion activities. Off-site dust migration is expected to be minimal due to the small scale of the remediation. Should dust become a problem, the soils will be wet down.

12.1 *SITE EMERGENCY COORDINATOR(S)*

Site Manager, Gary Galloway, is designated as the Site Emergency Coordinator. The Site Emergency Coordinator shall implement this emergency plan whenever conditions at the site warrant such action. The Emergency Coordinator will be responsible for assuring the evacuation, emergency treatment, emergency transport of site personnel as necessary, and notification of emergency response units. Following the above, the HSS [(206) 688-8852] shall be notified.

12.2 *EVACUATION*

In the event of an emergency situation such as fire, explosion, significant release or particulates, etc., all personnel will evacuate and assemble upwind or at another safe area as identified by the Site Emergency Coordinator. The Site Emergency Coordinator will have authority to initiate proper action if outside services are required. Under no circumstances will incoming personnel or visitors be allowed to proceed into the area. The Emergency Coordinator must see that access for emergency equipment is provided and that all combustion apparatus has been shut down. Once the safety of all personnel is established, the local Fire Department and the County Sheriff's Department will be notified of the emergency by telephone.

12.3 *FIRE, EXPLOSION, RELEASE OF CONTAMINATION*

If the potential for a fire exists or if an actual fire or explosion occurs, and/or the release or spread of contamination is possible, the following procedure will be implemented:

- immediately evacuate the site as described above (12.2);
- notify the local emergency coordinator (phone 911);
- notify the King County and Kent Fire Departments (phone: 911); and
- notify the King County Sheriff's Department (phone: 911).

12.4 *PERSONNEL INJURY*

Emergency first aid shall be applied on site as deemed necessary to stabilize the patient. Then, decontaminate the patient and notify the ambulance services (phone: 911), who will transport the victim. The patient will then be taken to the local hospital.

The Emergency Coordinator will supply medical data sheets on the patient (Section 14 of this HASP) to appropriate medical personnel and complete the GEI Incident/Accident Report.

If the Emergency Coordinator determines that emergency transport is not necessary, he or she may transport the patient by car to the local hospital.

12.5 *OVERT PERSONNEL EXPOSURE*

If an overt exposure to petroleum hydrocarbons should occur, the exposed person shall be treated on-site as follows:

Skin Contact	Wash/rinse affected area thoroughly with copious amounts of soap and water, then provide appropriate medical attention. An eyewash will be provided on site. Eyes should be rinsed for at least 15 minutes upon contamination.
Inhalation	Move to fresh air and/or, if necessary, decontaminate and transport to the hospital.
Ingestion	Do not induce vomiting. Decontaminate and transport to the hospital.
Puncture Wound or Laceration	Decontaminate and transport to the emergency medical facility. The Emergency Coordinator will provide medical data sheets to medical personnel as requested (see Section 14).

12.6 *ADVERSE WEATHER CONDITIONS*

In the event of adverse weather conditions, the Project Leader will determine if work can continue without sacrificing the health and safety of field workers. Some of the items to be considered prior to determining if work should continue are:

- Heavy wind, rainfall, snowfall, or fog;
- Potential for cold stress and cold-related injuries;
- Limited visibility;
- Potential for storms; and
- Potential for accidents.

13.0 *MEDICAL DATA SHEET / FIELD TEAM REVIEW*

This brief Medical Data Sheet will be completed by all on-site personnel and will be kept on file on site during the conduct of site operations. This Medical Data Sheet is not a substitute for the Medical Surveillance requirements. This medical data sheet will accompany personnel off-site if medical assistance or transport to a hospital is required.

The information and signature you provide at the bottom of this form affirms that you understand and will comply with this HASP.

Site / Project *Atomic Auto Wrecking Environmental Restoration HASP*

Name _____

Address _____ **Home Telephone** _____

Age _____ **Height** _____ **Weight** _____ **Blood Type** _____

Emergency Contacts (List 2)

_____ **Telephone** _____

_____ **Telephone** _____

Allergies / Drug Sensitivities _____

_____

Do you wear contacts? _____

List any illness that was a result of known chemical exposure _____

_____

_____

Have you been hospitalized as a result of a known chemical exposure? _____

_____

_____

Date / Hospital / Length of Stay _____

What medications / drugs are you presently using? _____

_____

_____

Medical Restrictions _____

_____

Name of Personal Physician _____ **Telephone** _____

I have read and reviewed the Health and Safety Plan, understand the information contained therein and will comply with all provisions.

Name: _____

Signature: _____ **Date:** _____

14.0 *APPROVALS*

By their signature the undersigned certify that this Health and Safety Plan (HASP) is approved and will be utilized during the restoration of the Atomic Wrecking Site.

Health and Safety Officer — Date: 5 June 1995

GEI Operations Health and Safety Supervisor — Date: 5 June 1995

Project Leader — Date: 5 June 1995

15.0 *REFERENCES*

U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), 29 CFR §1910 - Hazardous Waste Operations and Emergency Response, Final Rule, March 6, 1989.

USEPA. Guidance for Conducting Remedial Investigations and Feasibility Studies Under CERCLA. Interim Final. (EPA/540/6-89/004, OSWER Directive 9355-3-01, October 1988).

APPENDIX B

ENVIRONMENTAL RESTORATION WORK PLAN

QUALITY ASSURANCE PROJECT PLAN (QAPP)

at the

ATOMIC AUTO WRECKING SITE
KENT, IDAHO

Prepared by

Galloway Environmental, Inc.

June 1995

CONTENTS

1.0 INTRODUCTION

This Quality Assurance Project Plan (QAPP)has been established to ensure that environmental data of known and acceptable quality are provided. All field sampling and laboratory analysis will follow proper quality assurance procedures and will be conducted according to EPA guidelines for field test methods (SW-846, Vol. II), recommended Washington State procedures, and the GEI QA/QC Program.. Basically, these methods are summarized below.

1.1 SITE BACKGROUND

This Environmental Restoration Work Plan outlines the methods and procedures for conducting remedial action activities for hydrocarbon-impacted soils at the Atomic Auto Wrecking Yard site located at 1037 Central Avenue South in Kent, Washington.

Environmental Site Assessment studies (ESAs) were performed at the site in 1994 and 1995 to investigate potential environmental impacts at the site. Enviros, Inc. completed a Phase I - ESA at the site in September, 1994. The study was designed to evaluate the potential for adverse environmental impacts at the site resulting from development and land use at the site. The study concluded that "heavy oil staining" on-site indicated contamination related to 30 years of use as an automobile wrecking yard. Enviros recommended follow up environmental studies targeted to investigate for organic and inorganic impacts to the soil resulting from on-site use as well as impacts from off-site sources at an adjacent property once used as a metal recycling facility.

Mr. Paul Siebenaler conducted a preliminary site investigation at the site in March of 1995 to: 1) "determine if the shallow subsurface soils in the area are contaminated with petroleum products"; 2) "determine if sampling is required at intervals in the deeper subsurface soils in the stained areas"; and 3) "To estimate the potential volume of soils impacted by petroleum contamination." Mr. Siebenaler collected 14 soil samples and confirmed the presence of petroleum compounds and heavy metals in the soil.

To determine whether the impacted soil could be treated at a nearby thermal treatment facility (TPS), GEI collected soil samples from test pits at the site in May 1995. Representative soil samples were analyzed for the following constituents:

- WTPH-G/BTEX

- WTPH-D
- EPA Method 8240 Volatiles
- EPA Method 8270 Semivolatiles
- EPA Method 8080 (PCBs)
- TAL metals (23 metals)
- TCLP metals (8 metals)

GEI forwarded a copy of these results to TPS for profiling and treatment approvals by TPS and the Pierce County Health Department. These impacted soils have been approved for treatment at TPS.

Based on preliminary extent of contamination volume estimates, we expect to haul approximately 400 cubic yards (cys) of affected soil to TPS for treatment and bioremediate approximately 1600 cys on-site in a secure treatment pad, described in this plan.

2.0 *QUALITY ASSURANCE PROJECT PLAN (QAPP)*

The objective of the QAPP program is to verify through laboratory chemical analysis that all of the affected materials have been remediated to agency-acceptable levels. The sampling protocols and procedures will follow appropriate state and federal guidance documents, primarily EPA SW-846 and Washington State recommendations. Samples will be collected to verify that the soil removals have been adequate. Also, the quality assurance/quality control (QA/QC) procedures will ensure that the data used to document these results is reliable. These methods will be described in this section, below.

2.1 *QUALITY ASSURANCE OBJECTIVES*

The quality assurance objectives for measurement data include precision, accuracy, representativeness, completeness and comparability. The quality assurance objectives for analytical data for this project are defined below, and summarized at the end of this section:

- Precision - Precision measures the reproducibility of measurements under a given set of conditions. Precision shall be expressed in terms of standard deviation, relative standard deviation (RSD), range or relative range. The laboratory objective for precision shall be equal or exceed the precision demonstrated for similar samples, and shall be within the established EPA control limits for the methods.

- Accuracy - Accuracy is a measure of the bias or error in a sample program. Examples of bias include contamination and errors made in the sample collection, preservation, handling, and analysis. Accuracy shall be measured by the percent bias or percent recovery in the laboratory by the use of known and unknown QC samples and matrix spikes. The laboratory objective for accuracy shall be equal or exceed the accuracy demonstrated for the analytical methods on similar samples, and shall be within the established EPA control limits.

- Representativeness - Representativeness is the degree to which the sample data accurately and precisely represent an environmental condition. Representativeness shall be satisfied by making certain that sampling locations are selected properly and a sufficient number of samples are collected. Representativeness shall be addressed in the sampling protocol

section of this plan.

- Completeness - Completeness is the percent of measurements made which are judged to be valid. The completeness of the data reflects that all the required samples have been taken and requisite analyses performed so as to generate an adequate data base to successfully document the remedial program. Completeness values shall be 95 percent for demonstrated analytical techniques.

- Comparability - Comparability expresses the confidence with which one data set can be compared with another. The sampling method, the chain-of-custody methods responsible for the transfer of the samples to the analytical laboratories, and the analytical techniques implemented at the laboratories be performed in a uniform manner.

Consideration of data quality needs begin with the identification of data uses and data types. Data Quality Objective (DQO) level for this project is DQO Level III - all field screening will be documented through analyses performed in an off-site analytical laboratory. Level III analyses may or may not use EPA Contract Laboratory Program (CLP) procedures, but will not utilize the validation or documentation procedures required or CLP Level IV analysis. The laboratory for this project may or may not be a CLP laboratory. These quality assurance objectives apply only to EPA Method 418.1 (total petroleum hydrocarbons) for this project and are summarized below:

- Practical Quantitation Limit = 10 ppm
- Accuracy (% recovery) = 70-130
- Precision (% RSD) = 0-30
- Completeness = 95%
- Method = IR
- EPA reference = 418.1 modified
- Container = glass
  Preservation = sealed and cooled

2.2 *DATA QUALITY OBJECTIVES*

The data quality objectives (DQOs) are expressed in level of intensity of data collection. The site-specific DQO's for this project are described in this GEI Program QA/QC document. Note: this document was initially developed by GEI for use on projects in Washington. Specific sampling and chemical analysis is described below.

2.3 *QA/QC SAMPLES*

In order to ensure the accuracy of analytical results and to comply with the QA/QC Program, QA/QC samples will be included in the sampling program. The following sections discuss the types of samples to be collected.

Rinsate Blanks

Rinsate blanks are samples of analyte-free, deionized water poured through decontaminated sampling equipment and appropriately packed and shipped for analysis with the other samples. For this program, rinsate blanks will be collected weekly during sampling event performed at the site.

Field Replicates (Duplicates)

Duplicate samples are samples collected as close to the original sample as possible across the same vertical interval. At least 5% of the soil samples will have companion replicate samples collected. These samples will be collected at the same depth and immediately adjacent to its companion duplicate.

Split Samples

A split sample is a single sample analyzed twice to check the reproduceability of laboratory results. At least 5% of the soil samples will be split and collected during the course of this program.

Travel Blanks

Travel blanks are samples of analyte-free, deionized water filled at the analytical laboratory that travel with the other sample containers to the field and back to the laboratory, but which remain unopened. This is done to track any potential sources of contamination introduced by means other than sampling. Since aged diesel-range hydrocarbons are the contaminant-of-concern for this project and the potential for contaminant transfer during the hand-delivered shipment to the lab appears to be minimal, no travel blank samples are planned to be used for this project.

3.0 SAMPLING RATIONALE AND EQUIPMENT DECONTAMINATION

Soil sampling will be the primary method of site contaminant characterization. The following summary describes the sampling rationale and procedures. Soil samples will be collected to investigate contaminant concentrations to determine whether additional remediation is necessary and that the removals have been successful.

In order to confirm complete removal of impacted soils, a sampling program will be implemented. This program will assure remedial completeness through systematic sampling of the affected areas, both vertically and horizontally.

The targeted soils will be removed from the contaminated zones delineated in the earlier environmental studies. The removals will continue laterally outward to the point where visual indication and field screening tools suggest that the contamination has been removed and total petroleum hydrocarbon concentration remaining in the soil is less than the targeted cleanup levels. The general procedure is to excavate materials at the target depth laterally until a field screening tool (OVA or a HNU) indicates the contaminated materials are removed. Soil samples will be collected at the excavation walls and submitted for analytical testing. Testing will confirm the field screening tools indications.

Washington State-recommended chemical analyses will be performed on representative samples. The following chemical analysis may be performed on representative samples to verify that the cleanup has been complete:

- WTPH-G/BTEX
- WTPH-D
- EPA Method 8240 Volatiles
- EPA Method 8270 Semivolatiles
- EPA Method 8080 (PCBs)
- TAL metals (23 metals)
- TCLP metals (8 metals)

The rationale of this analyses is to verify that the targeted cleanup levels are achieved at this site and that the method represents procedures recommended for this type of contamination.

3.1 SAMPLING PROTOCOLS AND PROCEDURES

Sampling Protocols and Procedures - All field sampling and laboratory analysis will follow proper quality assurance procedures and will be conducted following EPA guidelines for field test methods (SW-846, Vol. II) and the GEI QA/QC Program, described above.

Samples will be collected with a stainless-steel spoon from the excavation sidewall, placed in a mixing bowl, mixed and placed directly into the sample container. All sampling equipment will be decontaminated between sample intervals.

3.2 *EQUIPMENT DECONTAMINATION*

Decontamination procedures and activities shall be recorded in the site logbook. All equipment will be decontaminated before starting work and between each sampling site. Personal decontamination is discussed in the Health and Safety Plan presented in Appendix A.

Sampling equipment will be decontaminated between sampling locations at a specific site. The backhoe and other non-sampling equipment will be decontaminated with high-pressure steam and scrubbed with laboratory detergent, if necessary. The following procedure will be used for cleaning all sampling equipment:

- Remove gross contamination by brushing.
- Wash and scrub with laboratory grade detergent, if necessary.
- Rinse with tap water.
- Rinse with deionized water.

4.0 *FIELD REPORTS AND FORMS*

This section describes the use of field logbooks, sample identification, and shipment.

Field logbook - A field logbook documenting all activity and samples will be maintained by the Site Manager during all phases of the investigation. The field logbook will include the following information for each sample:

- Date
- Time
- Location
- Sample identification number
- How sample was collected
- Comments.

The Site Manager will keep the site logbook. This will summarize the daily activities, visitors, and problems encountered. Any entries made in the logbook must be signed and dated by the individual. A telephone log will be kept to document any project oriented phone conversations. These entries will be made by the person holding the conversation. All forms (shipping, etc.) will be kept, as necessary, in a binder with the field personnel. The logbooks shall be initiated at the start of the first on-site activity, and entries shall be made for everyday that site activities occur. The logbooks will be weatherproof and bound with numbered pages.

Field Custody Procedures - Sample-tracking records include the sample labels and chain-of-custody seals to place over a container opening, and the Chain-of- Custody/Analysis Report forms. The samples taken must be traceable from the time the samples are collected until they or their derived data are used in the final report. To maintain and document sample possession, the following field custody procedures shall be implemented.

The Site Manager is personally responsible for the care and custody of the samples collected until they are properly transferred or dispatched to the laboratory. Samples are accompanied by a Chain of Custody/Analysis Report form. The custody record shall be completed using waterproof ink. Any corrections will be made by drawing a line through and initialing and dating the change, then entering the correct information. Erasures or white-outs are not permitted. When transferring possession of samples, the individuals relinquishing and receiving them shall sign, date, and note the time on the form. This

form documents sample custody transfer from the sampler to the laboratory.

Sample shipping and packing - Samples shall be packaged properly according to the current Department of Transportation (DOT) requirements and dispatched to the laboratory for analysis. The coolers will then be securely sealed. Each cooler shall be accompanied by its own Chain-of-Custody form identifying its contents. The original form shall accompany the shipment, and the copy will be retained by the Site Manager for inclusion in project records. All collected samples will be hand delivered to the laboratory. The laboratory will be notified approximately when and how many samples will arrive. The samples must be kept under refrigeration (or packed with Blue Ice) between the time of sampling and the time of analysis processing. The sample containers will be checked on arrival at the laboratory for breakage.

Sample identification - All samples will be individually labeled and noted in the field logbook. The bottles will be specially cleaned and then labels will be completed. Information on the labels will be filled out completely. The sample numbers will also be used to complete the Chain-of-Custody forms. All sample coolers will be affixed with a signed Custody Seal.

PHASE II
SITE ASSESSMENT
REPORT

BOYD INVESTMENT PROPERTIES
TAX PARCEL #09260024000
1037 SOUTH CENTRAL
KENT, WASHINGTON

Prepared By

Paul W. Stemen

Stemen Environmental, Inc.

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SECTION I

CONSULTANTS COMMENTS

STEMEN ENVIRONMENTAL, INC.

5724 PUGET BEACH ROAD N.E.
OLYMPIA, WASHINGTON 98516-9552
CONTR. LIC. #STEMEEI081J9

Telephone 360-438-9521 OR 800-801-9521

October 27, 1999

Mr. Kevin Boyd
Boyd Real Estate Investments
3645 Wallingford Avenue
Seattle, Washington

Dear Mr. Boyd:

RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT FOR TAX PARCEL #09260024000 LOCATED AT 1037 SOUTH CENTRAL, KENT, WASHINGTON.

The purpose of this Phase II Environmental Assessment was to assess the impacts of current and/or previous uses of the subject property and/or surrounding properties on the current environmental integrity of the subject property. Additionally, it was our intent to confirm the success of the limited corrective actions performed on the subject property in recent years.

SITE CHARACTERISTICS

The subject property, Tax Parcel #09260024000, consists of approximately .45 acres of commercial property. The subject property is located in the northern portion of section 25, township 22 north, range 4 east and is located within the boundaries of the City of Kent. The site is immediately bordered on the south by 259th Avenue, on the east by Central Avenue South, on the west by the Atomic Auto Wrecking Property and on the north by a vacant commercial property.

The property is currently occupied by a vacant asphalt surfaced lot which is secured by a chain link fence.

In recent years the property was occupied by a used car sales lot operated by Carr Auto Sales.

In previous years this property was a portion of the former Atomic Auto Wrecking property. The subject property was occupied by the wrecking yards office and customer parking lot.

The remaining portion of the wrecking yard property is situated due south of the subject property and consists of approximately 1.55 acres of undeveloped commercial property.

In 1995 a Preliminary Site Investigation was performed on the entire approximately two (2) acre Atomic Auto Wrecking Site by Paul Siebenaler, an Environmental Engineer. Mr. Siebenaler obtained a total of fourteen (14) soil samples from selected locations throughout wrecking yard property where surface staining was obvious and/or other onsite conditions indicated the need for sampling. No soil samples were obtained from the front portion of the site where the parking lot and small wrecking yard office were situated.

The results of this on-site investigation confirmed the presence of Total Petroleum Hydrocarbons, B.T.E.X.'s, and Heavy Metals at levels that exceeded the Department of Ecology's Method "A" Clean Up Standards in the rear and central portions of the wrecking yard property. Mr. Siebenaler also issued recommendations for the adversely impacted areas of the subject property.

An Environmental Restoration Work Plan was submitted to the Department of Ecology in June of 1995 by Galloway Environmental , Inc. This report proposed various corrective actions for the majority of the wrecking yard property but proposed no clean up actions for the far eastern (front) portion of the wrecking yard property, which is now the subject property.

In 1995 a limited quantity of petroleum impacted materials were scraped and removed from the surface areas of the subject property. Available information indicates that these petroleum impacted soils were transported to rear portion of the Atomic Auto Wrecking property and placed in existing excavated soils stockpiles for temporary storage purposes. These soils are to be remediated along with the petroleum impacted soils that were generated during corrective actions performed on the remaining portions wrecking yard property in the same time period. The corrective actions were performed on the front portion of the property (the subject property) to facilitate a transfer of ownership for that portion of the property.

Subsurface soils/materials present beneath this site consisted of various grain size sands which were various shades of tan and/or brown in color. These sandy materials were present at depths ranging from approximately 1 to 9 feet b.g.s.

The site is located in the Green River Valley. The river flows within approximately 1,000 feet of the subject property.

Depth to groundwater beneath this site was approximately 16 feet b.g.s. on the date of this on-site subsurface investigation.

SOIL SAMPLING

On September 22, 1999, I proceeded to obtain eight (8) discreet soil samples from eight (8) separate selected sampling locations on the subject property. Additionally one (1) groundwater sample was obtained from one of the selected sampling locations.

All soil samples were field screened using a water sheen test.

Soil samples selected to be submitted for laboratory analyses were chosen based on field screening results (a water sheen test), locations of on-site potential sources for the release of hazardous materials, and consultant's on-site observations.

SAMPLE LOCATION S-1

Soil sample S-1 was obtained from subsurface soils which were present in the southeast portion of the subject property. Soil sample S-1 was obtained from tan colored sands present at a depth of 60 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

SAMPLE LOCATION S-2

Soil sample S-2 was obtained from subsurface soils present in the area located approximately 20 feet west of the midpoint of the eastern perimeter of the subject property. Soil sample S-2 was obtained from brown colored sands present at a depth of 50 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

SAMPLE LOCATION S-3

Soil sample S-3 was obtained from subsurface soils present in an area just south (approximately 7 feet south) of the midpoint of the northern boundary of the subject property. Soil sample S-3 was obtained from dark brown sands present at a depth of 60 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

SAMPLE LOCATION S-4

Soil sample S-4 was obtained from subsurface soils present in an area just north of the midpoint of the southern perimeter of the subject property. Soil sample S-4 was obtained from dark brown colored sands present at a depth of 56 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

SAMPLE LOCATION S-5

Soil sample S-5 was obtained from subsurface soils present beneath the center of the subject property. Soil sample S-5 was obtained from tan colored sands present at a depth of 72 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

SAMPLE LOCATION S-6

Soil sample S-6 was obtained from subsurface soils present near the northwest corner of the subject property. Soil sample S-6 was obtained from tan colored sands present at a depth of 70 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

SAMPLE LOCATION S-7

Soil sample S-7 was obtained from subsurface soils present beneath midpoint of the western boundary of the subject property. Soil sample S-6 was obtained from tan colored sands present at a depth of 66 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

Additionally groundwater sample S-7-W was obtained from waters present at a depth of 108 inches b.g.s. The sample was retrieved using a parastaltic pump. After purging the temporary well casing, it took a prolonged period of time for the water levels to return to the original levels. The turbidity of these sampled waters was relatively low.

SAMPLE LOCATION S-8

Soil sample S-8 was obtained from subsurface soils present beneath the southwest corner of the subject property. Soil sample S-8 was obtained from dark brown colored sands present at a depth of 36 inches b.g.s. Field screening results indicated no noticeable presence of petroleum products in these soils.

LABORATORY ANALYSIS

All discreet soil samples were obtained using a "Strata Probe Sampling System" provided and operated by factory trained technicians from Transglobal Environmental Geosciences Northwest, Inc., Lacey, Washington. Continuous soil corings were extended to a depth of approximately 9 feet below ground surface (b.g.s.). Continuous soil coring/samples (split spoon sampler) were laid out in order by depth on the surface to facilitate field screening and observation of the soils obtained from various depths.

All sampling tools/devices were properly cleaned between individual samples to prevent cross sample contamination. All soil samples were then tightly packed in recommended sample jars with no head space, properly refrigerated and transported with proper chain of custody forms, to Transglobal Environmental Geosciences Northwest, Inc., Lacey, Washington, for laboratory analysis.

All selected soil and groundwater samples were submitted for laboratory analyses using method NWTPH - Dx/Dx Extended and screened for diesel fuel/heavy oil range T.P.H. (total petroleum hydrocarbons).

All laboratory analysis methods and quality controls meet or exceed current Department of Ecology recommendations for Site Checks and Site Assessments.

Laboratory analyses results for all soil and groundwater samples obtained from beneath the subject property indicated no detectable presence of diesel and/or heavy oil range T.P.H.

CONCLUSIONS

Based on available information, my on-site observations and investigative soil/groundwater sampling laboratory analyses results, it is my professional opinion that the past uses of the subject property and the past and/or current uses of adjacent properties have not adversely impacted the environmental integrity of the subject property.

All opinions, observations, and recommendations set forth in this report are based on current available information and on-site conditions, and cannot predict or report on the impacts of future events and/or regulatory requirements on this site.

If you have any questions or need further information please feel free to contact us at the above phone number.

Sincerely,

Paul W. Stemen
Ecology-Registered Site Assessment Supervisor
ASTM Certified
IFCI #0874201-26

cc: 3 Copies
File

SECTION II

LABORATORY ANALYSES REPORTS

LABORATORY ANALYSIS CHARTS

TOTAL PETROLEUM

HYDROCARBONS (PPM)

SAMPLE NUMBER	SAMPLE DATE	SAMPLE DEPTH	DIESEL	HEAVY OIL
S-1	9-22-99	60"	ND	ND
S-2	9-22-99	42"	ND	ND
S-3	9-22-99	60"	ND	ND
S-4	9-22-99	56"	ND	ND
S-5	9-22-99	72"	ND	ND
S-6	9-22-99	70"	ND	ND
S-7	9-22-99	66"	ND	ND
S-8	9-22-99	36"	ND	ND
S-7-W	9-22-99	108"	ND	ND

TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

800 Sleater-Kinney SE, PMB #262
Lacey, Washington 98503-1127

Mobile Environmental Laboratories
Environmental Sampling Services

Telephone: (360) 459-4670
Fax: (360) 459-3432

September 23, 1999

Paul Stemen
Stemen Environmental
120 State Avenue NE. #145
Olympia, WA 98501

Dear Mr. Stemen:

Please find enclosed the analytical data report for the Boyd Property Project in Kent, Washington. Soil and water samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended on September 22 and 23, 1999.

The results of these analyses are summarized in the attached table. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this analytical work is also enclosed.

TEG Northwest appreciates the opportunity to have provided analytical services to Stemen Environmental for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Sherry L. Chilcutt
Vice President

QA/QC FOR ANALYTICAL METHODS

GENERAL

The TEG Northwest Laboratory quality assurance and quality control (QA/QC) procedures are conducted following the guidelines and objectives which meet or exceed certification/-accreditation requirements of California DOHS, Washington DOE, and Oregon DEQ. The Quality Control Program is a consistent set of procedures which assures data quality through the use of appropriate blanks, replicate analyses, surrogate spikes, and matrix spikes, and with the use of reference standards that meet or exceed EPA standards.

When analyses are taking place on-site with the mobile lab, the need for Field Blanks or Travel/Trip Blanks is eliminated. If there is going to be a delay before sample preparation for analysis, the sample is stored at 4^{O} C.

ANALYTICAL METHODS

TEG Northwest Labs use analytical methodologies which are in conformity with U. S. Environmental Protection Agency (EPA), Washington DOE, and Oregon DEQ methodologies. When necessary and appropriate due to the nature or composition of the sample, TEG may use variations of the methods which are consistent with recognized standards or variations used by the industry and government laboratories.

TPH-Gasoline, TPH-Diesel
(Gasoline and/or Diesel, Modified EPA 8015, NWTPH-Gx and NWTPH-Dx)

A check standard is run at the beginning of the day. 1) A close standard is run at the end of the day. 2) Both open and close standards must be within 15% of the continuing calibration curve value. All samples are prepared with a surrogate spike, and the recovery must be between 65% and 135% unless high sample concentrations interfere with the determination of the recovery percentage. A duplicate sample is run at a rate of 1 per 10 samples. At least 1 method blank is run per 20 samples analyzed.

TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

BOYD PROPERTY PROJECT
Kent, Washington
Stemen Environmental, Inc.

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (mg/kg)	Oil (mg/kg)
Method Blank	9/22/99	103	nd	nd
Method Blank	9/23/99	86	nd	nd
S-1	9/22/99	95	nd	nd
S-2	9/22/99	96	nd	nd
S-2 Dup.	9/22/99	109	nd	nd
S-3	9/22/99	75	nd	nd
S-4	9/22/99	129	nd	nd
S-5	9/22/99	116	nd	nd
S-6	9/23/99	84	nd	nd
S-7	9/22/99	104	nd	nd
S-8	9/22/99	92	nd	nd
Method Detection Limits			20	40

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Chantel Kamm
DATA REVIEWED BY: Sherry Chilcutt

TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

BOYD PROPERTY PROJECT
Kent, Washington
Stemen Environmental, Inc.

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Water

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (ug/l)	Oil (ug/l)
Method Blank	9/22/99	98	nd	nd
S-7-W	9/22/99	102	nd	nd
Method Detection Limits			200	400

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Chantel Kamm
DATA REVIEWED BY: Sherry Chilcutt

teg TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES

CHAIN-OF-CUSTODY RECORD

CLIENT: STEMEN ENVIRONMENTAL INC.
ADDRESS: 120 STATE AVE N.E. # 145 Olympia, WA
PHONE: 360-438-9521 FAX:
CLIENT PROJECT #: Boyd Property PROJECT MANAGER: PAUL STEMEN

DATE: 9/22/99 PAGE 1 OF 1
PROJECT NAME: Boyd Property.
LOCATION: KENT, WA.
COLLECTOR: PAUL STEMEN DATE OF COLLECTION 9/22

Sample Number	Depth	Time	Sample Type	Container Type	ANALYSES: VOA 8010/8021B	VOA 8021B BTEX	VOA 8260	SEMI VOL 8270	TPH - HCID	TPH 8015 (gasoline)	TPH 8015 (diesel) EXT	TPH 8015 (d & o)	PAH 8100	PCBs 8082	Pesticides 8081	TOTAL LEAD	pH	NOTES	Total Number of Containers	Laboratory Note Number
1. S-1	60"		Soil	Jar							X									
2. S-2	42"		"	"							X									
3. S-3	60"		"	"							X									
4. S-4	36"		"	"							X									
5. S-5	72"		"	"							X									
6. S-6	70"		"	"							X									
7. S-7	66"		"	"							X									
8. S-8	36"		"	"							X									
9.																				
10.																				
11. S-7-W	188"		Water	Vial							X									
12.																				
13.																				
14.																				
15.																				
16.																				
17.																				
18.																				

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
[signature]	9/22/99	[signature]	9/22/99
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE DISPOSAL INSTRUCTIONS

☐ TEG DISPOSAL @ $2.00 each ☐ Return ☐ Pickup

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

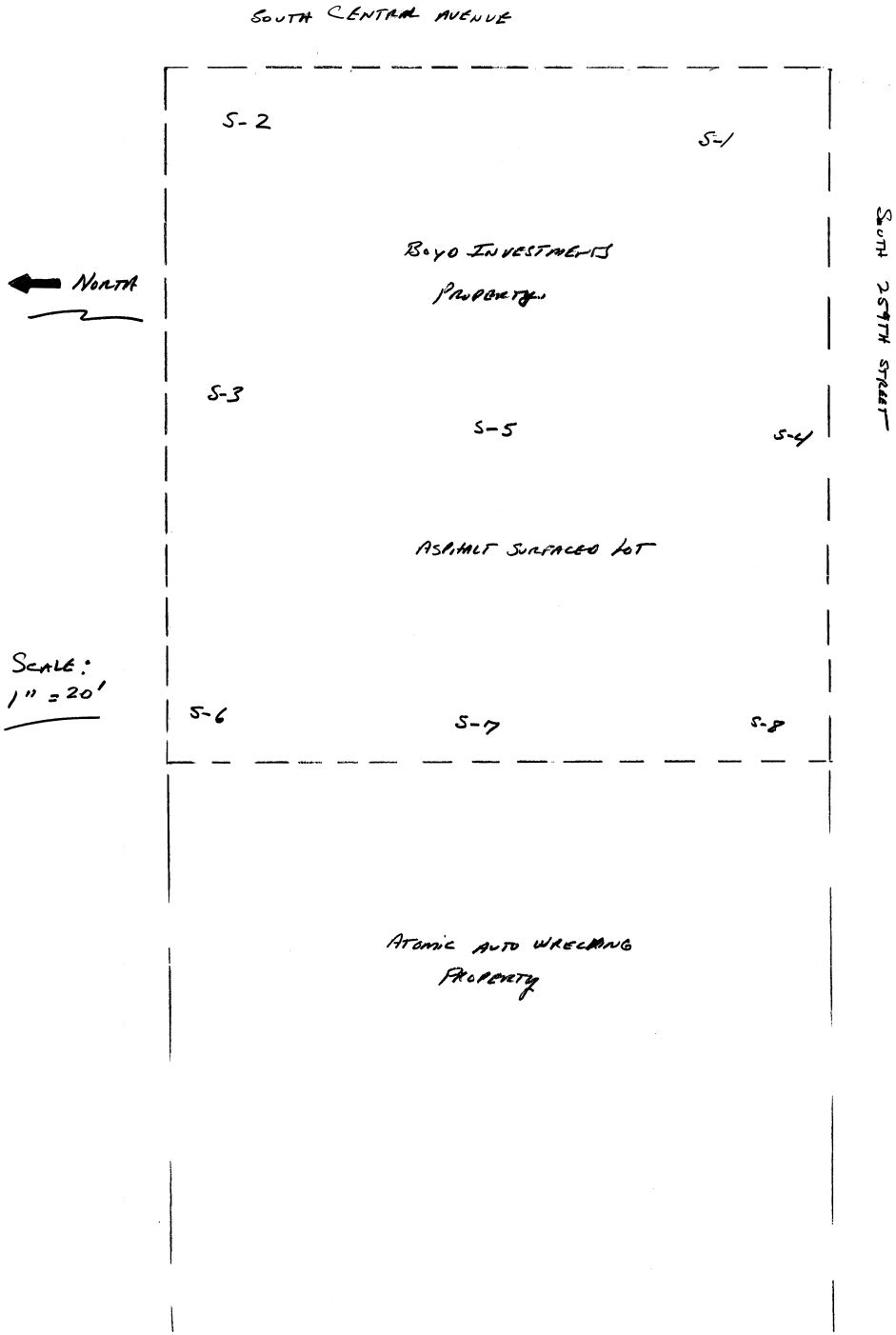
LABORATORY NOTES:

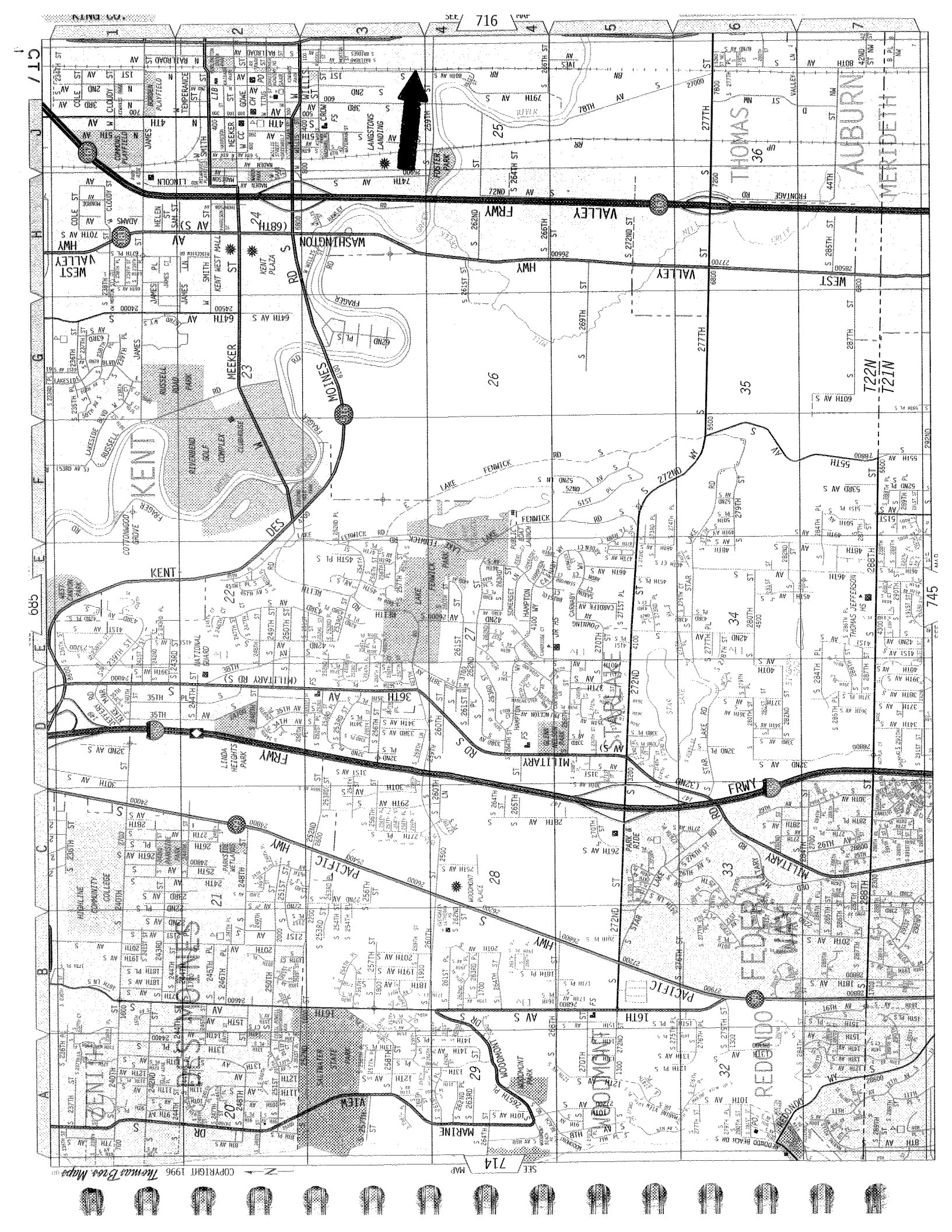
Turn Around Time:

SECTION III

MAPS

PHASE II E.S.A. MAP





SECTION IV

ADDITIONAL PERTINENT INFORMATION

PAUL SIEBENALER

3090 SW LILLYBEN AVENUE • PORTLAND, OREGON 97080 • 503-666-2341 • FAX: 503-788-6527

March 8, 1995

Mr. Avon Carr
General Manager
Carr Auto Sales
P.O. Box 5423
Kent, WA 98064

Dear Mr. Carr:

Enclosed is a completed draft of the Preliminary Site Investigation Report without all appendices. The completed draft report with all the appendices will be forwarded to you later this week. Please review and comment on the draft report. The site investigation report will be completed after incorporating any comments you might have. Please contact me if you have any question concerning the report.

Sincerely,

Mr. Paul Siebenaler
Environmental Engineer

Table of Contents

Executive Summary

On February 12, 1995 a preliminary site investigation occurred at Atomic Auto Wrecking in Kent, Washington. This site investigation was conducted for Carr Auto Sales because the company is purchasing the property. Prior to performing any on site activities a site work plan was developed for the preliminary shallow subsurface soils investigation. This work plan is included in Appendix 1. Appendix 2. presents a map indicating the sampling locations. The areas of contamination are also approximately shown on the figure.

The site is approximately 2 acres and is enclosed by a chain link fence. The property is paved with gravel and has four small building on it. A property transfer assessment conducted by Enviros identified an area that is described as " heavy stained". The heavily stained area is adjacent to a building referred to as the storage shed . Accept for an access road that runs east-west approximately in the center of the property and the small buildings, the site is covered entirely with rows of automobiles. The property is approximately 646 feet by 136 feet. The terrain of the property is generally flat.

The purpose of the preliminary investigation is to obtain information on the concentrations and locations, if any, of petroleum contamination in the soil on the subject property. The information obtained will be in the form of analytical data for soil samples and visual observations of the site. The information will be used towards the following ends:

1) To determine if the shallow subsurface soils in the area are contaminated with petroleum products.
2) To determine if sampling is required at intervals in the deeper subsurface soils in the stained areas.
3) To estimate the potential volume of soils impacted by petroleum contamination.

Generally the approach presented in the work plan was followed. The only significant deviation from the work plan was that a power auger was used instead of a hand auger. This was necessary due the hardness of the on site soils. The soil hardness made it extremely difficult to obtain shallow subsurface soil samples. Due to the hardness of the soils the power auger was only able to collect shallow surface soils to two feet below ground surface (bgs.) in two locations, to one foot in three locations, all other samples were surface soils, no more than six inches bgs.

Fourteen sample were submitted to North Creek Analytical for total petroleum and metal analysis. All laboratory analyses were conducted according to Washington State methods. Appendix C presents the analytical methods used. Table 1 presents the sample number and sample descriptions. Laboratory results of the analytical methods performed are presented in table 2 and are contained in Appendix 3.

Based on visual observations the site was divided into three areas, 1) the heavily stained area, 2) the area by the building known as the wood shed, 3) and the rest of the site. An attempt

to be collected shallow subsurface samples was made for all sampling location in area 1. One shallow subsurface sample was collected from area 2.

Although contamination above clean up standards exists on the site, the soil can still be disposed of as municipal garbage. Prior to transporting the soil off site a TCLP metal analysis will be required to confirm that none of the metals present exceeds the RCRA TCLP levels.

Area 1 is associated with the storage shed, and is currently used to storage engines, transmissions, and fuel tanks. There are visual signs of contamination on the surface of the area and in the shallow subsurface soil to 2 feet bgs. The soil to 2 feet bgs. is highly compacted gravel. At about two feet bgs. the gravel pack ends and sandy soil begins. Laboratory analysis show that TPH, Metal, and BTEX contamination exists in the areas above clean up standards to two feet bgs. Samples numbers AAW-2, AAW - 3, AAW-4, AAW-5, AAW 7, AAW-8, AAW 8A, and AAW-11 were collected from area 1. The most significant signs of contamination in area 1 is within five feet of the storage shed.

The lab analysis also indicated the soil below the gravel back meets all cleanup standards. Therefore contamination above cleanup standards is thought to exist to 2 feet bgs. or until the gravel pack stops. The horizontal extent of contamination is thought to be approximately 40 feet to the east of the storage shed, 40 feet to the north, 10 feet to the south, and partially under the concrete slab of the storage shed. The shed is 38 feet by 27 feet. Based on these dimensions there is roughly 390 square yards of contamination. If the gravel pack ends relatively consistently at about 2 feet bgs., then removing the top three feet of soil will ensure cleanup standards are met. The volume of contaminated soil is roughly 400 cubic yards.

Area 2 is by the old wood shed. The stained area is to the east of the shed and is approximately thirty feet in diameter. Visual observations show that the first three inches have substantial amount of petroleum contamination. Sample number AAW-9 is representative of the surface soil in this area. The contamination does not penetrate through to the underlaying soil as indicated by sample number AAW-9A. This sample represents the soil at 1 foot bgs. Although still above cleanup standards, the petroleum contamination is over 25 times less than the contamination found in the surface soil. The contamination should meet standards within 3 feet bgs. Thus the contamination in this area is roughly 80 cubic yards.

The soil can be transported to the Columbia Ridge Land fill for thirty-five dollars a ton. This includes transportation from the Kent site to the land fill and will be used as daily cover by the landfill. Thus, disposal will cost 21,000.00 dollars 600 tons of soil. Excavation, conformational sample, cleanup documentation would be added costs.

Due to the High levels of total metals in the soil, the sample representing the worst case metals contamination was anaylzed to TCLP metals. Lab results show that even the worst case total metals concentration are significantly below RCRA regulated levels for metals. On site soils are not expected to require handling as a hazardous waste based on the TCLP metals analysis

results.

Soil in area 3 are substantially less contaminated then either area 1 or 2. Once excavated and mixed with other soils it is highly probable that the soil would be below clean up standards. Excavating only the pockets of visual contamination in area 3 would not be an efficient clean up strategy. Although removing the entire surface of area 3 to 6 inches bgs. would be an effective method. The resulting soil pile once sampled would definitely show a significant reduction the levels of petroleum contamination because of the inter mixing of clean soil. At worse the soil would be classified as a Class 3 soil and would be able to be used for subgrade material. Class 3 soils can be used as subgrade material for parking lots and roads. Since Carr Auto sales plans on asphalting the entire surface of the property, the soil could be left on site as grade material. Since it will potentially remain on site, the need for it excavation needs to be evaluated further.

Introduction

On February 12, 1995 a preliminary site investigation occurred at Atomic Auto Wrecking in Kent, Washington. This site investigation was conducted for Carr Auto Sales. Carr Auto Sales is interested in identifying potential on site contamination because the company is currently going through the process of purchasing the property. Prior to performing any on site activities a site work plan was developed for the preliminary shallow subsurface soils investigation. This work plan is included in Appendix 1. All on site sampling activities were conducted by Mr. Paul Siebenaler.

The site is approximately 2 acres and is enclosed by a chain link fence. Central Avenue borders the property to the east and South 258th to the south. Undeveloped land is immediately to the north and a Union Pacific Railroad right of way is to the west. The property transfer assessment identified that the historical use of the property was as an auto wrecking yard. The property is also currently being used as a wrecking yard.

The property is paved with gravel and has four small building on it. A property transfer assessment conducted by Enviros identified an area that is described as " heavy stained". The heavily stained area is adjacent to a building referred to as the storage shed . Accept for an access road that runs east-west approximately in the center of the property and the small building, the site is covered entirely with rows of automobiles. The property is approximately 646 feet by 136 feet. The terrain of the property is generally flat.

Objectives

The purpose of the preliminary investigation is to obtain information on the concentrations and locations, if any, of petroleum contamination in the soil on the subject property. The information obtained will be in the form of analytical data for soil samples and visual observations of the site. The information will be used towards the following ends:

1) To determine if the shallow subsurface soils in the area are contaminated with petroleum products.
2) To determine if sampling is required at intervals in the deeper subsurface soils in the stained areas.
3) To estimate the potential volume of soils impacted by petroleum contamination.

Approach & Methodology

Generally the approach presented in the work plan was followed. The only significant deviation from the work plan was that a power auger was used instead of a hand auger. This was necessary due the hardness of the on site soils. The soil hardness made it extremely difficult to obtain shallow subsurface soil samples.

- The basic method of sampling was to obtain shallow subsurface and surface soil samples using a power auger. Due to the hardness of the soils the power auger was only able to collect shallow surface soils to two feet below ground surface (bgs.) in two locations, to one foot in three locations, all other samples were surface soils, no more than six inches bgs.

Composite samples were generally collected from each shallow subsurface boring. Once the stainless steel power auger bit was advanced to the appropriate sampling depth the auger bit was removed from the bore hole and the soil caught in the bit removed and placed into a clean dry bowl for compositting purposes. The sampling depths for each individual sample was generally obtained at six inch intervals. The sample jars were sealed, labeled appropriately, and than placed into a prechilled container for storage until delivery to the selected analytical lab.

Based on visual observations made of the site prior to commencing the sampling activities, the site was divided into three areas, 1) the heavily stained area, 2) the area by the building known as the wood shed, 3) and the rest of the site. An attempt to collect shallow subsurface samples was made for all sampling location in area 1. One shallow subsurface sample was collected from area 2.

Samples approximately every twenty feet along the east- west direction just north of the access road were collected in area 1. Samples approximately every twenty feet bordering the storage shed in area 1, which is located just south of the access road, were also taken on the north and east sides of the shed.

Visual observations were made of all areas, particularly area 3 where the automobile are stored. Surface soils of stained areas in area 3 were scraped away to determine if the underlaying soil showed signs of petroleum. Surface soil samples were also collected of a few stained locations in area 3. This visual survey indicated the there is not wide spread contamination in area 3. Area 3 stains also do not show signs of penetration.

This sampling scheme was developed based on the fact that this is a preliminary

investigation intended to determine if any contaminants of concern exist above MTCA A clean up standards on the subject property. Appendix 2. presents a map indicating the sampling locations. The areas of contamination are also approximately shown on the figure.

Sample Analysis and Observations

Fourteen samples were submitted to North Creek Analytical for total petroleum and metal analysis. All laboratory analyses were conducted according to Washington State methods. Table 1 presents the sample number and sample descriptions. Laboratory results of the analytical methods performed are presented in Table 2 and are contained in Appendix 3. Eight of the fourteen samples were from area 1, two from area 2, two from area 3, and two duplicate samples

Sample locations were selected based on the property transfer assessment and a visual survey of the property. The most significant area of contamination is associated with the old storage shed (area 1). In this area there were engines, gasoline tanks, and transmissions stored on the ground. The area was heavily stained with petroleum products. During sampling activities it was noted that the top 4 inches were highly saturated with petroleum. The soil 6 inches bgs. to 1.5 feet bgs. also had significant amounts of petroleum but was visually less contaminated then the top 4 inches. The first 1.5 feet bgs. consisted primarily of highly compacted gravel. The gravel was so compacted that the power auger had extreme difficulty cutting through it. Approximately two feet bgs. the gravel pack ended. Under the gravel pack was sandy soil . This soil did not show signs of significant contamination. This visual observation is substantiated by analytical results, refer to sample number AAW-8A.

For screening purposes TPH-HCID was performed on four samples to determine the type of petroleum contamination. All four samples were from area 1. Based on field observations these four samples represent the worse case contamination. The TPH-HCID analysis for the four samples showed gasoline, diesel & heavy petroleum contamination. The original source of contamination is thought to be from motor oil and gasoline. These sources are consistent with the laboratory data. No diesel is actually thought to be on site. This is because the carbon range of motor oil flows over into the diesel range, thus the positive results for diesel is actually a continuation of the heavy petroleum contamination. Based on theses result all fourteen samples were analyzed for TPH 418.1 and the samples that tested positive for gasoline were analyzed for Gasoline-TPH. Since gasoline was indicated by the screening analysis, BTEX analysis was also performed on AAW-5, AAW-7, AAW-8, AAW-8A, AAW-11. BTEX contamination is typically associated with gasoline range hydrocarbons. Benzene and xylene were present in samples AAW-5, AAW-7, and AAW-8 above clean up standards.

The four screening samples (AAW-5, AAW-7, AAW-8, AAW-3) from area 1 were also submitted for total metal analysis (Cu, Cr, Pb, Zn). The results of this analysis showed elevated levels of metal contamination above clean up standards. The source of the metal contamination possibly is from lead acid batteries, gasoline, and metal debris. Pieces of metal were observed in the soil during sampling activities (wire, bolts, nuts, auto parts). Sample number AAW-5

represents the worst case condition for total metal concnetration in the soil. To ensure that on site soils do not require handling a a hazardous waste sample number AAW-5 was analyzed for TCLP per EPA 1311. 6010 for lead and chromium. Laboratory results show that Lead concentrations at 2.3 mg/L and chromium concentrations at 0.38 mg/L. The regulated levels for these two metals are 5.0 mg/L; therefore even the worst case metal concentrations result in TCLP values significantly below regulated levels. Based on this result it is anticipated that excavated soils will not require special handling as hazardous waste.

The dense gravel pack does not extent into area 2. One boring was made approximately in the center of the stained area. From this boring two samples were collected one sample representing the top 4 inches and one at 1 foot bgs. The contaminated area is to the east of the wood shed.

- There are patches of petroleum staining scattered throughout area 3. Visual observations of the soil underlaying a sampling of these stains did not indicate that the contamination penetrated through to the subsurface soil. Thus it is thought that the contamination is superficial. Two surface samples were collected in area 3 (AAW-10, AAW-12). These samples were selected to represent the worst case contamination in the area.

Clean up standards for routine site cleanup actions, like Atomic Auto Wrecking, can be found in the Model Toxic Control Act Cleanup Regulation, WAC 173-340-745. MTCA provides three methods for establishing cleanup standards for various site cleanups. Method A is intended to provided cleanup standards for sites undergoing "routine" cleanup actions. Method A clean up standards are applicable to the Atomic Auto Wrecking site. Method A standards for industrial soils applicable to the site are shown in Table 3.

Table 1
Sample Description

Sample No.	Description
AAW-2	Grab surface sample in Area 1
AAW-3	Composite sample of compact gravel to 1 foot bgs. in Area 1
AAW-4	Grab sample six inches bgs. in compact gravel in Area 1
AAW-5	Composite sample of compact gravel to 2 feet bgs. in Area 1
AAW-7	composite sample of compact gravel to 1 foot bgs. in Area 1
AAW-8	Composite sample of compacted gravel to 2 feet bgs. in Area 1
AAW-8A	Grab sample 2.5 feet bgs. of sandy soil in Area 1
AAW-9	Grab sample of soil to 4 inches bgs. in Area 2
AAW-9A	Grab sample of soil at 1 foot bgs. in Area 2
AAW-10	Grab surface sample of gravel of localized heavy stained area
AAW-11	Grab surface sample bordering Area 1
AAW-12	Grab surface sample of a localized stained area
AAW-15	Duplicate of AAW-4
AAW-16	Duplicate of AAW-8

Table 2

Analysis Results: Atomic Auto Wrecking

SAMPLE NO.	Petroleum Identification - TPH-HCID	Total Petroleum Hydrocarbons - TPH 418.1 (ppm)	Total Metals (Cr,Cu,Pb,Zn) (ppm)	BTEX (Benzene, Toluene, Ethylbenzene, Xylene)(ppb)
AAW-2		TPH418.1- 38,000		
AAW-3	Diesel - DET Gasoline - ND Heavy/Oil - DET	TPH418.1- 9,900	Cr - 200 Cu - 4400 Pb - 360 Zn - 360	
AAW-4		TPH418.1- 16,000		
AAW-5	Diesel - DET Gasoline - DET Heavy/Oil - DET	TPH418.1- 32,000 TPH-G - 480	Cr - 1,400 Cu - 2,600 Pb - 19,000 Zn - 1,900	B - 1,100 T - 14,000 E - 3,000 X - 42,000
AAW-7	Diesel - DET Gasoline - DET Heavy/Oil - DET	TPH418.1- 71,000 TPH -G - 310	Cr - 1,40 Cu - 600 Pb - 1,100 Zn - 2,700	B - 690 T - 10,000 E - 2,700 X - 26,000
AAW-8	Diesel - DET Gasoline - DET Heavy/Oil - DET	TPH418.1- 90,000 TPH -G - 340	Cr - 36 Cu - 1,100 Pb - 1,100 Zn - 2,100	B - 320 T - 1,600 E - 600 X - 22,000
AAW-8A		TPH418.1- 69 TPH-G - ND	Cr - 17 Cu - 27 Pb - 12 Zn - 51	B - ND T - ND E - ND X - 16
AAW-9		TPH418.1- 19,000		
AAW-9A		TPH418.1- 710		
AAW-10		TPH418.1- 98,000		
AAW-11		TPH418.1- 41,000 TPH -G - 29		B - 21 T - 280 E - 140 X - 1,200

SAMPLE NO.	Petroleum Identification - TPH-HCID	Total Petroleum Hydrocarbons - TPH 418.1 (ppm)	Total Metals (Cr,Cu,Pb,Zn) (ppm)	BTEX (Benzene, Toluene, Ethylbenzene, Xylene)(ppb)
AAW-12		TPH418.1- 48,000		
AAW-15		TPH418.1- 19,000		
AAW-16		TPH418.1- 20,000		

Table Notes ppm = mg/Kg
TPH-G = Gasoline
ND = Not Detected at method reporting level
DET = Detected
TPH418.1 = Heavy Petroleum Oils

TABLE 3.
Method A Cleanup Standards Industrial Soils

Contaminant	Cleanup Levels
Gasoline TPH	100 ppm
Diesel TPH	200 ppm
Heavier Than Diesel TPH	200 ppm
Benzene	0.5 ppm
Ethylbenzene	20.0 ppm
Toluene	40.0 ppm
Xylene	20.0 ppm
Lead	250.0 ppm
Chromium	500 ppm

Preliminary Nature and Extent of Contamination

Based on visual observations and laboratory results there are three areas at Atomic Auto Wrecking that have contamination above clean up standards. These areas, 1) area associate with the storage shed, 2) area associated with the old wood shed, and 3) pockets of surface soil contamination randomly spread through out the site.

Area 1 is associated with the storage shed, and is currently used to storage engines, transmissions, and fuel tanks. There are visual signs of contamination on the surface of the area and in the shallow subsurface soil to 2 feet bgs. The soil to 2 feet bgs. is highly compacted gravel. At about two feet bgs. the gravel pack ends and sandy soil begins. Laboratory analysis show that TPH, Metal, and BTEX contamination exists in the areas above clean up standards to two feet bgs. Samples numbers AAW-2, AAW - 3, AAW-4, AAW-5, AAW 7, AAW-8, AAW 8A, and AAW-11 were collected from area 1. The most significant signs of contamination in area 1 is within five feet of the storage shed.

The lab analysis also indicated the soil below the gravel fill meets all cleanup standards. Therefore contamination above cleanup standards is thought to exist to 2 feet bgs. or until the gravel pack stops. The horizontal extent of contamination is thought to be approximately 40 feet to the east of the storage shed, 40 feet to the north, 10 feet to the south, and partially under the concrete slab of the storage shed. The shed is 38 feet by 27 feet. Based on these dimensions there is roughly 390 square yards of contamination. If the gravel pack ends relatively consistently at 2 feet bgs., then removing the top three feet of soil will ensure cleanup standards are met. The volume of contaminated soil is roughly 400 cubic yards[1].

Area 2 is by the old wood shed. The stained area is to the east of the shed and is approximately thirty feet in diameter. Visual observations show that the first three inches have substantial amount of petroleum contamination. Sample number AAW-9 is representative of the surface soil in this area. The contamination does not penetrate through to the underlaying soil as indicated by sample number AAW-9A. This sample represents the soil at 1 foot bgs. Although still above cleanup standards, the petroleum contamination is over 25 times less than the contamination found in the surface soil. The contamination should meet standards within 3 feet bgs. Thus the contamination in this area is roughly 80 cubic yards[2].

Area 3 is the rest of the site. There are patches of petroleum staining scattered throughout the property. Visual observations of the soil underlaying a sampling of these stains did not show signs of contamination. Thus it is thought that the contamination is superficial. If the top six inches of soil was scraped off, placed in a pile, and then sampled, it is highly probable that the petroleum contamination if detected would be below clean up standards and capable of leaving on site. Area

---

1 At 2,500 pounds per yard there will be about 500 tons of contaminated soil.

2 100 tons at 2,500 pounds per yard.

3, therefore, is a potential candidate for a no action clean up option.

Remediation Costs Estimate

Although contamination above clean up standards exists on the site, the soil can still be disposed of as municipal garbage. The soil can be transported to the Columbia Ridge Land fill for thirty-five dollars a ton. This includes transportation from the Kent site to the land fill and will be used as daily cover by the landfill. Thus, disposal will cost 21,000.00 dollars 600 tons of soil.

Use as daily cover is consistent with the Washington Department of Ecology (WDOE) end use criteria for petroleum contaminated soil. Soil in areas 1 and 2 would be classified as Class 4[3] soils by WDOE and require disposal at a permitted municipal landfill, disposal at a permitted PCS landfill, or treatment.

The same amount of soil can be thermal treated for about 9,000 dollars more than landfilling. The advanctage of thermal treatment is a reduction in longterm liablity. As a side benefit isthe return a clean back fill from the treatment facility to use on site. The cost of the back fill is included in the disposal cost. Approximate cost for excavation, conformational sampling and final report preparation is $18, 0000. Thus for approximately $48,000 is property can be remediated.

Soils in area 3 are substantially less contaminated then either area 1 or 2. Once excavated and mixed with other soils it is highly probable that the soil would be below clean up standards. Excavating only the pockets of visual contamination in area 3 would not be an efficient clean up strategy. Although removing the entire surface of area 3 to 6 inches bgs. would be an effective method. The resulting soil pile once sampled would definitely show a significant reduction the levels of petroleum contamination because of the inter mixing of clean soil. At worse the soil would be classified as a Class 3 soil and would be able to be used for subgrade material. Class 3 soils can be used at subgrade material for parking lots and roads. Since Carr Auto Sales plans on asphalting the entire surface of the property, the soil could be left on site as grade material. Since it will potentially remain on site, the need for it excavation needs to be evaluated further.

---

[3] Class 4 soils are those soil that have > 2,000 ppm heavy hydrocarbon, > 500 ppm diesel, >250 ppm gasoline, or exceed at BTEX standard.

TABLE II. REQUIRED ANALYSES FOR PETROLELUM LUST SITES		
EPA or Ecology Analytical Methods		
Contaminant	Soil	Water
All petroleum compounds:	WTPH-HCID	
Gasoline-range organic compounds:		
BTEX	8020[1] or 8240	602[1] or 624
TPH	WTPH-G	WTPH-G
Total lead	6010, 7420 or 7421[2,3]	7421[3,4]
Diesel-range organic compounds:		
TPH	WTPH-D	WTPH-D
Petroleum compounds heavier than diesel:		
TPH	WTPH-418.1 modified	WTPH-418.1 modified

The sources of the analytical methods listed are:

A) EPA Laboratory Manual SW-846, "Test Methods for Evaluating Solid Waste" (1000, 3000, 6000, 7000, and 8000 series);

B) 40 CFR 100-149, "Methods for the Analysis of Water and Wastewater" (600 series);

C) EPA 600/4-79-020, "Methods for Chemical Analysis of Water and Wastes" (Method 418.1);

D) Appendix L of this document, "Total Petroleum Hydrocarbons Analytical Methods for Soil and Water" (WTPH).

---

[1]Use dual column confirmation or capillary column.

[2]Prepare samples with Method 3050 or Contract Lab Method 3051.

[3]Not required if only unleaded gasoline is present.

[4]Prepare samples with Method 3010.

Pacific Environmental Laboratory Inc.
Beaverton, OR 9..05
(503) 644-0660
Fax (503) 644-2202

COMPANY Carr Auto Sales
PROJECT MANAGER Paul Siebenaler
COLLECTED BY Paul Siebenaler
PROJECT NAME Atomic Auto Wrecking
PROJECT NUMBER
P.O. NUMBER
LAB PROJECT NO.
RUSH ☐ YES ☒ NO

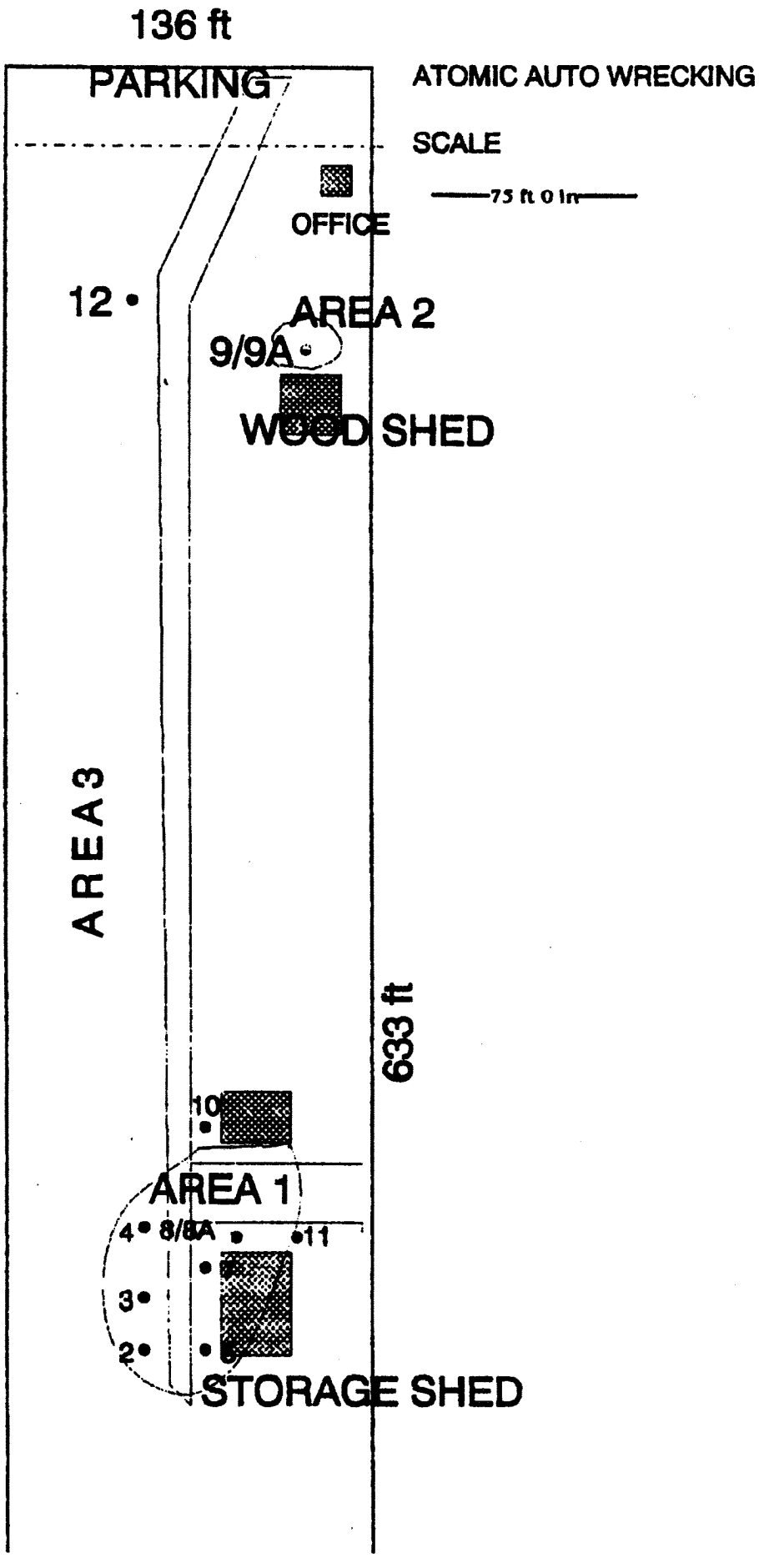
COMMENTS
WASHINGTON STATE Methods

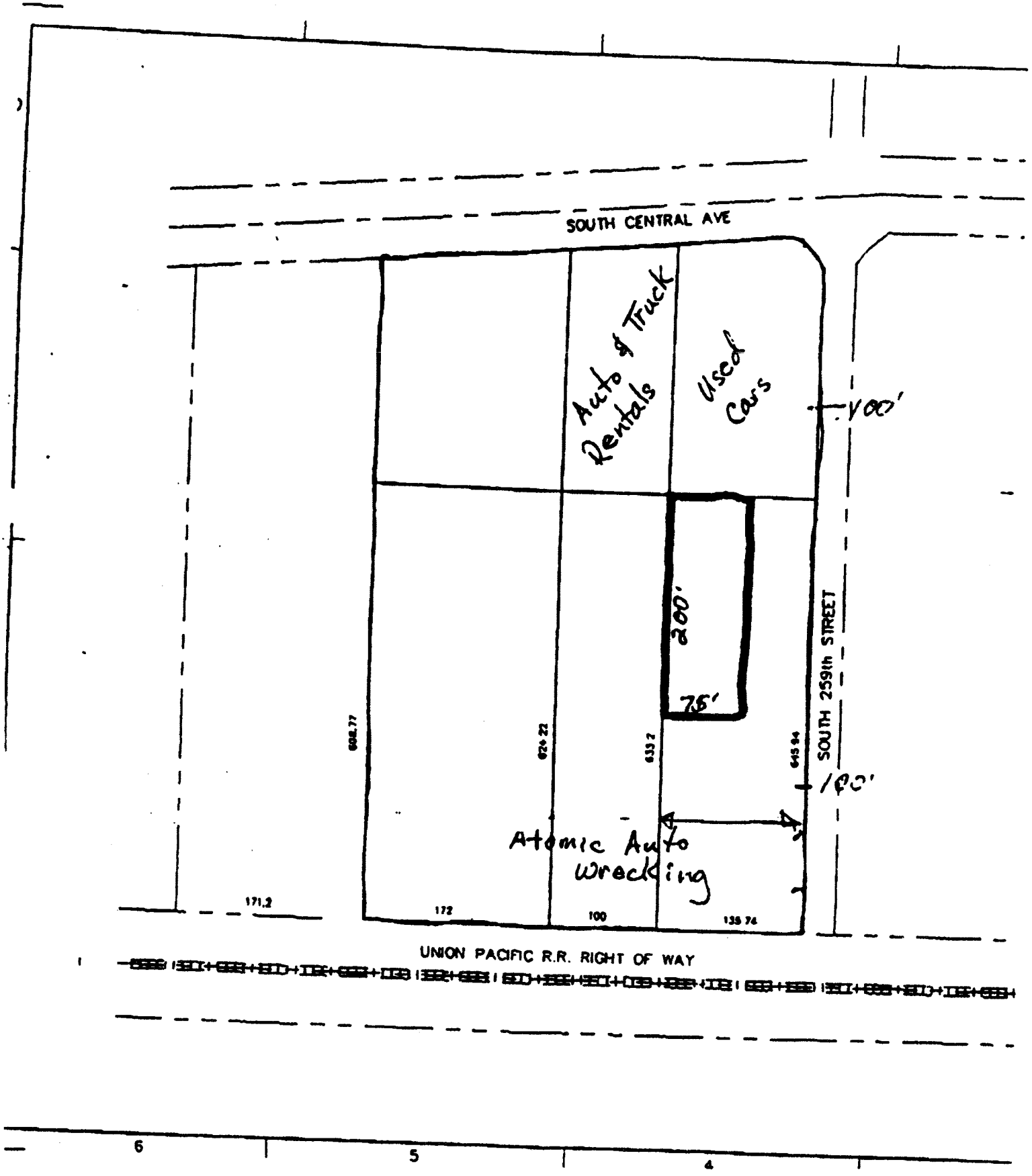
SAMPLES RECEIVED AT 4°C ☐ YES ☐ NO
SAMPLES IN APPROPRIATE CONTAINERS ☐ YES ☐ NO

PROVIDE VERBAL RESULTS ☐ YES ☒ NO
PROVIDE FAX RESULTS ☒ YES ☐ NO
783-6527

SEL NO.	SAMPLE I.D.	DATE	TIME	SAMPLE DESCRIPTION	MATRIX: SOIL	WATER	OTHER	NUMBER OF CONTAINERS	ANALYSES TO BE PERFORMED: HALOGENATED VOLATILES 8010/8	BTEX 8020/8020	VOLATILES 8240/8260	HYDROFUEL SCAN (EPA)	TPH - GASOLINE	TPH - DIESEL	TPH - 418.1	SEMI-VOLATILES 8270/70	PCB's 8080/8080	CHLORINATED PESTICIDES 8080/8080	TCLP RB METALS	Total metals (Cu, Cr, Pb, Zn)					REMARKS
	AAW-2	2-12-95		Soil/Gravel	X			1																	Hold Samples for Follow up Analysis
	AAW-3				X			1				X													
	AAW-4				X			1																	
	AAW-5				X			1				X									X				Gas
	AAW-7				X			1				X									X				
	AAW-8				X			1				X									X				
	AAW-8A				X			1																	Call For Follow-up Analysis for metals, and TPH and BTEX
	AAW-9				X			1																	
	AAW-9A				X			1																	
	AAW-10				X			1																	
	AAW-12				X			1																	
	AAW-15				X			1																	
	AAW-16				X			1																	
	AAW-11				X			1																	Call 777-7455

RELINQUISHED BY	COMPANY	DATE/TIME	RECEIVED BY	COMPANY
Paul Siebenaler	Precision Castparts	2-15-95	Sharon Ellington	PCC
S. Ellington	COMPANY	DATE/TIME	RECEIVED BY	COMPANY
RELINQUISHED BY	COMPANY	DATE/TIME	RECEIVED BY	COMPANY


136 ft
PARKING
ATOMIC AUTO WRECKING
SCALE
75 ft 0 In
OFFICE
12
AREA 2
9/9A
WOOD SHED
AREA 3
633 ft
10
AREA 1
4
8/8A
11
3
2
STORAGE SHED


SOUTH CENTRAL AVE
Auto & Truck Rentals
Used Cars
100'
200'
75'
SOUTH 259th STREET
180'
Atomic Auto Wrecking
171.2
172
100
135.74
UNION PACIFIC R.R. RIGHT OF WAY
6
5
4

ENVIRONMENTAL RESTORATION WORK PLAN

at the

ATOMIC AUTO WRECKING YARD

Kent, Washington

for

Carr Auto, Incorporated

Prepared by:

GALLOWAY ENVIRONMENTAL, INC.

GALLOWAY ENVIRONMENTAL
GARY GALLOWAY, RG, CHMM
President

Environmental, Mining & Geotechnical Engineering

3102 - 220th PL SE
Issaquah, WA 98027

(206) 688-8852
(206) 688-8879 fax

June 1995

1.0 INTRODUCTION

This Environmental Restoration Work Plan (Work Plan) outlines the methods and procedures for conducting remedial action activities for impacted soils at the Atomic Auto Wrecking Property (Atomic) located at 1037 Central Avenue South in Kent, Washington.

1.1 PROJECT BACKGROUND

Environmental Site Assessment studies (ESAs) were performed at the site in 1994 and 1995 to investigate potential environmental impacts at the site. Enviros, Inc. completed a Phase I - ESA at the site in September, 1994. The study was designed to evaluate the potential for adverse environmental impacts at the site resulting from development and land use at the site. The study concluded that "heavy oil staining" on-site indicated contamination related to 30 years of use as an automobile wrecking yard. Enviros recommended follow up environmental studies targeted to investigate for organic and inorganic impacts to the soil resulting from on-site use as well as impacts from off-site sources at an adjacent property once used as a metal recycling facility.

Mr. Paul Siebenaler conducted a preliminary site investigation at the site in March of 1995 to: 1) "determine if the shallow subsurface soils in the area are contaminated with petroleum products"; 2) "determine if sampling is required at intervals in the deeper subsurface soils in the stained areas"; and 3) "To estimate the potential volume of soils impacted by petroleum contamination." Mr. Siebenaler collected 14 soil samples and confirmed the presence of petroleum compounds and heavy metals in the soil.

To determine whether the impacted soil could be treated at a nearby thermal treatment facility (TPS), GEI collected soil samples from test pits at the site in May 1995. Representative soil samples were analyzed for the following constituents:

- WTPH-G/BTEX
- WTPH-D
- EPA Method 8240 Volatiles
- EPA Method 8270 Semivolatiles
- EPA Method 8080 (PCBs)
- TAL metals (23 metals)
- TCLP metals (8 metals)

GEI forwarded a copy of these results to TPS for profiling and treatment approvals by TPS and the Pierce County Health Department. These impacted soils have been approved for treatment at TPS.

Based on preliminary extent of contamination volume estimates, we expect to haul approximately 400 cubic yards (cys) of affected soil to TPS for treatment and bioremediate approximately 1600 cys on-site in a secure treatment pad, described in this plan.

1.1.1 *Site Location and Physical Description*

The Atomic Wrecking Yard is located at 1037 Central Avenue South in Kent, Washington *(see Figure 1-1)*. The entire site is unpaved with a gravel surface with the exception of concrete foundations supporting small on-site structures *(see Figure 1-2)*.

The site is situated in a commercial/light industrial area approximately one-half mile east of State Highway 167 and one-half mile south of downtown Kent. Railroad lines parallel the western property line and Central Avenue South forms the eastern property line. An undeveloped property, formerly used to recycle metal, is adjacent to the property on the north and South 259th Street forms the southern property line.

The site is situated in the Green River Valley in the center of a meander channel of the Green River, which flows from approximately 500 feet east to about 1500 feet south of the site and then 500 feet west of the site. The site is flat-lying at an elevation of about 15 feet above mean sea level.

1.1.2 *Depth to Groundwater*

The depth to groundwater seasonal high groundwater is estimated to be less than 15 feet below the surface. Potable water sources are estimated to be at least 300 feet below ground.

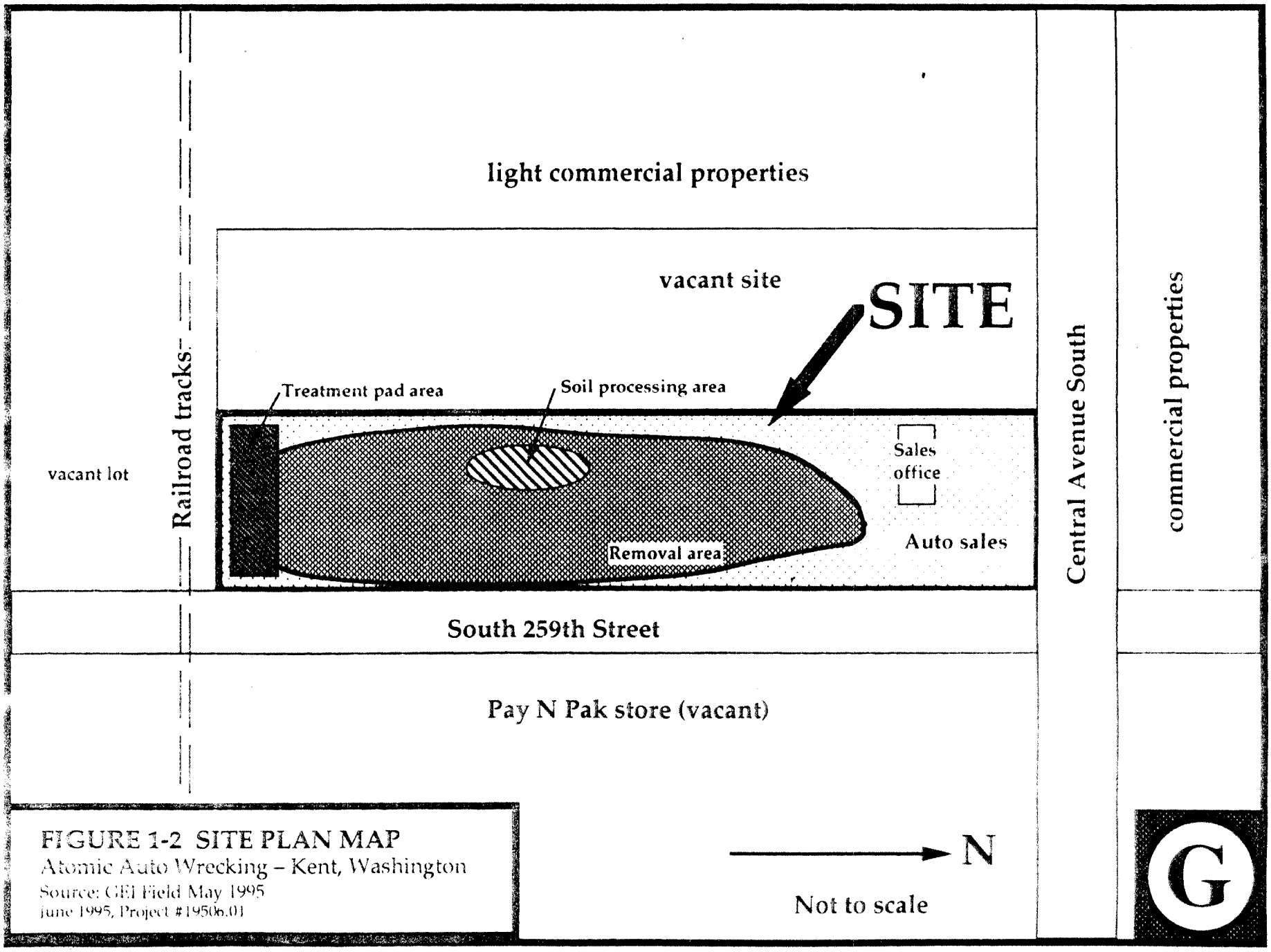


FIGURE 1-2 SITE PLAN MAP
Atomic Auto Wrecking – Kent, Washington
Source: GEI Field May 1995
June 1995, Project #19506.01

3.0 SITE HISTORY AND PHYSICAL DESCRIPTION

This Environmental Restoration Work Plan outlines the methods and procedures for conducting remedial action activities for impacted soils at the Atomic Autop Wrecking Property located at 1037 Central Avenue South in Kent, Washington.

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ATOMIC AUTO WRECKING
Kent, K.
TCP/VCP

1037 S. CENTRAL
N17374

File

WASHINGTON STATE DEPARTMENT OF ECOLOGY
TOXICS CLEANUP PROGRAM
VCP SITE LOG

SITE NAME Atomic Auto Wrecking **MONTH** June **YEAR** 2006

NAME NNAMDI MADAKOR **PAYROLL** 1-15 x

PIC NW0445 **FS ID:** Ecology 2569 **PERIOD** 16-31

DATE WORKED	HOURS	ACTIVITY DESCRIPTION
06/08/06	0	-Change ISIS to NFA for the Site. -Contamination was limited to the soils only. Screening of groundwater sample shows none detect. De-list as appropriate

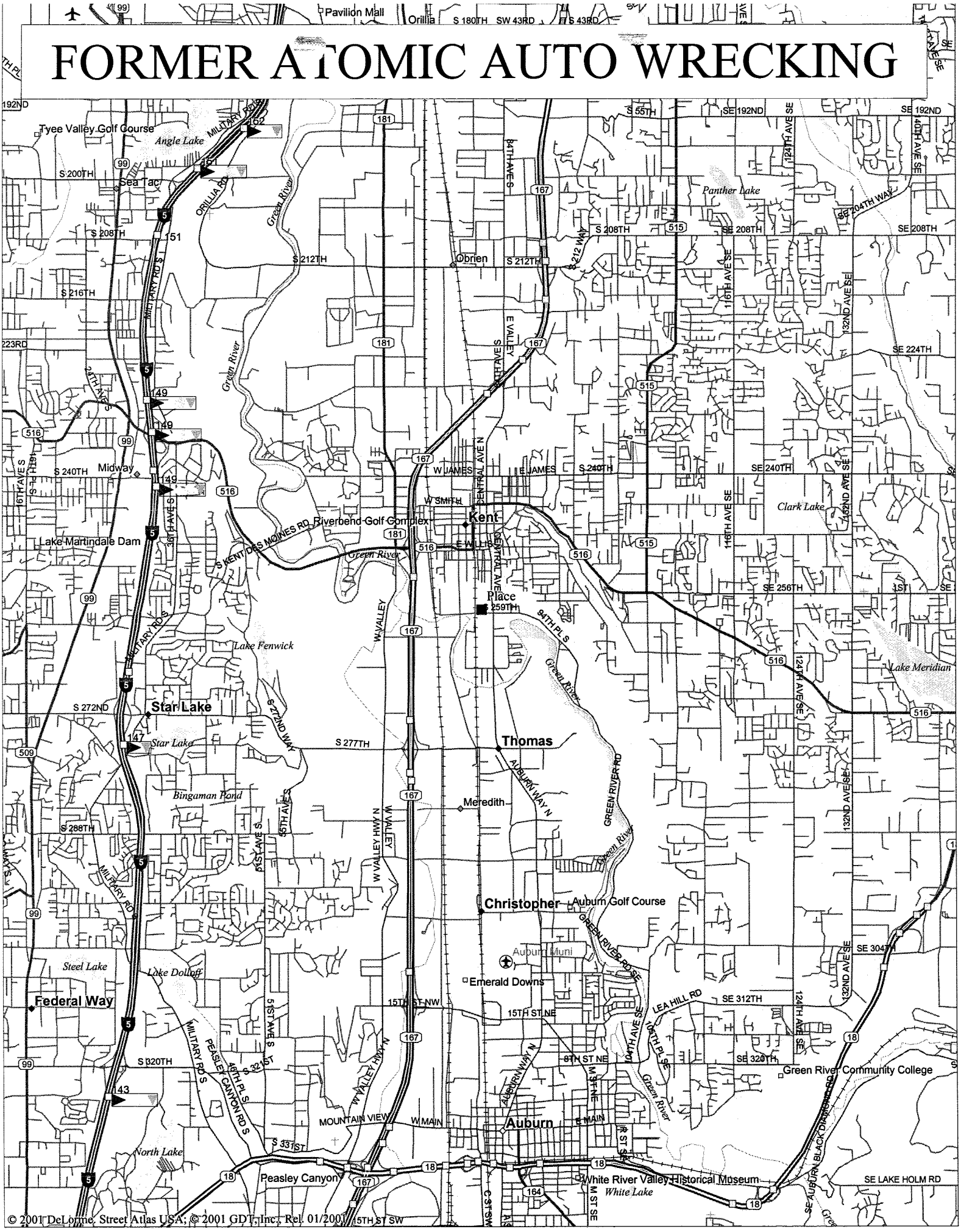
EMPLOYEE'S SIGNATURE Nnamdi **DATE** 06/08/06

DATA ON THIS FORM IS IN AGREEMENT WITH EMPLOYEE TIME SHEETS.

SUPERVISOR'S SIGNATURE Nnamdi for Jim **DATE** 06/08/06

FORMER ATOMIC AUTO WRECKING

FORMER ATOMIC AUTO WRECKING



FROM: O'Herron, Mary

TO: SITE ASSESSMENT

DATE: 06-14-95
TIME: 10:46

CC:
SUBJECT: Atomic Auto Wrecking, Kent
PRIORITY:
ATTACHMENTS:

An Environmental Restoration Workplan for this site (n17374) showed up in my mailbox. My guess is that someone delivered it to the front desk. (The attached card is for Gary Galloway, Galloway Environmental. There is no cover letter.)

Anyone working on this? Anyone have the folder so I can put the report in it?
--Mary-O

==========

Microsoft Mail v3.0 IPM.Microsoft Mail.Note
From: Bardy, Louise
To: O'Herron, Mary
Subject: RE: Atomic Auto Wrecking, Kent
Date: 1995-06-14 11:27
Priority:
Message ID: 089ADEC6
Conversation ID: 089ADEC6

Mary, I have taken calls about this site last week from the City of Kent. They were just letting us know about potential contamination there. I guess you should just start the I.I. file. Louise

---

From: O'Herron, Mary
To: Aitken, Judy; Atkinson, Elaine; Bardy, Louise; Colburn, Gail; Maule, Peter; O'Herron, Mary; Peck, Norm
Subject: Atomic Auto Wrecking, Kent
Date: Wednesday, June 14, 1995 10:46AM

An Environmental Restoration Workplan for this site (n17374) showed up in my

mailbox. My guess is that someone delivered it to the front desk. (The attached card is for Gary Galloway, Galloway Environmental. There is no cover
letter.)

Anyone working on this? Anyone have the folder so I can put the report in it?
--Mary-O

==========

Linda Phillips
859-3390

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

CERTIFIED MAIL

April 10, 2006

PAUL STEMEN
STEMEN ENVIRONMENTAL INC
5724 PUGET BEACH RD NE
P. O. BOX 3644
LACEY WA 98509

Re: Notification of Pending Inactive Determination Status for the following Hazardous Waste Site enrolled in the Voluntary Cleanup Program:

- Site Name: ATOMIC AUTO WRECKING
- Site Address: 21037 CENTRAL AVE S KENT WA
- Facility/Site No.: ECOLOGY ID 2569
- VCP No.: NW0445

Dear: MR STEMEN

Our records indicate that you applied for the Voluntary Cleanup Program (VCP) on 2/2/00. The Department of Ecology (Ecology) appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

The following details site activity since the date of application:

- Interim NFA for soil only on 3/17/01

The VCP is staffed to provide assistance to applicants who are actively pursuing site cleanup. Our records indicate that we have not received information regarding your progress on this site's clean up in the past twelve months. If you are still actively cleaning this site you have 30 days to provide a work summary, report, or other documentation that demonstrates you have taken cleanup actions during this past 12 months.

If no cleanup activities have occurred during the past year, or we do not hear from you by (May 10, 2006), this site will be removed from the VCP due to inactivity. The status of this site will be updated in Ecology's database of contaminated sites.

Due to significant interest in the Voluntary Cleanup Program we are not able to keep inactive sites in the program. If this site is deemed inactive, we encourage you to reapply to the VCP when you are ready to actively continue site cleanup. Your commitment to site cleanup is greatly appreciated. If you have any questions you may reach me at 360-407-7244.

Sincerely

Nnamdi Madakor, VCP Coordinator
HQ - Toxic Cleanup Program

cc: Mark Edens, NWRO VCP Unit Manager.
Dale Myers, NWRO Data Coordinator
Trish Akana, Ecology (NW0445)

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

October 25, 1995

Mr. James P. Harris
City of Kent
220 S Fourth Ave
Kent WA 98032

Dear Mr. Harris:

Thank you for the opportunity to comment on the revised determination of nonsignificance for the Atomic Auto Wrecking Renovation, which includes the remediation of soil contamination on the site by removal of soils and on-site bio-remediation, located at 1037 S. Central Avenue, as proposed by Poe Engineering, Inc. (ENV-95-35). We reviewed the environmental checklist and have the following comments.

It is stated that the checklist for the Revised Determination of Nonsignificance "is being reviewed for remediation only." As we stated on the previous review, not enough information has been given to enable the Toxics Cleanup Program to determine if the remediation efforts described in the SEPA review will be successful. Although the documents alluded to petroleum and metals above MTCA levels, there was no information or data to describe what and how much was found. We need to see a map of the site that shows where the contamination was (hot spots and distribution) and where the cleanup activities are anticipated.

Since this is an auto wrecking yard that has been in business for many years, it is not unusual to find PAHs, Metals and other by-products of the activities on site. Until this data is available, we cannot confirm that the amount of soil to be removed offsite and the on-site remediation efforts will be adequate.

If you have any questions, please call Ms. Judith Aitken with our Toxics Cleanup Program at (206) 649-7135.

Sincerely,

Elizabeth J. Phinney

Elizabeth J. Phinney
Environmental Review

EJP:95-7713

cc: Judith Aitken, NWRO
Janet Thompson, NWRO

KENT
WASHINGTON

COMMUNITY DEVELOPMENT
Fred N. Satterstrom, AICP
Director

PLANNING SERVICES
Charlene Anderson, AICP
Manager

Mailing Address:
220 Fourth Ave. S.
Kent, WA 98032-5895

Location Address:
400 West Gowe
Kent, WA 98032

Phone: 253-856-5454
Fax: 253-856-6454

May 22, 2002

RECEIVED
MAY 23 2002
DEPT OF ECOLOGY

Alan Poe. P.E.
Poe Engineering
1314 – 8th Street NE, #102
Auburn, WA 98002

RE: GASTON BROTHERS EXCAVATING (KIVA #2020281)
PRE-APPLICATION REVIEW #PA-2002-2
CODE VIOLATION CASE #01-0000064
KING COUNTY TAX PARCEL #000600-0045

Dear Mr. Poe:

Thank you for initiating the above-referenced pre-application conference with the City of Kent. Comments were received by the Public Works, Fire Prevention, Building Services and Planning Services regarding this proposal and are enclosed for your review. These comments and informational sheets detail requirements for a complete application. A project permit application must be submitted concurrently with the SEPA checklist package.

Additionally, several issues were discussed during our meeting on May 21, 2002, and are summarized as follows:

SEPA PROCESS
As part of the project narrative, the applicant will need to discuss all of the aspects of the project, which include impacts associated with the grading as well as construction activity. Additionally, a plan discussing the proposed phasing schedule for development is also required with the project narrative. In order to have a complete SEPA application, all of the supporting documentation must be submitted with the Environmental Checklist. Examples of required supporting information are; specifications for any fuel storage tanks, soils report, topographic map and documentation that all Washington State Department of Ecology requirements have been met.

HAZARDOUS MATERIALS
Additional review is required if there are hazardous materials proposed for the site. Siting criteria and development standards in addition to the Uniform Fire Code are addressed in the Kent Zoning Code. This pertains to any bulk storage of fuel.

PLANNING SERVICES DIVISION
A separate landscape plan sheet (L-1) shall be prepared in accordance with City standards. See enclosed handout for further details.

Sight-obscuring slats shall be installed in the existing 8-foot high cyclone fence along the northerly and easterly property lines to screen the view of the stored equipment and construction materials from adjoining property and the public right-of-way.

A 5-foot width of Type II landscape materials, placed outside of the existing 6-foot high slatted fence, is required along the public right-of-way frontage of S. 259th Street. The typical plantings for this area would include 6'- 8' high columnar evergreens (e.g., Emerald Green Arborvitae or Leyland Cypress) planted @ 2.5'-3' o.c. against the fence, with 3-5 gallon evergreen deciduous Shrubs (e.g., Viburnum Davidii) staggered along the base of the same. Minimum 2-inch caliper deciduous trees shall be planted @ 20 feet o.c. in front of the aforementioned plantings. **All landscaping shall be permanently maintained in such a manner as to accomplish the purpose for which it was initially required.** Include this note on the L-1 plan sheet.

A trash enclosure with a 100% sight-obscuring fence, surrounded by a 5-foot width of Type II landscape materials, enclosed within extruded curbing, is required. The location of the trash enclosure requires prior approval by the refuse service provider. Documentation of this approval must be submitted to the City. Please contact Tom Erath of Kent Disposal at (206) 652-8839 for toter sizing and access information.

Cement ecology blocks shall be installed along the westerly border of the gravel storage area to prevent the movement of equipment from destroying the reconstructed stormwater system.

The proposed truck repair and office building will require 30 paved parking stalls. The standard stall dimensions are 9' x 19' with up to 30% allowed in the compact configuration of 8' x 17'. All compact stalls must be permanently labeled as such.

Signage is based on the underlying CM-II district standard which allows 1 ½ square foot of signage per each foot of street frontage. Sign review is by separate permit application.
[contact: Brad Hazeltine (253) 856-5454]

BUILDING SERVICES DIVISION
The existing "job trailer" must be removed. Please clarify if welding is proposed to take place within the repair portion of the building as this affects the occupancy classification.
[contact: Bruce Matlack (253) 856-5418]

PUBLIC WORKS DEPARTMENT
There are several significant transportation issues associated with this project. The project proponent is encouraged to retain an independent traffic engineer to resolve these concerns. As presented, the Phase I portion of this project by itself requires formal environmental review (SEPA). Street improvements will be required along S. 259th Street. A detailed Vehicle Maneuvering Diagram is required.
[contact: Ozzie Carasquilla (253) 856-5538]

FIRE PREVENTION
Please clarify if welding is proposed to take place within the repair portion of the building as this affects the occupancy classification. An approved fire sprinkler system will be required for any building with over 10,000 square feet of useable space. Vehicle entrance gates will need to meet Fire Department requirements.
[contact: Bruce Verhei (253) 856-4410]

The issues identified in this correspondence highlight those items discussed during the meeting. The enclosed documents may discuss thee issues in further detail. These materials are not meant to be all-inclusive. Other requirements may be applied through the development SEPA and development plan review processes. If you have any questions or need further information, please contact me at (253) 856-5454.

Sincerely,

Brad Hazeltine
Planner

BH\CB\S:\PERMIT\PLAN\PRE-APP\2002\2020281.DOC
Encl: Pubic Works Pre-Application Meeting Information
Fire Prevention Pre-Application Information
Development Services Information
Planning Services landscape handout
Pre-Application Attendance Sheet
cc: Charlene Anderson, AICP, Planning Manager
Steve Mullen, Transportation Engineering Manager
Barbara Napier, Public Works
Bruce Matlack, Building Services
Bruce Verhei, Fire Prevention
Neil Wood, Department of Ecology,
NW Region Office, 3190 160th Ave SE, Bellevue, WA 98008
Kurt Hanson, Senior Planner
File

POE Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING/CONSULTING
1314 8TH STREET N.E., SUITE 102
AUBURN, WASHINGTON 98002
(253) 833-4052 • FAX (253) 833-4053

GASTON BROTHERS EXCAVATING PROJECT DESCRIPTION

THE PROJECT IS PROPOSED IN TWO PHASES. THE 1.49 ACRE SITE IS CURRENTLY FENCED, GRAVELED AND FILLED, WITH A STORM SYSTEM INSTALLED PER CITY STANDARDS UNDER A GRADING PERMIT ISSUED IN 1995 FOR AVON CARR.

PHASE 1 WILL INVOLVE PROVIDING THE REQUIRED LANDSCAPING, SITE OBSCURING FENCING, MAINTAINING THE EXISTING GRAVEL AND STORM SYSTEM, AND OBTAINING THE PROPER PERMITS TO OPERATE THE EXISTING CONTRACTOR STORAGE YARD, IN THE SAME FASHION AS PRESENTLY EXISTS, AS DUMP TRUCK STORAGE. THE YARD IS USED MONDAY THRU SATURDAY FROM 6 AM TO 6 PM. APPROXIMATELY TEN TRUCKS ARE STORED AT THE SITE WITH TEN EMPLOYEES DRIVING THE TRUCKS. THE TRUCKS LEAVE IN THE MORNING AND RETURN IN THE AFTERNOON CREATING TEN TWO-WAY TRIPS TOTAL FOR THE YARD EACH DAY.

PHASE 2 PROPOSES THE CONSTRUCTION OF A 9,976 CONCRETE TILT-UP TRUCK REPAIR/SERVICE BUILDING WITH AN OFFICE AND STORAGE MEZZANINE ON THE EAST END. ASSOCIATED LANDSCAPING, PAVED PARKING AND MANEUVERING AREAS WOULD ALSO BE PROVIDED. REPAIR/SERVICE WOULD BE LIMITED TO GASTON BROTHERS EXCAVATING EQUIPMENT ONLY, AND NOT AS A PUBLIC REPAIR SHOP. AN ADDITIONAL TEN PEOPLE WOULD OCCUPY THE FACILITY (SIX OFFICE AND FOUR SHOP PERSONNEL), WITH THE DAYS & HOURS OF OPERATION AND THE TRUCK TRIPS REMAINING THE SAME.


0006600080
0006600071
6600027
0006600045
0006600040
0006600063

Washington State Department of Ecol[illegible]
Toxics Cleanup Program

Voluntary Cleanup Program Site Log

Site Name NWRO SITE - ATOMIC AUTO WRECKING   Site ID: NW0445

SIC: Non-LUST J1C55 x   Month(s): March   Year: 2000
LUST J1C61
Sediments J1J40

Name: Chuck Cline   Category: 6   Rate/Hr.$: $88.00

Date	Hours	Rate	Amount	Activity Description
3/16/00	4	$88	$352	Review Report
3/17/00	1.5	$88	$132	Write NFA Letter & Revise
	6		$484	Total

Employee's Signature   AtomicAuto.XLS   Date: 4/13/00

==========

PROGRAM/ORGANIZATION: TOXICS CLEANUP
TCP
CONTACT: ALEXANDER, STEVE
REFERRAL DATE: 01/13/2000 URGENT RESPONSE?: N PRIMARY?: Y

OTHER PROGRAM/ORGANIZATIONS REFERRED TO:

ADDITIONAL INFO:

==========

COORDINATOR: JUDY AITKEN REPORT 1 OF 1

DATE/TIME REC'D: 01/13/2000 REPORT TYPE: INITIAL
ACTUAL DATE:

==========

CALLER NAME: CHARLENE ANONYMOUS?: N
CITY OF KENT, PLANNING DEPT.
ADDRESS:

KENT WA

CONTACT 1:
PHONE: W 253-856-5431 EXT: TYPE:

==========

COUNTY: KING CITY: KENT

WEATHER: TIDE:

WATERWAY:

LATITUDE: LONGITUDE:

In IIB as N17374
In SIS as N-17-5372-00

TOWNSHIP: RANGE: E/W: SECTION:

LOCATION INFO: 1037 CENTRAL AVE (FORMERLY CARR AUTO SALES, ATOMIC AUTO WRECKING)

==========

MEDIUM: SOIL

MATERIAL: OIL/PETROLEUM QTY: 0 UNIT: HAZARDOUS: Y
DIESEL FUEL OTHER: MINERAL, BATTERY ACID, FREON REFRIGER

CAUSE: HUMAN FACTOR HUMAN FACTOR: INTENTIONAL

==========

IMPACT: SOIL CONTAMINATION

SOURCE: ILLEGAL DUMP SITE ACTIVITY: DISPOSING

==========

ALLEGED VIOLATOR 1: ''THE CITIZENS OF KENT''

ADDRESS:

ADDITIONAL INFO:

==========

ADDITIONAL INFORMATION ON INCIDENT:

CARR AUTO SALES WENT BANKRUPT, DID NOT COMPLETE CLEANUP ON ''BACK LOT''. PEOPLE TOOK OPPORTUNITY TO USE IT AS A DUMP. THERE IS ALL SORTS OF STUFF BACK THERE. NEWSPAPER ARTICLE ON 1/12/2000 MENTIONED IT SO CITY HAS FENCED IT BUT STILL NEED REMOVAL AND UNCERTAIN HOW TO ACCOMPLISH. I REFERRED THEM TO KC HEALTH IN CASE SOMETHING IS HARMFUL. REFRIGERATORS, BATTERIES, OTHER LARGER ITEMS MENTIONED BEING THERE.

==========

INVESTIGATOR: _____

DATE STARTED: ___/___/___ DATE COMPLETED: ___/___/___

ACTION: _____ ACTION DATE: ___/___/___

NARRATIVE:

2/2/2000 Received VCP application, transferred to Joe Hickey for VCP review assignment. cpt

Peter

DEPARTMENT OF ECOLOGY — PAGE 1 OF 2
ERT SYSTEM - INITIAL REPORT/FOLLOWUP

COORDINATOR: GAIL COLBURN — UNIQUE RECORD #: N17374 — REGION: N

DATE/TIME REC'D: 10/03/94 — REPORT TYPE: INITIAL

REPORTER'S NAME: JOSH CHAITIN — BUSINESS NAME: METRO HAZARDOUS WASTE GROUP
ADDRESS: 130 NICKERSON ST, STE 100 SEATTLE WA 98109-1658 OR ANONYMOUS:
BEST TIME TO CALL:
WORK PHONE: (206)-689-3076 EXT. — HOME PHONE:

DETAILS ON INCIDENT:
COUNTY: KING — NEAREST CITY: KENT
WATERWAY: — WRIA #:
LOCATION:

WEATHER: UNKNOWN — TIDE:

DETAILS ON ALLEGED VIOLATOR:

NAME & ADDRESS:
ATOMIC AUTO WRECKING
1037 S CENTRAL
KENT WA 98032

CONTACT'S NAME:
VERLA JUSTICE
PHONE NUMBER AND EXT:

VEHICLE INFORMATION:

DESCRIPTION OF CONTAMINANT: (PROVIDED BY REPORTER)
MEDIUM: SOIL
MATERIAL: OIL/PETROLEUM — OTHER:
QUANTITY: UNKNOWN
SOURCE: COMMERCIAL

COMMENTS: CONTAMINATED SITE, INDEPENDENT CLEANUP WITH ASSISTANCE FROM ENVIROS, INC. COMPLAINT ON THE SITE WAS RECEIVED BY METRO AND THEY CONDUCTED THE I.I. SITE ASSESSMENT REPORT HAS BEN GENERATED BY ENVIROS. OWNER WAS TOLD TO NOTIFY US.

REFERRED TO PROGRAM: TCP — SECTION HEAD: GALLAGHER-I.I.

EXTERNAL REFERRAL? (Y/N): ~~N~~ Y

IF EXTERNAL, WHAT AGENCY: Metro Hazardous Waste

INVESTIGATION COMPLETED? (Y/N): ~~N~~ Y
IF YES, COMPLETE SECOND PAGE OF FORM.

****

CONTINUED ON PAGE 2

INTERNAL REFERRAL INFORMATION:

NAME OF STAFF PERSON: Josh Chaitin / Elizabeth Jakab
DATE RECEIVED: 6/28/94
DATE INVESTIGATED: 9/9/94
ACTION TAKEN: initial investigation
DATE COMPLETED: ~~11/8/94~~
CAUSE OF INCIDENT: improper handling, spills
IMPACT: contaminated soils
LUST: 3/28/96
NONPOINT: (UNK, GW, SW) POINT: (UNK, SW, PRETMT)

ACTUAL VIOLATOR INFORMATION:

NAME: Atomic Auto Wrecking
CONTACT: Verla Justice
ADDRESS: 1037 S. Central
CITY: Kent, Wa. 98032
HOME:
WORK:

ACTUAL CONTAMINANT:

MEDIUM: soil
MATERIAL: petroleum
OTHER:
QUANTITY:
SOURCE: unknown
improper handling, spills

ENFORCEMENT SENSITIVE? (Y/N): N

CROSS-REFERENCES TO OTHER SYSTEMS: SIS N-17-5372-000
~~XXYS~~

OTHER RELEVANT INFORMATION:

Assessors ~~Letter~~ report sent 10/21/94. Metro received the original complaint and conducted the XX. the site is "a real mess." Poor housekeeping, radiators, engines and auto parts all over the place. Staining observed on the ground, oil and automotive fluids. SIS list confirmed for petroleum, suspected for other contaminants common to wrecking yards.

G. Colburn
TCP
11/2/94

WRITE ANY ADDITIONAL INFORMATION ON BACK OF FORM:

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

March 29, 1996

CERTIFIED MAIL

Mr. Larry Justice
40320 Auburn Enumclaw Highway
Auburn, WA 98002

Dear Mr. Justice:

Re: EARLY NOTICE LETTER #N-17-5372-000
Atomic Auto Wrecking
1037 S. Central, Kent, WA

I am writing to send you information the Department of Ecology has gathered regarding the above referenced property. As part of the process under the Model Toxics Control Act (Chapter 70.105D RCW), Ecology maintains a database of known or suspected contaminated sites. Based on available information, we have added this property to our database as a site known to be contaminated by hazardous substances.

Enclosed is a computer print-out summarizing information which we believe reflects the current status of this site. A legend has also been enclosed to help you interpret codes used in this report.

Please note that inclusion in the database **does not** mean that Ecology has determined you to be a potentially liable person under the Model Toxics Control Act (MTCA).

If a cleanup action does not occur on this property, Ecology will conduct a more detailed inspection at a future time, that may include testing for contamination. After that, Ecology will be better able to assess what action will be needed and to establish a priority for this work under the formal MTCA cleanup process. At that time, the potentially liable person(s) would be determined and would be responsible for cleanup costs, including state oversight.

It is Ecology's policy to work cooperatively with persons to accomplish prompt and effective site cleanups. Cooperating with

the department in planning or conducting a remedial cleanup action is not admission of guilt or liablity.

If you have any questions regarding this letter or if you would like a copy of Chapter 70.105D RCW (The Model Toxics Control Act) and the implementing regulations, Chapter 173-340 WAC, which detail these requirements please contact Judy Aitken at (206) 649-7135 or myself at (206) 649-7209. Thank you in advance for your cooperation.

Sincerely,

Louise Bardy
Toxics Cleanup Program

LB:lb
Enclosures

cc: Verla Justice

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

March 29, 1996

CERTIFIED MAIL

Verla Justice
Atomic Auto Wrecking
1037 S. Central Avenue
Kent, WA 98032

Dear Verla Justice:

Re: EARLY NOTICE LETTER #N-17-5372-000
Atomic Auto Wrecking
1037 S. Central, Kent, WA

I am writing to send you information the Department of Ecology has gathered regarding the above referenced property. As part of the process under the Model Toxics Control Act (Chapter 70.105D RCW), Ecology maintains a database of known or suspected contaminated sites. Based on available information, we have added this property to our database as a site known to be contaminated by hazardous substances.

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Sincerely,

Louise Bardy
Toxics Cleanup Program

LB:lb
Enclosures

cc: Larry Justice

DEPA MENT OF ECOLOGY - TOXICS CLEAN PROGRAM
SITE DATA SUMMARY

Mar 29, 1996

SITE ID INFORMATION

TCP ID: **N-17-5372-000** SITE NAME: **Atomic Auto Wrecking**

SITE LOCATION INFORMATION:

COUNTY:	ADDRESS:	CLOSEST CITY:	ZIP CODE:
17 King	1037 S. Central	Kent	98032

	DEGREES	MINUTES	SECONDS	METHOD	TOWNSHIP	RANGE	SECTION	TAX PARCEL #:
LONGITUDE:	122	13	46.20	G				000660-0040
LATITUDE:	47	22	11.52					

LEGISLATIVE DISTRICT: 33 CONGRESSIONAL DISTRICT: 8

SITE STATUS INFORMATION:

RESPONSIBLE UNIT: NW NORTHWEST DATE ENTERED: Mar 29, 1996
SITE MANAGER : AITKEN, JUDY LAST UPDATE DATE: Mar 29, 1996

ECOLOGY STATUS: 4 STATUTE: 2
INDEPENDENT STATUS: 2 PROGRAM PLAN:
WARM RANK: UBAT SITE:
NFA CODE:

EPA ID: PRELIMINARY ASSESSMENT RATING:
SITE INSPECTION RATING:

ERTS ID: N17374 UBI ID:
LUST ID: AFRS PROJECT CODE:

SITE COMMENTS:

Soil staining of oil & automotive fluids observed by Metro. Poor BMPs. Radiators, engines & auto parts all over.

AFFECTED MEDIA & CONTAMINANTS INFO:

MEDIA	STATUS	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	#17	DW TYPE
1 Groundwater	S			S	S			S		S							S		
4 Soil	C			C	S			C		S							S		
2 Surface Water	S			S	S			S		S							S		

DEPARTMENT OF ECOLOGY - TOXICS CLEANUP PROGRAM
SITE DATA SUMMARY
PART 2: SITE ADDRESSES

Mar 29, 1996

TCP ID: N-17-5372-000 SITE NAME: Atomic Auto Wrecking

SITE ADDRESSES:

ADDRESS TYPE	OWNER TYPE	OPERATOR TYPE	ORGANIZATION CONTACT PERSON TELEPHONE	ADDRESS LINE 1 ADDRESS LINE 2 CITY	STATE	ZIP CODE	COUNTRY	BEGIN DATE	END DATE
1			Unknown Larry Justice	40320 Auburn Enumclaw Hwy Auburn	WA	98002			
2		1	Atomic Auto Wrecking Verla Justice 206/854-1620	1037 S Central Ave Kent	WA	98032			

KEY:

ADDRESS TYPE CODES
1 = Current Owner
2 = Current Operator
3 = Current Generator
4 = Current Transporter
5 = Former Owner
6 = Former Operator
7 = Former Generator
8 = Former Transporter
9 = Attorney
10 = Contractor

OWNER/OPERATOR TYPE CODES
1 = Private
2 = Municipal
3 = County
4 = Federal
5 = State
6 = Tribal
7 = Mixed
8 = Other
9 = Unknown
10 = Public-Owned (Bankruptcy)
11 = Fin. Inst. Owned (Bankruptcy)

DEPARTMENT OF ECOLOGY - TOXICS CLEANUP PROGRAM
SIS DATA ENTRY FORM (PAR

SITE ID INFORMATION:
TCP ID: N-17-5372-000 SITE NAME: Atomic Auto Wrecking

SITE MASTER DESCRIPTION INFORMATION:

REGION: NW
COUNTY: King
SITE #: ____
SUB-SITE #: ___
STATUS: Z
ECOLOGY STATUS: 1
INDEPENDENT STATUS: 1
LOCATION ADDRESS: 1037 S. Central
CLOSEST CITY: Kent, wa. 98032
ZIP CODE: _____-____
WARM BIN #: ___
TAX PARCEL #: _____

SITE MANAGER: _____
RESPONSIBLE UNIT: NW
DATA ENTRY DATE: __/__/____
UPDATED DATE: __/__/____
TOWNSHIP: ___
RANGE: ___
SECTION: ___
LEGISLATIVE DISTRICT: 33
CONGRESSIONAL DISTRICT: 8

ERTS ID: N17374__
LUST ID: ____
EPA ID: WAD_____
UBI ID: _____
AFRS PROJECT CODE: ____
SITE COMMENTS: _____

DEGREES MINUTES SECONDS
LONGITUDE: W 122° 13' 770__ 46.20" 11/3/94 @ 5:15 pm.
LATITUDE: N 47° 22' 11.52"
METHOD ___
UBAT SITE: ___ PROGRAM PLAN: ___
NFA CODE: ___

AFFECTED MEDIA & CONTAMINANTS INFO:

MEDIA	STATUS	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	#17	DW TYPE
1 Groundwater				S	S			S		S							S		
2 Surface Water				S	S			S		S							S		
3 Air																			
4 Soil				C	S			C		S							S		
5 Sediment																			
6 Drinking Water																			

* Explanation of codes on reverse side.

ethylene glycol antifreeze

Revised: June, 1993

10/3/94

SIS DATA ENTRY FORM
EXPLANATION OF CODES USED IN PART 1

STATUTE:

1 = CERCLA
2 = MTCA Only
3 = RCW 70.105B
4 = RCW 90.48
5 = RCRA-C
6 = RCRA-D

INDEPENDENT SITE STATUS:

1 = Release Report Received, awaiting assessment by PLP
2 = Independent Interim RA Report received
3 = Independent Final RA Report received

RESPONSIBLE UNIT:

CE = Central
EA = Eastern
EP = EPA
HA = Hanford
HQ = HQ Site Cleanup
IN = Industrial
NW = Northwest
SW = Southwest

NFA (NO FURTHER ACTION) CODE:

1 = NFA after assessment
2 = Removed from Hazardous Sites List
3 = Referred (transferred) to another Ecology program
4 = Referred to another agency
5 = Referred to local governmental entity
6 = Cleaned up under prior authority

ECOLOGY STATUS:

1 = Awaiting Assessment (by Ecology)
2 = Ranked, Awaiting RA
3 = RA in progress
4 = Independent RA
5 = RA Completed, O&M Underway
6 = RA Completed, Performance Monitoring Underway
7 = RA Conducted, residual contamination left on site; inst. con

WARM BIN NUMBER:

0 = NPL
1 = Highest Assessed Risk
2
3
4
5 = Lowest Assessed Risk

METHOD (used to find long./lat.):

A = Address Matching Software
G = Global Positioning Satellite (GPS)
M = Manual

MEDIA & CONTAMINANTS CODES:

C = Confirmed
S = Suspected
R = Remediated

ORDER OF CONTAMINANT GROUPS:

#1 = Base/Neutral Organics
#2 = Halogenated Organic Compounds
#3 = Metals - Priority Pollutants
#4 = Metals - Other
#5 = PCB
#6 = Pesticides
#7 = Petroleum Products
#8 = Phenolic Compounds
#9 = Non-Halogenated Solvents
#10 = Dioxins
#11 = PAH
#12 = Reactive Wastes
#13 = Corrosive Wastes
#14 = Radioactive Wastes
#15 = Conventional Contaminants, Organic
#16 = Conventional Contaminants, Inorganic
#17 = Asbestos

DEPARTMENT OF ECOLOGY - TOXICS CLEANUP PROGRAM
SIS DATA ENTRY FORM (PART 3)

TCP ID: _____ SITE NAME: Atomic Auto Wrecking

SITE ACTIVITIES:

ACTIVITY CODE	RESP. UNIT	SITE MGR.	LEGAL MECHANISM	NEGOTIATIONS START DATE	ACTION BY:	ACTIVITY START DATE	COMPLETION DATE	ACTIVITY STATUS	COMMENTS:
SD			N.A.	N.A.	4	6/28/94	9/9/94	C	Metro
II			N.A.	N.A.		9/9/94	10/3/94	C	"
ENL			N.A.	N.A.					
SHA									
HSL			N.A.	N.A.					
EA									
IA									
RC									
RI/FS									
CAP			N.A.	N.A.					
CED									
CC									
COM									
PR			N.A.	N.A.					
RHSL			N.A.	N.A.					

KEY: "N.A." = NOT APPLICABLE.

ACTIVITY CODES:
- SD = Site Discovery
- II = Initial Investigation
- ENL = Early Notice Letter
- SHA = Site Hazard Assessment
- HSL = Hazardous Sites Listing
- EA = Emergency Action
- IA = Interim Action
- RC = Routine Cleanup Action
- RI/FS = Remedial Invest./Feas. Study
- CAP = Cleanup Action Plan.
- CED = Cleanup Engineering Design
- CC = Cleanup Construction
- COM = Cleanup Operation & Maintenance
- PR = Periodic (5 Year) Review
- RHSL = Removal from Haz. Sites List

RESPONSIBLE UNIT CODES:
- CE = Central
- EA = Eastern
- EP = EPA
- HA = Hanford
- HQ = HQ Site Cleanup
- IN = Industrial Section
- NW = Northwest
- SW = Southwest

LEGAL MECHANISM CODES:
1. Enforcement Order
2. Agreed Order
3. Consent Decree
4. Governmental Action
5. Other
6. Not Applicable
7. Independent

ACTION BY CODES:
1. Ecology
2. Ecolgy w/ Contractor
3. EPA
4. Local Government
5. Other

STATUS CODES:
- P = Planned
- I = In Process
- C = Completed
- X = Cancelled

Revised: June, 1993

DEPARTMENT OF ECOLOGY - TOXICS CLEANUP PROGRAM
SIS DATA ENTRY FORM (PART 2)

TCP ID: _____ **SITE NAME:** Atomic Auto Wrecking

SITE ADDRESSES:

	ADDRESS TYPE	OWNER TYPE	OPERATOR TYPE	ORGANIZATION / CONTACT PERSON / TELEPHONE	ADDRESS LINE 1 / ADDRESS LINE 2 / CITY / STATE ZIP CODE / COUNTRY	BEGIN DATE	END DATE
1.	2	1		Verla Justice (206) 854-1620	Atomic Auto Wrecking 1037 S. Central Ave. Kent, Wa. 98032		
2.	1	1		Larry Justice "	40320 Auburn Enumclaw Hwy Auburn, Wa. 98002		
3.							
4.							

may be owner also

ALTERNATE SITE NAMES:	SIC CODES:	WASTE MGMT. PRACTICE(S):
	auto wrecking yard	4, 9

KEY:

ADDRESS TYPE CODES
1 = Current Owner
2 = Current Operator
3 = Current Generator
4 = Current Transporter
5 = Former Owner
6 = Former Operator
7 = Former Generator
8 = Former Transporter
9 = Attorney
10 = Contractor

OWNER/OPERATOR TYPE CODES
1 = Private
2 = Municipal
3 = County
4 = Federal
5 = State
6 = Tribal
7 = Mixed
8 = Other
9 = Unknown
10 = Public-Owned (Bankruptcy)
11 = Fin. Inst. Owned (Bankruptcy)

WASTE MANAGEMENT PRACTICE CODES:
1 = Drug Lab
2 = Drum
3 = Impoundment
4 = Improper Handling
5 = Landfill
6 = Land Application
7 = Pesticide Application
8 = Pesticide Disposal
9 = Spill
10 = Storm Drain
11 = Tank

Revised: June, 1993

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

August 2, 1995

Mr. James Harris
City of Kent
220 S Fourth Ave
Kent WA 98032

Dear Mr. Harris:

Thank you for the opportunity to comment on the determination of nonsignificance for the Atomic Auto Wrecking soil remediation proposed by Poe Engineering, Inc. We reviewed the environmental checklist and have the following comments.

The checklist has insufficient data to determine if the cleanup will be successful. Ecology would like to see the laboratory results of the sampling done on site, and groundwater information (given the depth of the water table and the type of soil).

Proposed cleanup methodologies may not be adequate for heavy metals, solvents and other chemicals. Since this site was operated as an auto wrecking facility for 30 years, it is not unusual for the site to have a variety of contaminants. If it is being remediated, all contaminants should be addressed.

If you have any questions, please call Ms. Judith Aitken with the Toxic Cleanup Program at (206) 649-7135.

Sincerely,

Barbara J. Ritchie

Barbara J. Ritchie
Environmental Review

BJR:
95-5635

cc: Janet Thompson, NWRO
Judith Aitken, NWRO

SEPA REVIEW ROUTER

SEPA #: 9508193
City of Kent
11/03/95
DNS

RECEIVED
NOV -9 1995
DEPT. OF ECOLOGY

REGIONAL USE	ENV REVIEW
LOGGED IN 11/14	LOGGED OFF___
FAXED_____	COORD._____
LOGGED OUT___	LETTER_____

SEND TO: Janet Thompson, NWRO
TCP

ALSO SENT TO:

SUBJECT: (Revised) Atomic Auto Wrecking Renovation, remove contaminated soils and bio-remediate on site, remove 400 cu yds, bio-remediate 1,600 cu yds and import 2,000 cu yds of fill, construct a 720 sq ft building, 1037 S Central Ave (Poe Engineering)

FROM: Tasha Myers, Environmental Review, 11/07/95

Please review and return with your comments by 11/15/95

-15-819-

RECEIVED
NOV - 6 1995
DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW

CITY OF KENT

REVISED DETERMINATION OF NONSIGNIFICANCE
CHANGE TO CONDITION #16

Environmental Checklist No. #ENV-95-35 **Project** ATOMIC AUTO WRECKING RENOVATION

Description The applicant proposes to remediate the soil contamination on site by removal of soils and on-site bio-remediation. The property is zoned CM-2, Commercial Manufacturing. The applicant proposes to remove approximately 400 cubic yards of soil from the site, excavate 1,600 cubic yards on site as part of the bio-remediation, and import 2000 cubic yards of clean fill material. The applicant also proposed to establish a used car sales business on the east portion of the property. Development is proposed to include a 720 square foot modular building, approximately 20,000 square feet of asphalt pavement, associated landscaping and storm drainage works.

However, this SEPA checklist is being reviewed for the remediation only. Any future uses, such as used car sales, will require a separate SEPA checklist or modification of this checklist (#ENV-95-35).

The revised checklist is changed to include new conditions relating to used car sales. The applicant is proposing to conduct used car sales on the site.

Location The property is located at 1037 S. Central Avenue.

Applicant Poe Engineering, Inc.
400 W. Gowe #310
Kent, WA 98032

Lead Agency City of Kent

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This Determination of Nonsignificance is specifically conditioned on compliance with the conditions and mitigating measures described below. This information is available to the public on request.

____ There is no comment period for this DNS.

__X__ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by ___August 26, 1995. A NEW COMMENT PERIOD HAS BEEN DEEMED NECESSARY FOR THIS REVISED DETERMINATION OF NONSIGNIFICANCE.

Responsible Official James P. Harris

Position/Title Planning Director

Address 220 S. Fourth Avenue, Kent, WA 98032 **Telephone**: 859-3390

Dated November 3, 1995 **Signature** James P. Harris

APPEAL PROCESS: An appeal of a Determination of Nonsignificance (DNS) must be made to the Kent Hearing Examiner within ten (10) days of the date the Determination of Nonsignificance is final per Kent City Code 11.03.520.

CONDITIONS/MITIGATING MEASURES

3. Applicant shall provide City construction inspector with manifest documentation for all soils excavated and removed from the site.

4. Applicant shall provide the City with May, 1995 soil sampling data, as well as future soil and shallow groundwater(from excavation pits sampling data. Final Reports regarding excavations and analytical results shall also be submitted to the City.

5. To mitigate for potential impacts to stormwater runoff quantity, construct an on-site detention system in accordance with Kent Construction Standards for "valley" development.

6. To mitigate for potential impacts to stormwater runoff quality. construct an above-ground stormwater treatment system in accordance with Kent Construction Standards. Options include the following; wetpond, constructed wetland, extended detention pond, biofiltration swale or strip, or any combination of the above options acceptable to Public Works.

7. Submit a detailed Temporary Erosion and Sediment Control Plan to Public Works for review and approval. Design of temporary controls shall be in accordance with Kent Construction Standards.

8. To prevent or minimize water pollution after construction, site design shall incorporate Best Management Practices or BMPs, wherever practicable. BMPs are specific structures or actions intended to prevent pollution at the source. Examples of these include; storm drain stenciling, covered storage areas, periodic sweeping materials off pavement before they wash down the storm drain, and trash bins with impervious lids.

9. The developer shall execute a Declaration of Stormwater Facility Maintenance Covenant prior to issuance of any development permit.

10. All analysis, plans and action regarding the remediation of toxic wastes and contaminated soil on site shall be submitted to the Washington State Department of Ecology (WSDOE), and actions shall be subject to WSDOE guidelines and technical and regulatory input. Underground tanks or other containment structures identified on site shall be immediately reported to the City of Kent and WSDOE, prior to removal.

11. The developer shall provide a traffic input study to identify all traffic impacts upon the City of Kent road network and traffic signal system caused by the proposed development. The study shall identify all intersections at level of service "E" or "F" or which will be at level of service "E" or "F" due to increased traffic volumes from the development.

    The study shall then identify what improvements are necessary to mitigate the development impacts. Upon agreement by the City with the findings of the study and mitigation measures outlined in the study, implementation and/or construction of said mitigation measures shall be the conditional requirement of the issuance of the respective development permits.

    In lieu of conducting the above traffic study, constructing and/or implementing the respective mitigation measures hereby, the developer may agree to the following conditions to mitigate the traffic impacts due to the Atomic Auto Wrecking site development.

    The developer shall execute an environmental mitigation agreement to financially participate and pay a fair share of the costs associated with the construction of the South 272nd/277th Street Corridor project. The minimum benefit to the above development is estimated at $10,680 (in 1986 dollars) based upon 10 PM peak hour trips entering and leaving the site and the capacity of the South 272nd/277th Street Corridor.

SEPA REVIEW ROUTER

SEPA #: 9506263
City of Kent
8/11/95
DNS

RECEIVED
AUG 16 1995
DEPT. OF ECOLOGY

REGIONAL USE	ENV REVIEW
LOGGED IN 8/17	LOGGED OFF___
FAXED_____	COORD._____
LOGGED OUT___	LETTER_____

SEND TO: Janet Thompson, NWRO
TCP
WQ

ALSO SENT TO:

SUBJECT: (Revised) ~~Artomic~~ Automic Wrecking Renovation, remove contaminated soils and bio-remediate on-site, remove 400 cu yds, bio-remediate 1,600 cu yds and import 2,000 cu yds of matieral, 1037 S Central Ave (Poe Engineering, Inc)

FROM: Tasha Myers, Environmental Review, 8/14/95

Please review and return with your comments by 8/23/95

95-6263

RECEIVED
AUG 14 1995
DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW

CITY OF KENT

REVISED DETERMINATION OF NONSIGNIFICANCE

Environmental Checklist No. #ENV-95-35 **Project** ATOMIC AUTO WRECKING RENOVATION

C 95-469
95-5635

Description The applicant proposes to remediate the soil contamination on site by removal of soils and on-site bio-remediation. The property is zoned CM-2, Commercial Manufacturing. The applicant proposes to remove approximately 400 cubic yards of soil from the site, excavate 1,600 cubic yards on site as part of the bio-remediation, and import 2000 cubic yards of clean fill material. The applicant also proposed to establish a used car sales business on the east portion of the property. Development is proposed to include a 720 square foot modular building, approximately 20,000 square feet of asphalt pavement, associated landscaping and storm drainage works.

However, this SEPA checklist is being reviewed for the remediation only. Any future uses, such as used car sales, will require a separate SEPA checklist or modification of this checklist (#ENV-95-35).

The revised checklist is changed to include new conditions relating to used car sales. The applicant is proposing to conduct used car sales on the site.

Location The property is located at 1037 S. Central Avenue.

Applicant Poe Engineering, Inc.
400 W. Gowe #310
Kent, WA 98032

Lead Agency City of Kent

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This Determination of Nonsignificance is specifically conditioned on compliance with the conditions and mitigating measures described below. This information is available to the public on request.

____ There is no comment period for this DNS.

__X__ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by August 26, 1995. A NEW COMMENT PERIOD HAS BEEN DEEMED NECESSARY FOR THIS REVISED DETERMINATION OF NONSIGNIFICANCE.

Responsible Official James P. Harris

Position/Title Planning Director

Address 220 S. Fourth Avenue, Kent, WA 98032 **Telephone:** 859-3390

Dated July 11, 1995 **Signature** James P. Harris

APPEAL PROCESS: An appeal of a Determination of Nonsignificance (DNS) must be made to the Kent Hearing Examiner within ten (10) days of the date the Determination of Nonsignificance is final per Kent City Code 11.03.520.

CONDITIONS/MITIGATING MEASURES

3. Applicant shall provide City construction inspector with manifest documentation for all soils excavated and removed from the site.

4. Applicant shall provide the City with May, 1995 soil sampling data, as well as future soil and shallow groundwater(from excavation pits sampling data. Final Reports regarding excavations and analytical results shall also be submitted to the City.

5. To mitigate for potential impacts to stormwater runoff quantity, construct an on-site detention system in accordance with Kent Construction Standards for "valley" development.

6. To mitigate for potential impacts to stormwater runoff quality. construct an above-ground stormwater treatment system in accordance with Kent Construction Standards. Options include the following; wetpond, constructed wetland, extended detention pond, biofiltration swale or strip, or any combination of the above options acceptable to Public Works.

7. Submit a detailed Temporary Erosion and Sediment Control Plan to Public Works for review and approval. Design of temporary controls shall be in accordance with Kent Construction Standards.

8. To prevent or minimize water pollution after construction, site design shall incorporate Best Management Practices or BMPs, wherever practicable. BMPs are specific structures or actions intended to prevent pollution at the source. Examples of these include; storm drain stenciling, covered storage areas, periodic sweeping materials off pavement before they wash down the storm drain, and trash bins with impervious lids.

9. The developer shall execute a Declaration of Stormwater Facility Maintenance Covenant prior to issuance of any development permit.

10. All analysis, plans and action regarding the remediation of toxic wastes and contaminated soil on site shall be submitted to the Washington State Department of Ecology (WSDOE), and actions shall be subject to WSDOE guidelines and technical and regulatory input. Underground tanks or other containment structures identified on site shall be immediately reported to the City of Kent and WSDOE, prior to removal.

11. The developer shall provide a traffic input study to identify all traffic impacts upon the City of Kent road network and traffic signal system caused by the proposed development. The study shall identify all intersections at level of service "E" or "F" or which will be at level of service "E" or "F" due to increased traffic volumes from the development.

    The study shall then identify what improvements are necessary to mitigate the development impacts. Upon agreement by the City with the findings of the study and mitigation measures outlined in the study, implementation and/or construction of said mitigation measures shall be the conditional requirement of the issuance of the respective development permits.

    In lieu of conducting the above traffic study, constructing and/or implementing the respective mitigation measures hereby, the developer may agree to the following conditions to mitigate the traffic impacts due to the Atomic Auto Wrecking site development.

    The developer shall execute an environmental mitigation agreement to financially participate and pay a fair share of the costs associated

SEPA REVIEW ROUTER

SEPA #: 9505635
City of Kent
7/19/95
DNS

RECEIVED
JUL 24 1995
DEPT. OF ECOLOGY

REGIONAL USE	ENV REVIEW
LOGGED IN 7/24	LOGGED OFF___
FAXED_____	COORD._____
LOGGED OUT___	LETTER_____

SEND TO: Janet Thompson, NWRO
TCP JMA 7-28

ALSO SENT TO:

SUBJECT: Atomic Auto Wrecking Renovation, remove contaminated soils and bio-remediate on-site, remove 400 cu yds, bio-remediate 1,600 cu yds, and import 2,000 cu yds of clean fill, 1037 S Central Ave (Poe Engineering, Inc)

FROM: Tasha Myers, Environmental Review, 7/21/95

Please review and return with your comments by 8/01/95

95-5635

RECEIVED
JUL 20 1995
DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW

CITY OF KENT

DETERMINATION OF NONSIGNIFICANCE

Environmental Checklist No. #ENV-95-35 **Project** ATOMIC AUTO WRECKING RENOVATION

Description The applicant proposes to remediate the soil contamination on site by removal of soils and on-site bio-remediation. The property is zoned CM-2, Commercial Manufacturing. The applicant proposes to remove approximately 400 cubic yards of soil from the site, excavate 1,600 cubic yards on site as part of the bio-remediation, and import 2000 cubic yards of clean fill material. The applicant also proposed to establish a used car sales business on the east portion of the property. Development is proposed to include a 720 square foot modular building, approximately 20,000 square feet of asphalt pavement, associated landscaping and storm drainage works.

However, this SEPA checklist is being reviewed for the remediation only. Any future uses, such as used car sales, will require a separate SEPA checklist or modification of this checklist (#ENV-95-35).

Location The property is located at 1037 S. Central Avenue.

Applicant Poe Engineering, Inc.
400 W. Gowe #310
Kent, WA 98032

Lead Agency City of Kent

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This Determination of Nonsignificance is specifically conditioned on compliance with the conditions and mitigating measures described below. This information is available to the public on request.

____ There is no comment period for this DNS.

__X__ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by August 3, 1995.

Responsible Official James P. Harris

Position/Title Planning Director

Address 220 S. Fourth Avenue, Kent, WA 98032 **Telephone:** 859-3390

Dated July 19, 1995 **Signature** James P. Harris

APPEAL PROCESS: An appeal of a Determination of Nonsignificance (DNS) must be made to the Kent Hearing Examiner within ten (10) days of the date the Determination of Nonsignificance is final per Kent City Code 11.03.520.

CONDITIONS/MITIGATING MEASURES

1. Applicant shall submit engineering plans for the remediation work on the site to the City for review and approval, including the soil treatment design and O&M plan, and also for the proposed auto sales area.

sampling data. Final Reports regarding excavations and analytical results shall also be submitted to the City.

5. To mitigate for potential impacts to stormwater runoff quantity, construct an on-site detention system in accordance with Kent Construction Standards for "valley" development.

6. To mitigate for potential impacts to stormwater runoff quality. construct an above-ground stormwater treatment system in accordance with Kent Construction Standards. Options include the following; wetpond, constructed wetland, extended detention pond, biofiltration swale or strip, or any combination of the above options acceptable to Public Works.

7. Submit a detailed Temporary Erosion and Sediment Control Plan to Public Works for review and approval. Design of temporary controls shall be in accordance with Kent Construction Standards.

8. To prevent or minimize water pollution after construction, site design shall incorporate Best Management Practices or BMPs, wherever practicable. BMPs are specific structures or actions intended to prevent pollution at the source. Examples of these include; storm drain stenciling, covered storage areas, periodic sweeping materials off pavement before they wash down the storm drain, and trash bins with impervious lids.

9. The developer shall execute a Declaration of Stormwater Facility Maintenance Covenant prior to issuance of any development permit.

10. All analysis, plans and action regarding the remediation of toxic wastes and contaminated soil on site shall be submitted to the Washington State Department of Ecology (WSDOE), and actions shall be subject to WSDOE guidelines and technical and regulatory input. Underground tanks or other containment structures identified on site shall be immediately reported to the City of Kent and WSDOE, prior to removal.

c:dns9535

CITY OF KENT
PLANNING DEPARTMENT
(206) 859-3390

PAID
JUN 12 1995
CITY OF KENT
PERMIT CENTER

ENVIRONMENTAL CHECKLIST APPLICATION FORM

TO BE COMPLETED BY STAFF

15273

APPLICATION # ENV-95-35 RECEIVED BY NP DATE 6-12-95 PROCESSING FEE 150.00

A. STAFF REVIEW DETERMINED THAT PROJECT:

_____ Meets the categorically exempt criteria.

_____ Has no probable significant adverse environmental impact(s) and application should be processed without further consideration of environmental effects.

X Has probable, significant impact(s) that can be mitigated through conditions. EIS not necessary.

_____ Has probable, significant adverse environmental impact(s). An Environmental Impact Statement will be prepared.

_____ An Environmental Impact Statement for this project has already been prepared.

James P. Harris — Signature of Responsible Official

7-17-95 — Date

B. COMMENTS:

C. TYPE OF PERMIT OR ACTION REQUESTED: Conditional Use Permit, Zoning

D. ZONING DISTRICT: GM-2, Commercial Manufacturing

TO BE COMPLETED BY APPLICANT

A. **BACKGROUND INFORMATION:**

1. Name of Project: ATOMIC AUTO WRECKING RENOVATION

2. Name of Applicant: POE ENGINEERING, INC

Mailing Address ~~610 W. MEEKER ST, SUITE 101~~ 400 W. GOWE STE. 310
KENT, WA 98032

Contact Person: ALAN F. POE Telephone: 859-5121
(Note that all correspondence will be mailed to the applicant listed above.)

PLEASE PROVIDE COPY OF MAILINGS

3. Applicant is (owner, agent, other) AGENT

4. Name of Legal Owner CARR AUTO CENTERS Telephone 872-3360

6. Legal description and tax identification number
   a. Legal description (if lengthy, attach as separate sheet):

   (ATTACHED)

   b. Tax identification number: 0006600040

7. Existing conditions: Give a general description of the property and existing improvements, size, topography, vegetation, soil, drainage, natural features, etc. (if necessary, attach a separate sheet).

   (ATTACHED)

8. Site Area: 1.96AC (85,369 SF) Site Dimensions: 627 x 136 (±)

9. Project description: Give a brief, complete description of the intended use of the property or project. (Attach site plans as described in the instructions):

   (ATTACHED)

10. Schedule: Describe the timing or schedule (include phasing and construction dates, if possible).
    1) REMOVE 400 CY CONTAMINATED MATERIAL IMMEDIATELY (PRIOR TO SEPA DNS).
    2) REMAINING REMEDIATION – ASAP
    3) ~~AND~~ AUTO SALES – ASAP

11. Future Plans: Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain. YES. THE WRECKING YARD OPERATION IS PROPOSED TO CONTINUE AS A ~~AND~~ "90'S" FACILITY. SEPA AND PLANS FOR THIS OPERATION ON THE WEST PORTION OF THE PROPERTY WILL BE SUBMITTED THIS SUMMER

12. Permits: List all permits for this project from local, state, federal, or other agencies for which you have applied or will apply.

AGENCY	PERMIT TYPE	DATE SUBMITTED*	NUMBER	STATUS**
DOE.	"CLEAN UP"			
CITY OF KENT	BLDG			
CITY OF KENT	GRADING			
CITY OF KENT	LOT LINE ADJ.			
CITY OF KENT	DEMOLITION			

*Leave blank if not submitted
**Approved, denied or pending

13. Environmental information: List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
    REMEDIATION WORK PLAN PREPARED BY GALLOWAY ENVIRONMENTAL & ATTACHED.

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): (Flat), rolling, hilly, steep slopes, mountainous, other _____.

b. What is the steepest slope on the site (approximate percent slope)?

LESS THAN 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

TYPICAL VALLEY SOIL, (SILTY GRAVEL)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NONE ARE KNOWN

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

SEE ATTACHED ITEM A.9., SOURCE WILL BE LOCAL.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

A POSSIBILITY EXISTS DURING GRADING OPERATIONS.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

30% ASPHALT & BLDGS

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

AS REQUIRED BY THE CITY OF KENT.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

VEHICLE EXHAUST & DUST DURING CONST.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NONE ARE KNOWN

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

WATER SITE TO REDUCE DUST.

3. Water

EVALUATION FOR
AGENCY USE ONLY

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

NONE ARE ANTICIPATED.

5) Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.

NO.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.

NONE IS ANTICIPATED. THE BIO-REMEDIATION AREA IS LINED W/ WATER PROOF MEMBRANE.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE ARE ANTICIPATED.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

THE WEST PORTION OF THE SITE WILL NOT CHANGE SIGNIFICANTLY IN RUNOFF PATTERNS. THE EAST PORTION (AUTO SALES) WILL BE COLLECTED, DETAINED & DISCHARGED TO THE CITY SYSTEM IN CENTRAL.

2) Could waste materials enter ground or surface waters? If so, generally describe.

NONE ARE ANTICIPATED

EVALUATION FOR
AGENCY USE ONLY

4. Plants

a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

X grass

_____ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

X other types of vegetation BLACKBERRIES

b. What kind and amount of vegetation will be removed or altered?

SITE WILL BE CLEARED AS PART OF THE REMEDIATION WORK.

c. List threatened or endangered species known to be on or near the site.

NONE ARE KNOWN.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

AS REQUIRED BY THE CITY OF KENT

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: ROBINS / CROWS, ETC
mammals: deer, bear, elk, beaver, other: _____
fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

NONE ARE KNOWN.

c. Is the site part of a migration route? If so, explain.

NOT TO MY KNOWLEDGE.

d. Proposed measures to preserve or enhance wildlife, if any:

NONE NECESSARY.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRICITY OR GAS

EVALUATION FOR
AGENCY USE ONLY

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

SEE THE ATTACHED REMEDIATION PLAN BY GALLOWAY ENVIRONMENTAL

1) Describe special emergency services that might be required.

SEE 7a.

2) Proposed measures to reduce or control environmental health hazards, if any:

SEE 7a.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

RAILROAD TO WEST. NOISE IS NOT ANTICIPATED AS A PROBLEM.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other? Indicate what hours noise would come from the site.

AUTOMOBILE & CONST. EQUIPMENT
6:00 AM TO 7:00 PM

3) Proposed measures to reduce or control noise impacts, if any:

NONE

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

SITE IS WRECKING YARD, VACANT TO NORTH, COMMERCIAL DEVELOPMENTS TO EAST & SOUTH RAIL TO WEST

b. Has the site been used for agriculture? If so, describe.

NOT IN RECENT PAST.

c. Describe any structures on the site.

(4) SMALLER SIZE BUILDINGS USED IN THE OLD WRECKING YARD BUSINESS

d. Will any structures be demolished? If so, what?

YES - THE WEST (3)

e. What is the current zoning classification of the site?

CM2

f. What is the current comprehensive plan designation of the site?

COMMERCIAL

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area?

EVALUATION FOR
AGENCY USE ONLY

k. Proposed measures to avoid or reduce displacement impacts, if any:

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

CAR SALES ALLOWED IN ZONE, WRECKING YARD HAS CONDITIONAL USE PERMIT. & IS EXIST.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any.

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

12', VINYL/METAL SIDING.

b. What views in the immediate vicinity would be altered or obstructed?

NONE

c. Proposed measures to reduce or control aesthetic impacts, if any.

CLEAN OUT EXIST VEHICLES & PARTS.

11. Light and Glare

a. What type of light or glare will the proposals produce? What time of day would it mainly occur?

SECURITY LIGHTING AT NIGHT.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

POSSIBLY

c. What existing off-site sources of light or glare may affect your proposal?

NONE ARE KNOWN

d. Proposed measures to reduce or control light and glare impacts, if any.

AS REQUIRED BY THE CITY OF KENT & DIRECT EXT LIGHTING ON SITE.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

GREEN RIVER TO WEST

b. Would the proposed project displace any existing recreational uses? If so

EVALUATION FOR
AGENCY USE ONLY

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.

NONE KNOWN.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE KNOWN.

c. Proposed measures to reduce or control impacts, if any.

NONE NECESSARY.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

SO. CENTRAL & SO. 259TH ST. CAR LOT TO ACCESS FROM CENTRAL & SO. 259TH. EXIST WRECKING YARD TO LIMIT ACCESS TO SO 259TH WHEN OPERATION BEGINS.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

PUBLIC TRANSIT IS AVAILABLE ON SOUTH CENTRAL.

c. How many parking spaces would the completed project have? How many would the project eliminate?

AS REQUIRED BY THE CITY OF KENT (± 8).

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NONE ANTICIPATED BUT THE POSSIBILITY EXISTS THAT IT MAY BE REQUIRED BY THE CITY OF KENT.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO USE, RAIL TO WEST ANTICIPATED

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

≈ 60 / DAY

g. Proposed measures to reduce or control transportation impacts, if any.

AS REQUIRED BY THE CITY OF KENT.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally

EVALUATION FOR
AGENCY USE ONLY

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utilities providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. CITY OF KENT - SEWER & WATER
RLST - REFUSE, US WEST - PHONE, PUGET POWER - ELECTRICITY, W.N.G. - GAS

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Allen F. Poe Date 6/12/95

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 25;
THENCE S00°50'00"E 864.34 FEET ALONG THE SECTION LINE TO THE CENTER OF A COUNTY ROAD;
THENCE S88°55'00"W 458.30 FEET ALONG THE CENTER OF ROAD TO ITS INTERSECTION WITH THE CENTERLINE OF STATE ROAD NO. 5;
THENCE SOUTH 89°20'00"W 30.12 FEET TO THE WEST BOUNDARY OF STATE ROAD NO. 5;
THENCE N05°53'00"W 15.06 FEET PARALLEL TO AND 30 FEET FROM CENTER OF STATE ROAD NO. 5 TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE S89°20'00"W 406.24 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD;
THENCE N05°53'00"W 136.30 FEET;
THENCE N89°20'00"E PARALLEL WITH THE NORTH LINE OF SAID COUNTY ROAD TO THE WEST LINE OF THE STATE ROAD NO. 5;
THENCE ALONG THE WEST LINE OF STATE ROAD NO. 5 TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED FOR ROAD PURPOSES UNDER KING COUNTY RECORDING NOS. 7408020069, 7408020070, 7408020071, 9303111182 WHICH IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 9207230808 AND RECORDING NO. 9303111183 WHICH IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 9207230808;

SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 25;
THENCE S00°50'00"E 864.34 FEET ALONG THE SECTION LINE TO THE CENTER OF A COUNTY ROAD;
THENCE S88°55'00"W 458.30 FEET ALONG THE CENTER OF SAID COUNTY ROAD TO ITS INTERSECTION WITH THE CENTERLINE OF STATE ROAD NO. 5;
THENCE S89°20'00"W 30.12 FEET TO THE WEST BOUNDARY OF SAID STATE ROAD NO. 5;
THENCE N05°53'00"W 15.06 FEET PARALLEL TO AND 30.00 FEET FROM CENTER OF SAID STATE ROAD NO. 5;
THENCE S89°20'00"W 406.24 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID COUNTY ROAD, SOUTH 89°20'00"W 239.70 FEET TO THE RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY;
THENCE N00°39'46"W 135.74 FEET ON THE NORTHERN PACIFIC RIGHT OF WAY;
THENCE N89°20'00"E 227.30 FEET;
THENCE S05°53'00"W 136.30 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON.

LEGEND

SUPPLEMENTAL SEPA INFORMATION

A. 7. EXISTING CONDITIONS: THE SITE ENCOMPASSES 1.96 ACRES AND IS COMPRISED OF (2) SEPARATE LOTS. THE PROPERTY WAS RECENTLY PURCHASED FROM THE OWNERS OF ATOMIC AUTO WRECKING WHO HAVE RUN A AUTOMOBILE WRECKING YARD (WITH A CONDITIONAL USE PERMIT) ON THE PROPERTY FOR SEVERAL YEARS. THIS BUSINESS CONSISTED OF A GRAVELLED PARKING AREA ON THE EAST END OF THE PROPERTY, (4) SMALL BUILDINGS AND AN 1.5 ACRES (+ OR -) OF WRECKED AUTOMOBILES AND MISCELLANEOUS PART. THE SITE HAS VERY LITTLE VEGETATION AND IS COVERED MOSTLY WITH GRAVEL AND BARE GROUND. THE SITE IS FAIRLY FLAT, AND IN GENERAL SLOPES TO THE WEST. A SMALL AREA AT THE EAST SIDE OF THE PROPERTY APPEARS TO SLOPE IN AN EASTERLY DIRECTION. AREAS OF CONTAMINATION HAVE BEEN IDENTIFIED AS A RESULT OF THE PREVIOUS WRECKING YARD OPERATION. SOME CLEAN UP EFFORTS IN THE FORM OF PARTS REMOVAL (TIRES & HUB CAPS) AND FENCE REPAIR AND INSTALLATION HAVE BEEN DONE ALREADY. A CONSTRUCTION TRAILER (INCLUDING POWER, WATER AND SEWER HOOK UPS) HAS ALSO BEEN SITED.

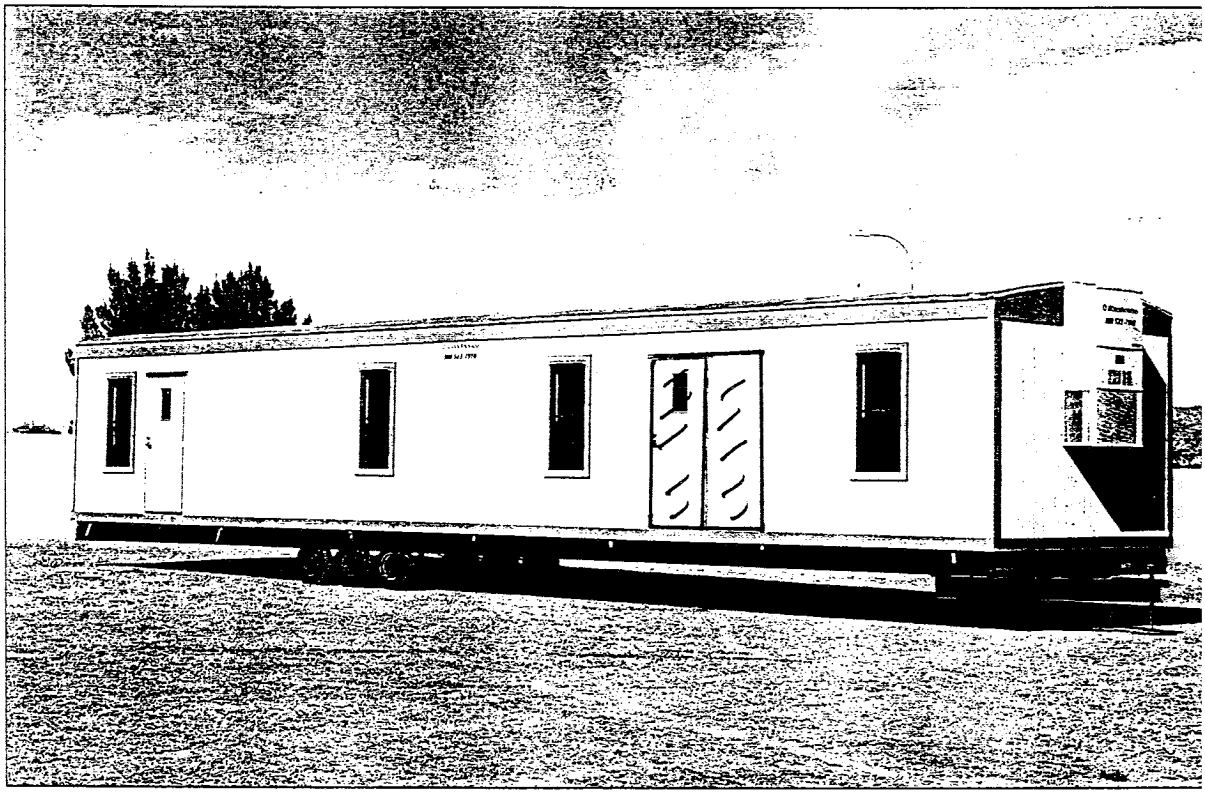
A. 9. THE CURRENT PROPOSAL INVOLVES THE ENVIRONMENTAL REMEDIATION WORK TO REMOVE CONTAMINATED SOILS FROM THE SITE AS WELL AS ON-SITE BIO-REMEDIATION AND OBTAINING A CLEAN SITE PER D.O.E. STANDARDS. THIS WILL INVOLVE THE EXCAVATION AND REMOVAL FROM THE PROPERTY OF APPROXIMATELY 400 CY OF MATERIAL, EXCAVATING UP TO 1,600 CY OF MATERIALS ON-SITE AS PART OF THE BIO-REMEDIATION, AND IMPORTING 2,000 CY OF CLEAN FILL MATERIAL. THE BIO-REMEDIATION INVOLVES BACTERIA WHICH REQUIRE WARMER TEMPERATURES AND IT IS ESSENTIAL THE THIS PROCESS BEGIN AS SOON AS POSSIBLE TO TAKE ADVANTAGE OF THE SUMMER OF 1995. A COPY OF THE RESTORATION WORK PLAN PREPARED BY GALLOWAY ENVIRONMENTAL, INC. HAS BEEN ATTACHED FOR REFERENCE. SUBMITTAL OF THIS PLAN TO THE D.O.E., TO THE BEST OF MY KNOWLEDGE, HAS ALREADY OCCURRED.

ALSO INVOLVED IN THIS PROPOSAL IS A LOT LINE ADJUSTMENT AND THE CONSTRUCTION OF A USED CAR SALES BUSINESS ON THE EAST PORTION OF THE PROPERTY. THIS WILL INVOLVE A PERMANENT PERMIT FOR THE CONSTRUCTION TRAILER AS WELL AS 20,000 SF (+ OR -) OF PAVING AND ASSOCIATED LANDSCAPING & STORM DRAINAGE FEATURES.

GE Capital
Modular Space

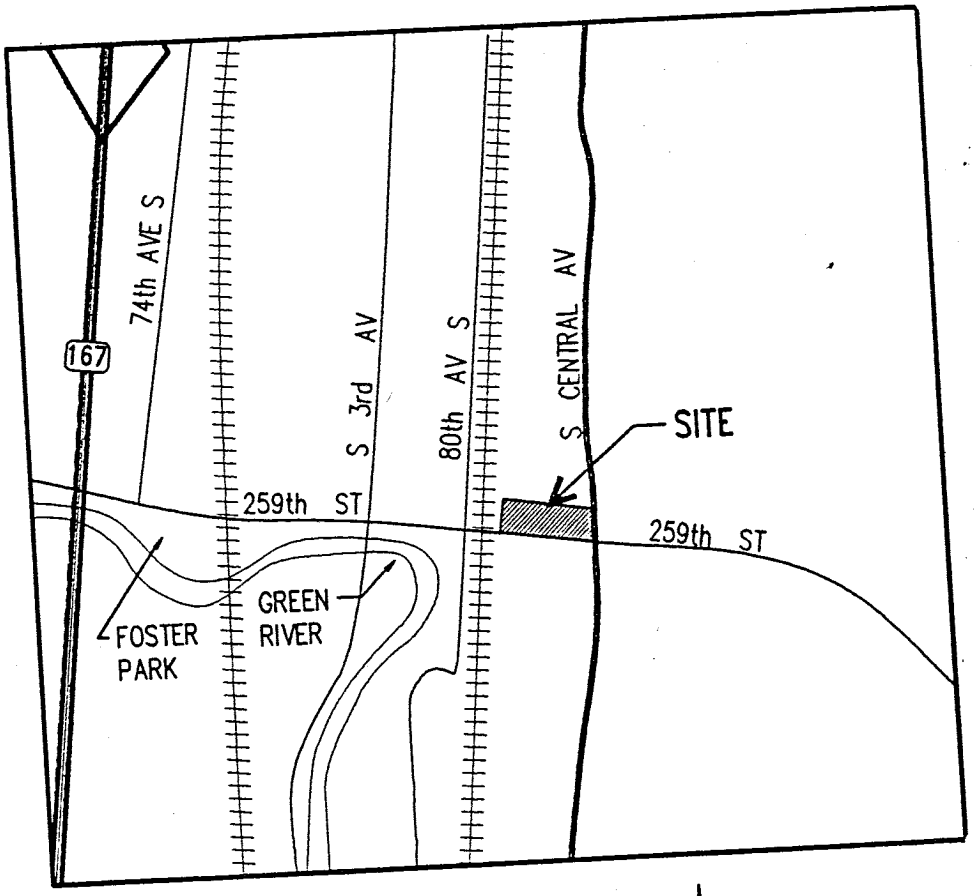
Mobile Offices from the Industry Leader

60'x 12'



Standard Office Features

- Heat and air conditioning
- Durable 1/8" vinyl floor tile
- Woodgrain paneling
- Attractive exterior siding
- Fully insulated
- 36" x 80" metal exterior doors
- 8' ceiling height
- Furniture and steps available
- Relocation services available
- Rent, lease or purchase
- Financing options available



VICINITY MAP

NTS

LOCATION IN SECTION 25, T22N, R4E, W.M.
KENT, WASHINGTON

GENERAL NOTES

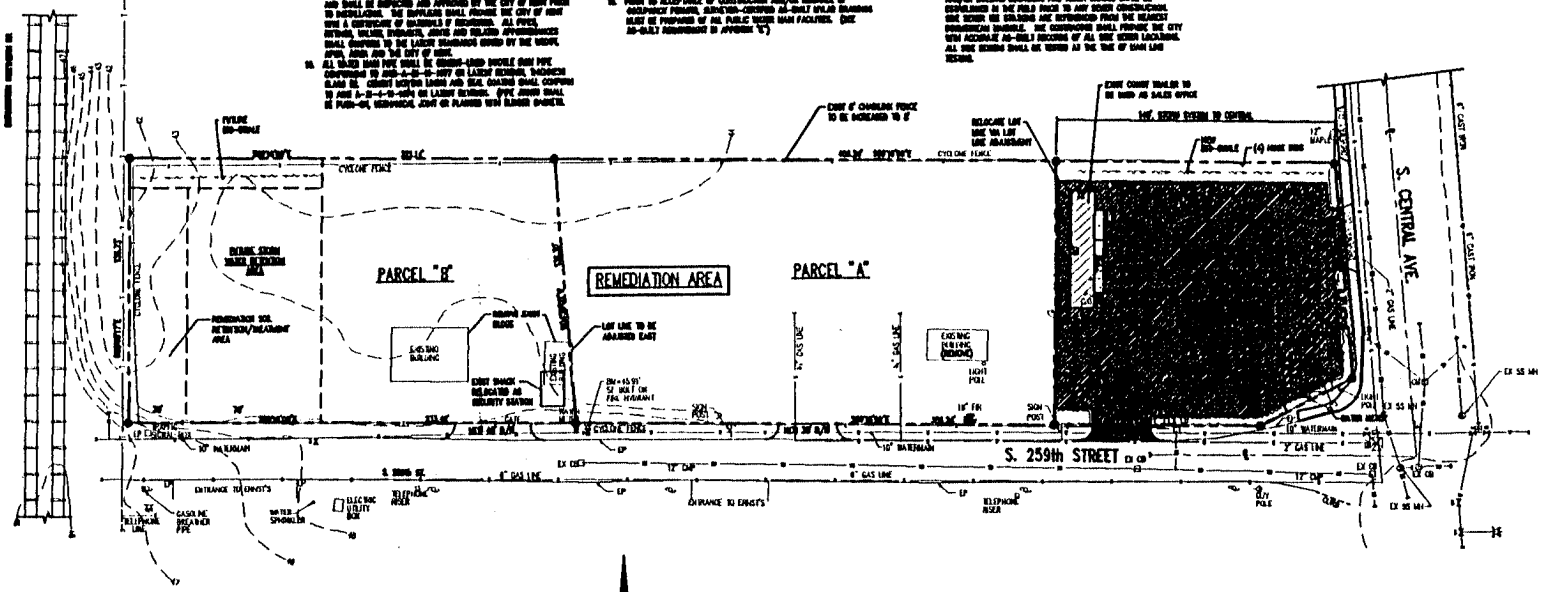
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KENT STANDARD SPECIFICATIONS, AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF KENT CONSTRUCTION INSPECTION PERSONNEL, BY PHONING 859-3304.
3. AN APPROVED PLAN SET MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. ALL SITE WORK IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. ANY DEVIATION FROM APPROVED PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, ENGINEER AND APPROPRIATE PUBLIC AGENCIES.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR DERIVED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF CONFLICTS EXIST.
7. LOCATIONS OF SIDEWALKS, DRIVEWAYS AND PARKING AREAS SHOWN HEREON ARE APPROXIMATE. ADJUSTMENT AND STRUCTURE LOCATIONS SHALL BE FIELD KEPT ON THE BLINE/CLINEMARKS AS ENGINEER.
8. ANY APPROVED CUTS OF EXISTING PUBLIC ROADWAYS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH CITY OF KENT STANDARDS. ALL CUTS SHALL BE SAWCUT. ASPHALT SHALL BE ALONG NEAT, CONTINUOUS, STRAIGHT, OR SMOOTH CURVED LINES. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. THE EXISTING ROAD SURFACE SHALL BE REPLACED TO BE AT LEAST 2 INCHES BY COMPACTED CL. "B" ASPHALT CONCRETE, 4" CRUSHED ROCK SURFACING TOP COURSE (5/8 INCH MINUS), AS REQUIRED DEPENDENT UPON A SOILS ENGINEER'S RECOMMENDATION AND TESTS. IN NO CASE SHALL THE REPLACEMENT BE LESS THAN THE EXISTING SECTION.

GENERAL NOTES - WATER

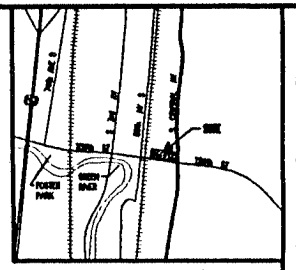
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KENT STANDARD SPECIFICATIONS, AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF KENT CONSTRUCTION INSPECTION PERSONNEL, BY PHONING 859-3304.
3. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THE PLANS WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER AND APPROPRIATE PUBLIC AGENCIES.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR DERIVED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ALL NEW CONNECTIONS TO THE EXISTING WATER SYSTEM SHALL BE IN STRICT ACCORDANCE WITH THE APPROPRIATE SUBSECTIONS OF SECTION 7-15 OF THE WSDOT/APWA SPECIFICATIONS. NO CONNECTION SHALL BE MADE BETWEEN THE NEW MAIN AND THE EXISTING SYSTEM UNTIL THE NEW MAIN HAS BEEN FLUSHED, DISINFECTED, AND TESTED. TEMPORARY PLUGS AND BLOCKING SHALL BE ASSEMBLED AT THE POINTS OF CONNECTION TO THE EXISTING MAINS. THE CONTRACTOR SHALL CONTACT THE CITY OF KENT VALVE INSPECTOR AT LEAST 5 WORKING DAYS PRIOR TO THE PROPOSED CONNECTION OF THE EXISTING MAIN. THE CONTRACTOR SHALL EXPOSE THE EXISTING MAIN AND PROVIDE ALL NECESSARY FITTINGS FOR THE CONNECTIONS. THE CITY OF KENT CONSTRUCTION INSPECTION SHALL BE PRESENT WHEN THE ACTUAL CONNECTION IS MADE.
8. PRESSURE AND PURITY TESTING SHALL BE DONE IN THE PRESENCE OF AND UNDER THE SUPERVISION OF THE CITY OF KENT INSPECTOR AND/OR REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE PLUGS AND/OR TEMPORARY BLOW-OFF ASSEMBLIES FOR TESTING AND PURITY ACCEPTANCE PRIOR TO TESTING.
9. ALL MATERIALS USED FOR CHLORINATION SHALL BE NEW AND UNDAMAGED AND SHALL BE INSPECTED AND APPROVED BY THE CITY OF KENT PRIOR TO INSTALLATION. THE SUPPLIER SHALL FURNISH THE CITY OF KENT WITH A CERTIFICATE OF WORKMANSHIP AND MATERIALS. ALL PIPES, FITTINGS, VALVES, HYDRANTS, JOINTS AND RELATED APPURTENANCES SHALL CONFORM TO THE LATEST STANDARDS ADOPTED BY THE WSDOT, APWA, AWWA AND THE CITY OF KENT.
10. ALL BURIED MAIN PIPE SHALL BE CEMENT-LINED DUCTILE IRON PIPE CONFORMING TO ANSI A-21.51-1976 OR LATEST REVISION, THICKNESS CLASS 52. CEMENT MORTAR LINING AND SEAL COATING SHALL CONFORM TO ANSI A-21.4-1-1976 OR LATEST REVISION. TYPE JOINTS SHALL BE PUSH-ON, MECHANICAL JOINT OR FLANGED WITH RUBBER GASKETS.
11. ALL FITTINGS SHALL BE CAST IRON, CEMENT-LINED, CLASS 250, UNLESS OTHERWISE SPECIFIED, CONFORMING TO ANSI A-21.10-1971 OR LATEST REVISION. ALL FITTING JOINTS SHALL BE RUBBER OR MECHANICAL JOINT UNLESS OTHERWISE SPECIFIED.
12. UNLESS OTHERWISE SPECIFIED, ALL VALVES SHALL BE GATE VALVES CONFORMING TO THE LATEST REVISIONS TO AWWA STANDARD SPECIFICATIONS FOR GATE VALVES FOR ORDINARY WATER WORKS SERVICE NO. C-500. THEY SHALL BE IRON-BODY, BRONZE-MOUNTED, RESILIENT SEATED VALVES WITH A BRONZE SEATING RING AND/OR AN O-RING STUFFING BOX. ALL VALVES SHALL BE FLANGED OR MECHANICAL JOINT ADAPTABLE PER ASSEMBLAGE WITH THE TYPE AND CLASS OF PIPE BEING USED. ALL VALVES SHALL OPEN COUNTERCLOCKWISE, AND UNLESS OTHERWISE SPECIFIED, SHALL BE NON-RISING STEM TYPE EQUIPPED WITH THE CITY OF KENT'S STANDARD OPERATOR. ALL VALVES SHALL BE FURNISHED WITH A VALVE BOX, COVER, AND BRANCH POST INDICATOR VALVE IS NOT IN A PAVED SECTION. A CONCRETE VALVE MARKER POST SHALL BEAR A 3 INCH BRONZE DIAMOND SECTION AND A MINIMUM HEIGHT OF 48 INCHES WITH RAISED LETTERS AND BEARING AT LEAST 1 3/8 INCH DIAMETER BAR OF NONCORROSIVE METAL. MARKERS SHALL BE PLACED AS DIRECTED BY THE ENGINEER AND SET AS TO LEAVE 18 INCHES EXPOSED ABOVE GRADE. THE EXPOSED PORTION OF THE MARKER POSTS SHALL BE PAINTED WITH 2 COATS OF RUST INHIBITIVE PAINT, AND THE SIZE OF THE VALVE (FOR EXAMPLE, 6 INCH VV) AND THE DISTANCE IN FEET AND INCHES TO THE VALVE SHALL THEN BE STENCILED WITH BLACK PAINT ON THE FACE OF THE POST, USING A STENCIL WHICH WILL PRODUCE LETTERS 3 INCHES HIGH.
13. WHERE BURIED MAINS CROSS SANITARY SEWER MAINS, AND LESS THAN 18 FOOT VERTICAL CLEARANCE EXISTS BETWEEN THE TOP OF SEWER AND BOTTOM OF WATER MAIN, THE SANITARY SEWER SHALL BE CONSTRUCTED OR RECONSTRUCTED WITH CLASS 50 DUCTILE IRON PIPE FOR A MINIMUM HORIZONTAL DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN WITH NO JOINTS.
14. ANY OPEN CUTS OF EXISTING PUBLIC ROADWAYS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH CITY OF KENT STANDARDS. ALL CUTS SHALL BE SAWCUT. ASPHALT SHALL BE ALONG NEAT, CONTINUOUS SAW CUT LINES. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. THE EXISTING ROADWAY SURFACE SHALL BE REPLACED TO BE AT LEAST 2 INCHES OF COMPACTED CLASS "B" ASPHALT CONCRETE, 4" CRUSHED ROCK SURFACING TOP COURSE (5/8 INCH MINUS), AS REQUIRED DEPENDENT UPON A SOILS ENGINEER'S RECOMMENDATION AND TESTS. IN NO CASE SHALL THE REPLACEMENT BE LESS THAN THE EXISTING SECTION.
15. PRIOR TO ACCEPTANCE OF CONSTRUCTION AND/OR ISSUANCE OF OCCUPANCY PERMITS, SURVEYOR-CERTIFIED AS-BUILT WATER DRAWINGS SHALL BE PREPARED OF ALL PUBLIC WATER MAIN FACILITIES. (SEE AS-BUILT REQUIREMENTS IN APPENDIX "C").

GENERAL NOTES - SANITARY SEWER

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KENT STANDARD SPECIFICATIONS, AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF KENT CONSTRUCTION INSPECTION PERSONNEL, BY PHONING 859-3304.
3. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. ALL SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER AND APPROPRIATE PUBLIC AGENCIES.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR DERIVED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ALL STREET PIPE SHALL CONFORM TO ONE OF THE FOLLOWING SPECIFICATIONS:
   A. DUCTILE IRON - CLASS 50 (ONLY WHERE SPECIFIED ON THE PLANS).
   B. PVC - CONFORMING TO ASTM D-3034, SDR 35, WITH FITTINGS AND GASKETS CONFORMING TO CITY OF KENT STANDARDS.
8. ALL DUCTILE IRON PIPE SHALL HAVE AN APWA CLASS "A" PIPE ZINCOAT. ALL PVC PIPE SHALL HAVE AN APWA CLASS "A" (5/8 INCH MINUS CRUSHED ROCK) FLEXIBLE PIPE ZINCOAT.
9. ALL TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557-78 MODIFIED PROCTOR, FOR THE FIRST THREE FEET ABOVE THE PIPE. THE REMAINING BACKFILL MAY BE TO 90 PERCENT IF ONE OF AN AREA OF FUTURE PAVEMENT OR STRUCTURAL FILL. TRENCH BACKFILL AND COMPACTION SHALL BE COMPLETED PRIOR TO TESTING UNDER THIS LICENSE.
10. ALL SITE SEWER MAINS SHALL BE A MINIMUM 8 INCH DIAMETER AND HAVE A MINIMUM SLOPE OF 1.0 PERCENT. PROPERTY/LOT CORNERS AND/OR BUILDING LOCATIONS AND SEWER GRADES SHALL BE ESTABLISHED IN THE FIELD PRIOR TO ANY SEWER CONSTRUCTION. SITE SEWER TIE ELEVATIONS ARE REFERENCED FROM THE NEAREST DOWNSTREAM MANHOLE. THE CONTRACTOR SHALL PROVIDE THE CITY WITH ACCURATE AS-BUILT RECORDS OF ALL SITE SEWER LOCATIONS. ALL SITE SEWERS SHALL BE TESTED AS THE TIME OF MAIN LINE TESTING.
11. WHERE A SEWER MAIN CROSSES ABOVE THE SANITARY SEWER, AND LESS THAN 18 FEET OF VERTICAL CLEARANCE EXISTS BETWEEN THE TOP OF SEWER AND BOTTOM OF WATER MAIN, THE SEWER SHALL BE CONSTRUCTED OR RECONSTRUCTED WITH DUCTILE IRON PIPE (CLASS 50) FOR A MINIMUM HORIZONTAL DISTANCE OF ONE CONSTRUCTION LENGTH OF NORMAL PIPE ACROSS THE WATER MAIN CROSSING WITH NO JOINTS.
12. ANY OPEN CUTS OF EXISTING PUBLIC ROADWAYS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH CITY OF KENT STANDARDS. ALL CUTS SHALL BE SAWCUT. ASPHALT SHALL BE ALONG NEAT, CONTINUOUS SAW CUT LINES. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. THE EXISTING ROADWAY SURFACE SHALL BE REPLACED TO BE AT LEAST 2 INCHES OF COMPACTED CLASS "B" ASPHALT CONCRETE, 4" CRUSHED ROCK SURFACING TOP COURSE (5/8 INCH MINUS), AS REQUIRED DEPENDENT UPON A SOILS ENGINEER'S RECOMMENDATION AND TESTS. IN NO CASE SHALL THE REPLACEMENT BE LESS THAN THE EXISTING SECTION.
13. NEW CONNECTIONS TO EXISTING FACILITIES SHALL BE SEALED OFF UNTIL SATISFACTORY CONSTRUCTION IS FINISHED, TESTED, CLEANED AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND SILTED SHALL BE REMOVED PRIOR TO HOOKING THE SEAL. ALL TAP INSPECTION AND PRESSURE TESTING SHALL BE IN THE PRESENCE OF A CITY OF KENT INSPECTOR.
14. A 10 FOOT (OR 20 FOOT, AS SHOWN) SANITARY SEWER EASEMENT (7.5 FEET OR 15.0 FEET ON EACH SIDE OF THE PIPE, AS AS SHOWING SHOWN) MUST BE PREPARED AND CONVEYED ON CITY OF KENT FORMS.
15. PRIOR TO ACCEPTANCE OF CONSTRUCTION AND/OR ISSUANCE OF OCCUPANCY PERMITS, SURVEYOR-CERTIFIED AS-BUILT SEWER DRAWINGS SHALL BE PREPARED OF ALL PUBLIC SANITARY SEWER FACILITIES. (SEE AS-BUILT REQUIREMENTS IN APPENDIX "C").



PRELIMINARY SITE PLAN
1"=100'



VICINITY MAP

OWNER INFORMATION

OMNI AUTO OWNERS
C/O MR AMOS CARR
P.O. BOX 9423
KENT, WA 98064
(206) 872-3390

SITE DATA

AREA: 68,267 SF (1.56 AC)
ZONING: C-M2
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: B2

LEGEND

POWER POLE
SEWER MANHOLE
CATCH BASIN (STORM)
GUY POLE
WATER VALVE
GAS VALVE
FIRE HYDRANT
SIGN POST

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 4 EAST WM., DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30; THENCE SOUTH 89°04'34" EAST 694.34 FEET ALONG THE SECTION LINE TO THE CENTER OF A COUNTY ROAD;
THENCE SOUTH 00°14'30" WEST 494.30 FEET ALONG THE CENTER OF ROAD TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD NO. 5;
THENCE SOUTH 39°30'00" W 30.92 FEET TO THE WEST BOUNDARY OF STATE ROAD NO. 5;
THENCE SOUTH 00°14'30" WEST 10.00 FEET PARALLEL TO AND 30 FEET FROM CENTER OF STATE ROAD NO. 5 TO THE TRUE POINT OF BEGINNING OF THIS TRACT HEREIN DESCRIBED;
THENCE SOUTH 89°04'34" EAST 694.34 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD;
THENCE SOUTH 00°14'30" WEST 10.00 FEET;
THENCE SOUTH 89°04'34" EAST 694.34 FEET PARALLEL WITH THE SOUTH LINE OF SAID COUNTY ROAD TO THE WEST LINE OF THE STATE ROAD NO. 5;
THENCE ALONG THE WEST LINE OF STATE ROAD NO. 5 TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED FOR ROAD PURPOSES UNDER KING COUNTY RECORDING NO. 7906060665, 7906060670, 7906060671, DESCRIBED WHICH IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 7905270566 AND RECORDING NO. 8308191068 WHICH IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 6817139040;

SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 4 EAST, WM., DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE SOUTH 89°04'34" EAST 694.34 FEET ALONG THE SECTION LINE TO THE CENTER OF A COUNTY ROAD;
THENCE SOUTH 00°14'30" WEST 494.30 FEET ALONG THE CENTER OF SAID COUNTY ROAD TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD NO. 5;
THENCE SOUTH 39°30'00" W 30.92 FEET TO THE WEST BOUNDARY OF SAID STATE ROAD NO. 5;
THENCE SOUTH 00°14'30" WEST 10.00 FEET PARALLEL TO AND 30.00 FEET FROM CENTER OF SAID STATE ROAD NO. 5;
THENCE SOUTH 89°04'34" EAST 694.34 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID COUNTY ROAD, SOUTH 89°04'34" EAST 330.70 FEET TO THE RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY;
THENCE SOUTH 39°30'00" EAST 1374.74 FEET ON THE NORTHERN PACIFIC RIGHT OF WAY;
THENCE SOUTH 89°04'34" WEST 237.26 FEET;
THENCE NORTH 00°14'30" WEST 1316.30 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND NOTIFY THE OWNER ENGINEER OF ANY DISCREPANCIES.

CALL BEFORE YOU DIG
1-800-424-5555

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ATOMIC AUTO WRECKING RENOVATION
9327 S. CENTRAL KENT, WA

PRELIMINARY — NOT FOR CONSTRUCTION

DATE: JUNE 1985
DRAWN BY: S.S.
DESIGN BY: APP
JOB NO.: 85-039
SHEET NO.: A1

ENVIRONMENTAL RESTORATION WORK PLAN

at the

ATOMIC AUTO WRECKING YARD
Kent, Washington

for

Carr Auto, Incorporated

Prepared by:

GALLOWAY ENVIRONMENTAL, INC.

June 1995

ENVIRONMENTAL RESTORATION WORK PLAN
ATOMIC AUTO WRECKING SITE
KENT, WASHINGTON

prepared for

Carr Auto Sales

prepared by

Galloway Environmental, Inc.

June 1995

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1.0 INTRODUCTION

This Environmental Restoration Work Plan (Work Plan) outlines the methods and procedures for conducting remedial action activities for impacted soils at the Atomic Auto Wrecking Property (Atomic) located at 1037 Central Avenue South in Kent, Washington.

1.1 PROJECT BACKGROUND

Environmental Site Assessment studies (ESAs) were performed at the site in 1994 and 1995 to investigate potential environmental impacts at the site. Enviros, Inc. completed a Phase I - ESA at the site in September, 1994. The study was designed to evaluate the potential for adverse environmental impacts at the site resulting from development and land use at the site. The study concluded that "heavy oil staining" on-site indicated contamination related to 30 years of use as an automobile wrecking yard. Enviros recommended follow up environmental studies targeted to investigate for organic and inorganic impacts to the soil resulting from on-site use as well as impacts from off-site sources at an adjacent property once used as a metal recycling facility.

Mr. Paul Siebenaler conducted a preliminary site investigation at the site in March of 1995 to: 1) "determine if the shallow subsurface soils in the area are contaminated with petroleum products"; 2) "determine if sampling is required at intervals in the deeper subsurface soils in the stained areas"; and 3) "To estimate the potential volume of soils impacted by petroleum contamination." Mr. Siebenaler collected 14 soil samples and confirmed the presence of petroleum compounds and heavy metals in the soil.

To determine whether the impacted soil could be treated at a nearby thermal treatment facility (TPS), GEI collected soil samples from test pits at the site in May 1995. Representative soil samples were analyzed for the following constituents:

- WTPH-G/BTEX
- WTPH-D
- EPA Method 8240 Volatiles
- EPA Method 8270 Semivolatiles
- EPA Method 8080 (PCBs)
- TAL metals (23 metals)
- TCLP metals (8 metals)

GEI forwarded a copy of these results to TPS for profiling and treatment approvals by TPS and the Pierce County Health Department. These impacted soils have been approved for treatment at TPS.

Based on preliminary extent of contamination volume estimates, we expect to haul approximately 400 cubic yards (cys) of affected soil to TPS for treatment and bioremediate approximately 1600 cys on-site in a secure treatment pad, described in this plan.

1.1.1 *Site Location and Physical Description*

The Atomic Wrecking Yard is located at 1037 Central Avenue South in Kent, Washington *(see Figure 1-1)*. The entire site is unpaved with a gravel surface with the exception of concrete foundations supporting small on-site structures *(see Figure 1-2)*.

The site is situated in a commercial/light industrial area approximately one-half mile east of State Highway 167 and one-half mile south of downtown Kent. Railroad lines parallel the western property line and Central Avenue South forms the eastern property line. An undeveloped property, formerly used to recycle metal, is adjacent to the property on the north and South 259th Street forms the southern property line.

The site is situated in the Green River Valley in the center of a meander channel of the Green River, which flows from approximately 500 feet east to about 1500 feet south of the site and then 500 feet west of the site. The site is flat-lying at an elevation of about 15 feet above mean sea level.

1.1.2 *Depth to Groundwater*

The depth to groundwater seasonal high groundwater is estimated to be less than 15 feet below the surface. Potable water sources are estimated to be at least 300 feet below ground.

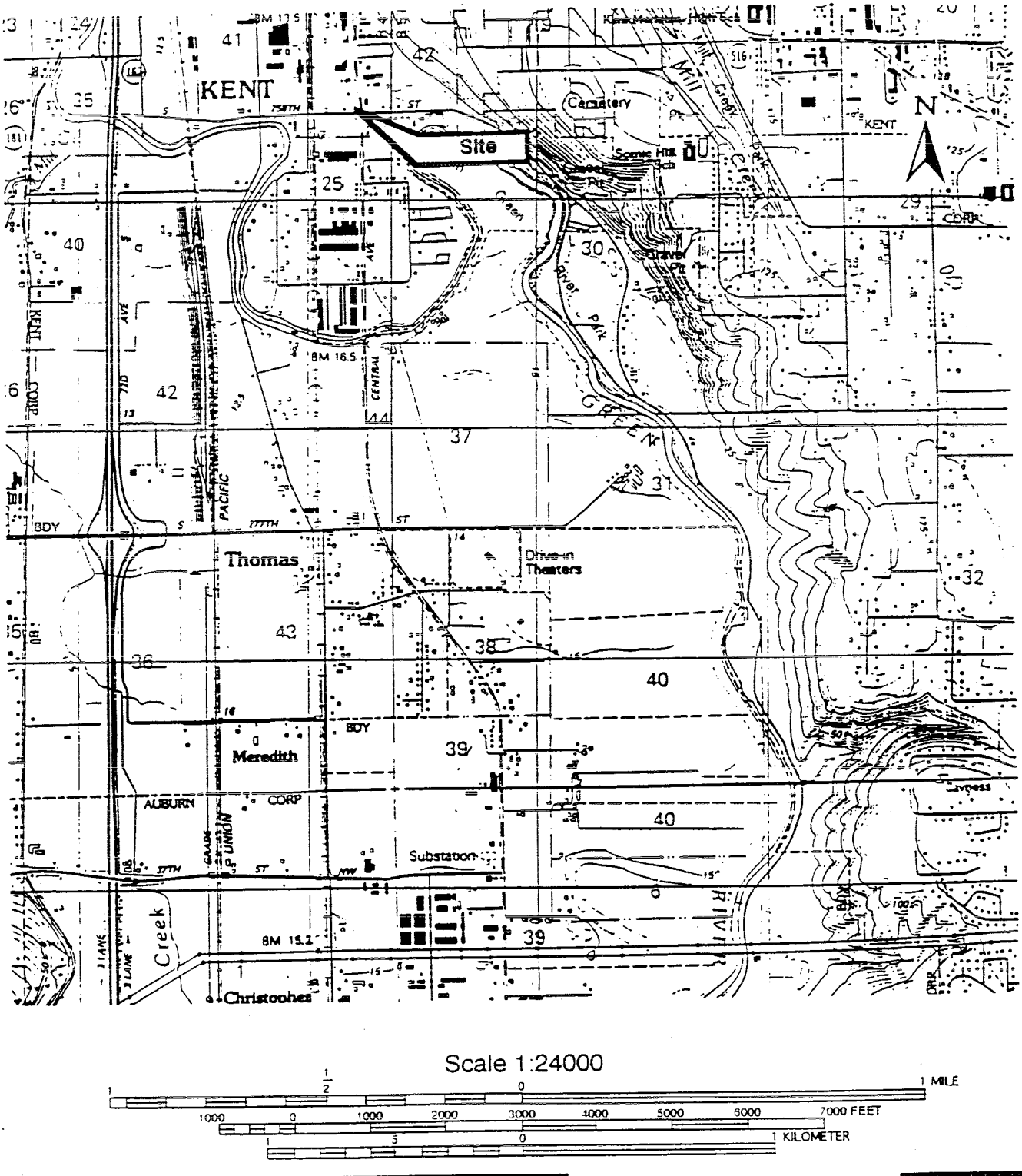

FIGURE 1-1 SITE LOCATION
Atomic Auto Wrecking – Kent, Washington
Source: USGS 7.5' Auburn, WA Quadrangle
June 1995, Project #19506.01

G

FIGURE 1-2 SITE PLAN MAP
Atomic Auto Wrecking – Kent, Washington
Source: GEI Field May 1995
June 1995, Project # 19506.01

2.0 *REMEDIAL PLAN*

2.1 *REMEDIAL PLAN OBJECTIVES*

Preliminary environmental studies have confirmed the presence of adversely affected soil at the site and, according to current Washington Department of Ecology (WDOE) regulatory guidance, requires remedial action. The current owner of the site (Carr Auto Centers, Inc.) has decided to excavate the affected soil, transport the most heavily contaminated soil to a nearby thermal treatment facility and bioremediate the remainder on-site in a secure treatment pad. The objectives of this work plan are to describe the procedures and protocols to be followed during this remedial activity.

2.2 *SCOPE OF WORK*

Basically, the work scope includes: (1) temporarily stockpiling the "clean" materials on-site to be used as backfill following affected soil removal; (2) excavating the affected soil; (3) screening the materials on-site to remove the plus one-inch materials (including construction and metal debris) from the affected soils; (4) transporting approximately 400 cys of the most highly impacted soil to the TPS facility in Tacoma, Washington for treatment; (5) constructing a secure treatment pad for on-site bioremediation; (6) verifying through sampling and analysis that the removals have adequately removed the affected soil containing contaminant concentrations above the currently acceptable contaminant levels in soil; (7) backfilling the excavation with approved materials and paving the surface with asphalt; (8) the remediation pad operations will continue until sampling results have confirmed that the materials on the pad are within acceptable levels; and (9) providing the owner with a Final Cleanup Report documenting the results of this project.

2.2.1 *Soil Sampling*

Soil sampling activities will take place within the proposed "footprint" of the excavation as discussed above. Soil samples will be collected from the sidewalls of the excavation adjacent to the excavation floor. Soil samples will be obtained and selected for analysis based on visible staining, odor and headspace screening of the excavated soils with a organic vapor analyzer (OVA).

Soil samples will be collected and analyzed for targeted contaminants using approved laboratory analytical techniques as described in the attached Quality Assurance Project Plan (QAPP–Appendix B).

2.2.2 *Water Sampling*

Water, if encountered during excavation, will be sampled and chemically analyzed to investigate for adverse impacts to water quality.

2.2.3 *Bioremediation Design and Implementation*

In cooperation with WDOE's restoration goals, Carr Auto has selected a remedial method that they feel provides a cost-effective, permanent solution with respect to contaminated soils undergoing remediation on-site. Further on-site bioremediation of the affected soils in an engineered bio-treatment cell will mitigate concerns regarding the migration of these contaminants to other areas. Since only preliminary volume estimates are currently available, the final design of the remediation pad will be developed once the affected materials have been excavated and sampling and chemical analysis has confirmed that the removals have adequately removed the targeted soils. The results of this restoration phase will be summarized in a Final Closure Report at project's end, and the report will be forwarded to the appropriate regulatory authorities.

The contaminated material will be placed in a liner designed to completely contain all leachate generated during the remediation process (cell bioremediation). Basic baseline information regarding microbial activity and geochemistry of the contaminated soils from this site will be collected along with excavation and processing. This information will be used to determine whether additional microbes or nutrients need to be added to the gravel with oxygen to encourage soil bacteria to grow and use the hydrocarbon contaminant as food. The micro-organisms break down the complex organisms into simpler compounds, namely carbon dioxide and water.

These additives provide a hospitable environment for the organisms on the treatment pad. Water, nutrients, and hydrocarbon consuming organisms may be added as soils are placed on the pad. Water, enriched in nutrients, oxygen, and/or

microorganisms will be applied to these soils on a regular basis to optimize degradation results. The soils will be periodically analyzed to monitor organism populations as well as contaminant level decline.

Since limited space is available for the pad construction and operation, the treatment pad may be constructed mostly below ground. A 20-mil thick geotextile liner will be installed as the base and bermed at the perimeter of the pad. This liner will prevent the downward and lateral migration of contaminants out of the treatment pad. Confirmation sampling and analysis will be performed to demonstrate that remediated materials are below cleanup standard levels before this remediation program is considered completed.

Specific design criterion are discussed below under the following headings:

- Facility Design
- Facility Drawings
- Nutrient Description
- Nutrient Application Rates
- Wastewater Discharge
- Cultured Bacteria
- Rate of Bioremediation
- Air Quality

Facility Design

The pad will be constructed in the western portion of the site as shown in *Figure 1-2*. It will consist of one approximately 30 ft by 115 ft bermed and lined pad. This pad will be lined with 20 mil high density polyethylene (HDPE) liner (or equivalent). The specifications of the proposed liner have been compared against the requirements for the liner at similar contaminated projects

with the site-specific environmental conditions in mind and the nature of the contaminants to ensure the competence of the material. This design has been made with the best possible care regarding site specific conditions.

The treatment pad will be covered during heavy rain events to prevent a surplus of water in the pad. Surface drainage will be modified using construction equipment to direct liquids in the treatment cell to the low point of the treatment pad. In this area a collection tank (or drum); and a submersible water pump will be used to pump the water to a mixing tank. Necessary nutrients will be added to water in the mixing tank, and the water/ nutrient mixture applied to the treatment cell soils through a simple distribution system to enhance microbial organisms populations to increase the effectiveness of the treatment.. The water/leachate added to the pads will be used in the treatment process, and no liquids are expected to be discharged.

The low point of the pad will be located and a water collection drum will be installed to allow leachate liquid to drain into it and will be pumped back onto the pads. We expect no leachate/ water releases out of the pad.

Soil that has been sampled and the chemical results confirm that the targeted cleanup level has been achieved may be removed from the pad for on-site use.

Nutrient Description

This plan has been conceived using guidance documents involving application proportions of elements (Bradford and Krishnamoorthy, Jacobs Engineering Group, Feb. 1991), and application rates and alternative nutrient choices (John Hains - Microbiologist, EPA). The Toxicity of the nutrient additives is described for each compound below.

The nutrients added to the soil piles during the remediation will be as follows:

- Ammonium Nitrate - The EPA lists the criterion for ammonium nitrate at 10 mg/liter for domestic water supply. It is not listed as a priority pollutant. During this operation the ammonium nitrate will not come in contact with any source of

domestic water so it can be reasonable stated that the toxicity of ammonium nitrate will not be a factor of concern.

- Phosphorus - Phosphorus is listed as a non-priority pollutant, although it is listed in the criteria for water quality (EPA), as toxic in marine waters at levels of 0.10 micrograms/liter for elemental phosphorus. The phosphorus applied to the remediation piles will not be as elemental phosphorus but as a phosphate compound. Also the small quantity applied and the distance from direct contact with marine waters should make this a non concern element.

Approximately 200 lbs of nutrients with a will be applied to the soil the first year of the remediation program. The amount of nutrients added may increase if needed. Samples will be collected, approximately every three weeks, to test whether nutrient or microbe addition is necessary to enhance results. (Note: The amount of Nutrients need to bioremediate the soil has been calculated using the formula X lbs nutrient = .05 x concentration of contaminated soil, this calculation procedure has been suggested by Al Venosa of the EPA's Risk Reduction Laboratory)

Operating Temperature: The operating temperatures of the soil will depend solely on the ambient air temperature at the project site. Since the site is located in western Washington, the temperature can range from about 10 to 95 degrees Fahrenheit.

Operating pH: The affected soil's pH will be tested during excavation. The optimum pH range should be between 6.5 to 7.5. The pH of the soil will be monitored to ensure that it remains within this range. If the pH in the pad changes to an undesirable level, then a neutralizing agent will be added to bring it back to near normal.

If the pH of the soil drops to an undesired acidic level, a neutralizing agent, such as lime, will be applied to the remediation piles in order to bring the pH back to a more neutral level.

Aeration Rate: The soil will be aerated using a series of 4-inch diameter perforated pipes connected to a air blower designed to supply air to the affected soil. The thickness of the soil pile and

the details of the manifold system will be designed when the affected soil volume is known.

Nutrient Application Rates

Samples will be collected, approximately every four weeks, to test whether nutrient or microbe addition is necessary to enhance results.

Wastewater Discharge

There will be no wastewater generated or disposed of at the site, unless chemical results confirm that the water is within allowable regulatory limits or a special permit is issued to discharge. The water removed from the pit will be added to the pad and recirculated through the system until all of the water evaporates.

Cultured Bacteria

We expect the indigenous microbial population to be sufficient to remediate the soil. We will confirm this assumptions with microbial testing during the construction of the pad to ensure that there is in fact a large enough bacterial population to complete the remediation. If however, there is found to be an insufficient quantity of bacteria, then a plan will be formulated to add additional microbes to the site.

Rate of Biodegradation

The estimated rate of biodegradation to bring the soil to a level below the state-imposed action should proceed at a rate allowing completion of the project within 16 months after the starting date. This time estimate is based on two complete summer seasons to provide for a hospitable environment for the remediation to occur.

Air Quality

The air quality will be tested using air sampling devices during the set up and operation of the remedial process. Worker safety will be ensured using a portable organic vapor analyzer (OVA - see the Health and Safety Plan, *Appendix B).*

3.0 *PROJECT REPORTING*

GEI will prepare a written report documenting the excavation of the affected materials. Analytical results for all samples collected from the excavation will also be provided. After the reports are reviewed by Carr Auto and any comments are addressed by GEI, then GEI will provide final reports to Carr Auto for submittal to the WDOE.

3.1 *PROJECT ORGANIZATION*

GEI's Project Manager responsible for the daily operations of the project is Gary Galloway. Mr. Galloway reports to Mr. Avon Carr, the owner's representative for this project.

3.2 *SCHEDULE*

If we start the field activities by June 12, we should be completed with the field portion of this project by June 30, 1995 and the final report should be available by the end of October, 1996.

4.0 *DISCLAIMER*

The plan is based on the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based on the facts currently available within the limits of the existing data, scope of work, budget and schedule. To the extent that more definitive conclusions are desired by the client than are warranted by the currently available facts, it is specifically GEI's intent that the conclusions and recommendations stated in our report will be intended as guidance and not necessarily a firm course of action, except where explicitly stated as such. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. In addition, the information provided in this report is not to be construed as legal advice.

APPENDIX A

HEALTH AND SAFETY PLAN (HASP)

Atomic Auto Wrecking Site
GEI Project Number 19506

by
Galloway Environmental, Inc.

June 1995

1.0 *INTRODUCTION*

Revision 0 of this Health and Safety Plan (HASP) has been prepared for the restoration of the Atomic Auto Wrecking Site. The restoration will include construction of a bioremediation treatment pad and bioremediation of contaminated soil excavated from the site. Field activities are describe in the site Environmental Restoration Work Plan. The contents and provision of this HASP applies to GEI's and its subcontractors' personnel involved in the field portion of this project. This HASP includes information on site contaminants and occupational hazards posed by restoration activities.

This HASP will be revised as necessary to cover any additional activities that may be required. A listing of management field personnel and emergency contacts is provided below.

Personnel/Agency	**Responsibility**	**Telephone Numbers**
Gary Galloway	Project Leader	(206) 688-8852
Gary Galloway	Site Mgr., H & SO	(206) 688-8852
Gary Galloway	GEI Corp. H&SO	(206) 688-8852
County Sheriff	Police	911
City Fire Dept.	Fire	911
Valley Medical Center	Medical emergency	911
GEI	Project Office	(206) 688-8852

2.0 HEALTH AND SAFETY PERSONNEL DESIGNATIONS

The following briefly describes the health and safety designations and general responsibilities for the site investigation.

2.1 REGIONAL HEALTH AND SAFETY MANAGER (RHSM)

The GEI RHSM has overall responsibility for development and implementation of this Health and Safety Plan (HASP). He or she also shall approve any changes to this plan due to modification of procedures or newly proposed site activities.

The RHSM will be responsible for the development of new company safety protocols and procedures necessary for field operations and will also be responsible for the resolution of any outstanding safety issues which arise during the conduct of site work. Health and safety related duties and responsibilities will be assigned only to qualified individuals by the RHSM. Before personnel may work on site, currentness of acceptable medical examination and acceptability of health and safety training must be approved by the RHSM.

2.2 GEI OPERATIONS HEALTH AND SAFETY SUPERVISOR (HSS)

The HSS serves as the local designee of the RHSM and aids the RHSM in assuring that the policies and procedures of this HASP are implemented. The HSS is responsible for providing the appropriate monitoring and safety equipment and other resources necessary in implementing this HASP. The HSS ensures that all personnel designated to work on-site are qualified according to the training and medical requirements of OSHA 29 CFR, §§1910 and 1926 and Washington Department of Labor and Industries (WISHA) standards as appropriate.

2.3 SITE HEALTH AND SAFETY OFFICER (HSO)

Due to the limited scope of sampling and the low probability of personnel exposure, the Site Manager will also serve as the HSO. The Site Manager will be responsible for all health and safety activities, and together with the HSS and RHSM, has the the sole

authority to make all health and safety related decisions. The HSO has stop-work authorization which he will execute upon determination of an imminent safety hazard, emergency situation, or other potentially dangerous situation, such as detrimental weather conditions. Authorization to resume work will be issued by the HSS after such action.

3.0 SITE HISTORY AND PHYSICAL DESCRIPTION

This Environmental Restoration Work Plan outlines the methods and procedures for conducting remedial action activities for impacted soils at the Atomic Autop Wrecking Property located at 1037 Central Avenue South in Kent, Washington.

Environmental Site Assessment studies (ESAs) were performed at the site in 1994 and 1995 to investigate potential environmental impacts at the site. Enviros, Inc. completed a Phase I - ESA at the site in September, 1994. The study was designed to evaluate the potential for adverse environmental impacts at the site resulting from development and land use at the site. The study concluded that "heavy oil staining" on-site indicated contamination related to 30 years of use as an automobile wrecking yard. Enviros recommended follow up environmental studies targeted to investigate for organic and inorganic impacts to the soil resulting from on-site use as well as impacts from off-site sources at an adjacent property once used as a metal recycling facility.

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GEI forwarded a copy of these results to TPS for profiling and treatment approvals by TPS and the Pierce County Health Department. These impacted soils have been approved for treatment at TPS.

Based on preliminary extent of contamination volume estimates, we expect to haul approximately 400 cubic yards (cys) of affected soil to TPS for treatment and bioremediate approximately 1600 cys on-site in a secure treatment pad, described in this plan.

4.0 HAZARD ASSESSMENT

Soils contaminated with organic and inorganic compounds will be treated on- and off-site. Samples will be collected for chemical analysis during excavations as described in the Environmental Restoration Work Plan. The overall site hazard assessment is described below.

4.1 CHEMICAL HAZARDS

The route of entry for the contaminants present at this site is primarily skin contact. Skin contact may result in contact dermatitis. Contact dermatitis usually results in scaly, dry skin. Oil products can also cause oil folliculitis. Oily folliculitis results in acne type boils and usually is the result of prolonged skin contact with oils or oil soiled clothing. Good personal hygiene habits are essential and can prevent most forms of dermatitis caused by oil products.

Inhalation of hydrocarbon vapors is unlikely. The open areas air circulation and low volatility of the potential compounds significantly decreases any potential for significant vapor formation. Inhalation of excessive concentrations of vapor or mist can be irritating to the respiratory passages and cause headache, dizziness, nausea, vomiting and loss of coordination.

4.2 NOISE

Excessive noise related to remediation and sampling is expected to be minimal with the exception of noise associated with front-end loader and backhoe operation. It is expected that the time of exposure in relationship to the total work time will sufficiently reduce the exposure to within acceptable levels.

4.3 GENERAL HAZARDS

Safety is always a consideration when utilizing motorized vehicles, heavy equipment, and hand tools/equipment. Good safety practices and procedures will prevent many accidents.

Personnel on foot working alongside machinery must remain in visual contact with the equipment operator. If it is necessary for the on foot person to walk away from the machine, then that person must keep track of the location of the machine at all times.

5.0 TRAINING REQUIREMENTS

Completion of the OSHA Health and Safety Training for Hazardous Waste Workers is not required for performance of this project. However, on-site worker training or equivalent site experience shall conform to the requirements of 29 CFR § 1910 and § 1926, and Washington Department of Labor and Industries Occupational Safety and Health Standards.

The HSO is responsible to provide initial site specific health and safety training. This training shall consist of a review of this HASP and questions and clarifications field personnel may have concerning the content of this HASP. Site personnel shall sign Section 13 of this HASP to indicate he or she has read and understands the contents of this HASP prior to performing site work.

All record keeping requirements mandated by OSHA and WISHA regulations will be strictly followed. Specifically, all personnel training records, injury/accident records, medical examination records and exposure monitoring records will be maintained by the employer for a period of at least 30 years after the employment termination date of each employee.

5.1 SAFETY BRIEFINGS

Site personnel will be afforded briefings daily or on an as-needed basis by the HSO in order to ensure continuance of a safe and secured site during field operations. Briefings will also serve to clarify new operations or implementation of changes in work practices due to additional site information or changing environmental conditions. The number of briefings will be increased if the HSO determines clarification of procedures is needed and/or if a deficiency in safety protocol is found. These can be identified by observing field activities or as a result of a safety audit.

6.0 ZONES, PROTECTION, AND COMMUNICATION

6.1 SITE ZONES

GEI normally employes a three-zone approach to site operations at designated hazardous waste sites. Due to the low potential for contact and spread of hazardous materials, this approach will not be necessary at this site. However, the work site shall be suitable marked or barricaded as necessary to prevent unauthorized access to open holes, trenches, and obstacles.

6.2 PERSONNEL PROTECTION

6.2.1 Chemical Protection

The level of chemical protection to be worn by field personnel will be defined by and controlled by the HSO with approval of the HSS. All field activities will be initially conducted in Level D. Revision in levels of protection may be required during the progress at work. Level D protective clothing includes:

- chemical protective suit, rain gear, or coveralls;
- nitrile or rubber gloves;
- Kevlar (or equivalent gloves) when cutting liners;
- steel toed boots;
- hard hat over cold weather hood or hat, as applicable;
- eye and ear protection;
- face shield for steam cleaning; and
- inner protective clothing for arctic weather.

A first aid kit, emergency eyewash, and fire extinguisher shall be available at the work site.

6.3 COMMUNICATIONS

6.3.1 Telephones

The location of the nearest telephone will be noted by the Project Leader and made known to all site personnel prior to performing site work. Telephones would be used for

communication with emergency support services (see Section 12 of this HASP for emergency plan). Site personnel may also be provided the use of 2-way radios, as appropriate.

6.3.2 *Hand Signals*

The following hand signals are to be employed should voice communication not be possible:

Signal	Meaning
Hand gripping throat	Can't breathe
Grip partner's wrist or place both hands around waist	Leave area immediately, no debate!
Thumbs up	OK, I'm all right, I understand.
Thumbs down	No, negative.

7.0 MONITORING

7.1 AMBIENT AIR MONITORING

Due to the limited scope, the fact that all sampling will be done in the open air, and the expected low exposure potential of the materials samples (Section 4), no ambient air monitoring will be performed, other than monitoring the worker's breathing zone with an organic vapor analyzer (OVA).

7.2 MEDICAL SURVEILLANCE REQUIREMENTS

GEI site personnel shall be required to pass the GEI hazardous waste worker medical surveillance examination before being allowed to work within the exclusion zone. This exam meets all applicable OSHA and Washington Department of Labor and Industries requirements. Additional medical testing may be required by the HSS in consultation with the company physician if an overt exposure of accident occurs.

8.0 SAFETY CONSIDERATIONS FOR SITE OPERATIONS

8.1 GENERAL

All field sampling will be performed under the level or protection described in Section 6.0.

All site work shall be done with a minimum of two people. The proximity of chemical, water, sewer, gas, and electrical lines will be identified by GEI before any excavating is attempted.

Proper containment practices will be utilized in regard to the potential amount of liquid or waste released during operations. The location of safety equipment and emergency procedures will be established prior to initiation of operations according to this HASP. The use of hard hats, eye protection, and steel-toed boots will be required according to this HASP. All contaminated equipment will be placed on liner material when not in use, or when awaiting and during steam cleaning.

Personnel shall remain upwind of excavations as much as possible. Personnel must wear prescribed clothing, especially eye protection, chemical resistant suit or rain gear and gloves, as appropriate when sampling or when directly handling waste. Sample bottles may be bagged prior to sampling to ease decontamination procedures. Personnel must be aware of emergency evacuation procedures described in this HASP and the location of all emergency equipment. Contamination avoidance should be practiced at all times (Section 9).

8.2 SAMPLE HANDLING

Personnel responsible for the handling of samples shall wear the prescribed level of protection described in Section 6. Any unusual sample conditions should be noted. Lab personnel shall be advised of sample hazard level and the potential contaminants present. This can be accomplished by a phone call to the lab coordinator and/or inclusion of a written statement with samples.

8.3 *HEAVY EQUIPMENT DECONTAMINATION*

A steam cleaner will be utilized to decontaminate the equipment, if necessary. Personnel should exercise caution when using a steam cleaner. The high pressure steam can cause severe burns. Protective gloves, face shields, hard hats, steel-toed boots, and chemically protective suits or rain gear will be worn when using the steam cleaners.

Heavy equipment shall be equipped with an audible (107 dBa) backup alarm. Personnel shall be knowledgeable about the swing arm radius of the backhoe and stand clear of the arm.

9.0 DECONTAMINATION PROCEDURES

9.1 CONTAMINATION PREVENTION

One of the most important aspects of decontamination is the prevention of contamination. Good contamination prevention should minimize worker exposure and help ensure valid sample results by precluding cross-contamination. Procedures for contamination avoidance include:

Personnel

- do not walk through areas of obvious or known contamination;
- do not handle or touch contaminated materials directly;
- make sure all personal protective equipment (PPE) has no cuts or tears prior to donning;
- fasten all closures on suits, covering with tape, if necessary;
- particular care should be taken to protect any skin injuries;
- stay upwind of airborne contaminants; and
- do not carry cigarettes, gum, etc. into contaminated areas.

Sampling/Monitoring

- bag sample containers prior to emplacement of sample material.

9.2 SAMPLING EQUIPMENT DECONTAMINATION

Equipment shall be thoroughly decontaminated between sample locations and at the conclusion of sampling. Safety briefings should be used to explain the decontamination procedures to prevent hazardous materials from leaving the site. Equipment needed include a steam generator with high pressure water, empty containers, screens, screen support structures, and shovels. Solutes for the specific contaminants on site may be necessary for proper decontamination.

Personnel shall properly dispose of disposable protective clothing used during site operations. Personnel may be required to wash their hands and face prior to eating, drinking or smoking, and upon exiting the site.

10.0 ADDITIONAL SAFE WORK PRACTICES

The safety rules listed below should be strictly followed:

- The work site shall be suitably marked or barricaded as necessary to prevent unauthorized visitors but not hinder emergency services if necessary.
- All open holes, trenches and obstacles shall be properly barricaded in accordance with local site needs and State of Washington regulations. Holes or excavations required to be left open during nonworking hours shall be adequately barricaded or covered.
- Smoking and other open ignition sources in the vicinity of potentially flammable or contaminated materials is prohibited. All tools used in these areas shall be spark-proof.
- Work while under the influence of intoxicants, narcotics, or controlled substances is prohibited.
- Do not climb over/under obstacles.
- Always employ the buddy system.
- Practice contamination avoidance, both on site and off site.
- Activities should be planned ahead of time.
- Obtain immediate first aid to any and all cuts, scratches, abrasions, etc.
- Be alert to your physical condition.
- Watch your body for signs of fatigue, exposure, frostbite, etc.

No work will be conducted alone or without adequate light. A minimum of two people are required for all sampling activities. Task safety briefings may be held prior to the commencement of each task.

11.0 *DISPOSAL PROCEDURES*

All discarded materials, waste materials, or other objects shall be handled in such a way as to preclude the potential for spreading contamination, creating a sanitary hazard, or causing litter to be left on site. All potentially contaminated materials (e.g. clothing, gloves, etc.) will be bagged for disposal. Backfill and rinsate from the excavations and decontamination will be returned to the excavation after sampling is completed. All non-contaminated materials shall be collected and bagged for appropriate disposal as normal domestic waste.

12.0 EMERGENCY PLAN

Careful consideration has been given to the relative possibility of fire, explosion, or release of vapors, dusts, or gases. Besides a catastrophic event such as fire or explosion, the only potential off-site impact from remediation involves increased airborne particulates as a result of ground intrusion activities. Off-site dust migration is expected to be minimal due to the small scale of the remediation. Should dust become a problem, the soils will be wet down.

12.1 SITE EMERGENCY COORDINATOR(S)

Site Manager, Gary Galloway, is designated as the Site Emergency Coordinator. The Site Emergency Coordinator shall implement this emergency plan whenever conditions at the site warrant such action. The Emergency Coordinator will be responsible for assuring the evacuation, emergency treatment, emergency transport of site personnel as necessary, and notification of emergency response units. Following the above, the HSS [(206) 688-8852] shall be notified.

12.2 EVACUATION

In the event of an emergency situation such as fire, explosion, significant release or particulates, etc., all personnel will evacuate and assemble upwind or at another safe area as identified by the Site Emergency Coordinator. The Site Emergency Coordinator will have authority to initiate proper action if outside services are required. Under no circumstances will incoming personnel or visitors be allowed to proceed into the area. The Emergency Coordinator must see that access for emergency equipment is provided and that all combustion apparatus has been shut down. Once the safety of all personnel is established, the local Fire Department and the County Sheriff's Department will be notified of the emergency by telephone.

12.3 *FIRE, EXPLOSION, RELEASE OF CONTAMINATION*

If the potential for a fire exists or if an actual fire or explosion occurs, and/or the release or spread of contamination is possible, the following procedure will be implemented:

- immediately evacuate the site as described above (12.2);
- notify the local emergency coordinator (phone 911);
- notify the King County and Kent Fire Departments (phone: 911); and
- notify the King County Sheriff's Department (phone: 911).

12.4 *PERSONNEL INJURY*

Emergency first aid shall be applied on site as deemed necessary to stabilize the patient. Then, decontaminate the patient and notify the ambulance services (phone: 911), who will transport the victim. The patient will then be taken to the local hospital.

The Emergency Coordinator will supply medical data sheets on the patient (Section 14 of this HASP) to appropriate medical personnel and complete the GEI Incident/Accident Report.

If the Emergency Coordinator determines that emergency transport is not necessary, he or she may transport the patient by car to the local hospital.

12.5 *OVERT PERSONNEL EXPOSURE*

If an overt exposure to petroleum hydrocarbons should occur, the exposed person shall be treated on-site as follows:

Skin Contact	Wash/rinse affected area thoroughly with copious amounts of soap and water, then provide appropriate medical attention. An eyewash will be provided on site. Eyes should be rinsed for at least 15 minutes upon contamination.
Inhalation	Move to fresh air and/or, if necessary, decontaminate and transport to the hospital.
Ingestion	Do not induce vomiting. Decontaminate and transport to the hospital.
Puncture Wound or Laceration	Decontaminate and transport to the emergency medical facility. The Emergency Coordinator will provide medical data sheets to medical personnel as requested (see Section 14).

12.6 ADVERSE WEATHER CONDITIONS

In the event of adverse weather conditions, the Project Leader will determine if work can continue without sacrificing the health and safety of field workers. Some of the items to be considered prior to determining if work should continue are:

- Heavy wind, rainfall, snowfall, or fog;
- Potential for cold stress and cold-related injuries;
- Limited visibility;
- Potential for storms; and
- Potential for accidents.

13.0 *MEDICAL DATA SHEET / FIELD TEAM REVIEW*

This brief Medical Data Sheet will be completed by all on-site personnel and will be kept on file on site during the conduct of site operations. This Medical Data Sheet is not a substitute for the Medical Surveillance requirements. This medical data sheet will accompany personnel off-site if medical assistance or transport to a hospital is required.

The information and signature you provide at the bottom of this form affirms that you understand and will comply with this HASP.

Site / Project *Atomic Auto Wrecking Environmental Restoration HASP*

Name _____

Address _____ Home Telephone _____

Age _____ Height _____ Weight _____ Blood Type _____

Emergency Contacts (List 2)

_____ Telephone _____

_____ Telephone _____

Allergies / Drug Sensitivities _____

_____

Do you wear contacts? _____

List any illness that was a result of known chemical exposure _____

_____

_____

Have you been hospitalized as a result of a known chemical exposure? _____

_____

_____

Date / Hospital / Length of Stay _____

What medications / drugs are you presently using? _____

_____

_____

Medical Restrictions _____

_____

Name of Personal Physician _____ Telephone _____

I have read and reviewed the Health and Safety Plan, understand the information contained therein and will comply with all provisions.

Name: _____

Signature: _____ Date: _____

14.0 *APPROVALS*

By their signature the undersigned certify that this Health and Safety Plan (HASP) is approved and will be utilized during the restoration of the Atomic Wrecking Site.

Health and Safety Officer — Date: 5 June 1995

GEI Operations Health and Safety Supervisor — Date: 5 June 1995

Project Leader — Date: 5 June 1995

15.0 *REFERENCES*

U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), 29 CFR §1910 - Hazardous Waste Operations and Emergency Response, Final Rule, March 6, 1989.

USEPA. Guidance for Conducting Remedial Investigations and Feasibility Studies Under CERCLA. Interim Final. (EPA/540/6-89/004, OSWER Directive 9355-3-01, October 1988).

1.0 INTRODUCTION

This Quality Assurance Project Plan (QAPP)has been established to ensure that environmental data of known and acceptable quality are provided. All field sampling and laboratory analysis will follow proper quality assurance procedures and will be conducted according to EPA guidelines for field test methods (SW-846, Vol. II), recommended Washington State procedures, and the GEI QA/QC Program.. Basically, these methods are summarized below.

1.1 SITE BACKGROUND

This Environmental Restoration Work Plan outlines the methods and procedures for conducting remedial action activities for hydrocarbon-impacted soils at the Atomic Auto Wrecking Yard site located at 1037 Central Avenue South in Kent, Washington.

Environmental Site Assessment studies (ESAs) were performed at the site in 1994 and 1995 to investigate potential environmental impacts at the site. Enviros, Inc. completed a Phase I - ESA at the site in September, 1994. The study was designed to evaluate the potential for adverse environmental impacts at the site resulting from development and land use at the site. The study concluded that "heavy oil staining" on-site indicated contamination related to 30 years of use as an automobile wrecking yard. Enviros recommended follow up environmental studies targeted to investigate for organic and inorganic impacts to the soil resulting from on-site use as well as impacts from off-site sources at an adjacent property once used as a metal recycling facility.

Mr. Paul Siebenaler conducted a preliminary site investigation at the site in March of 1995 to: 1) "determine if the shallow subsurface soils in the area are contaminated with petroleum products"; 2) "determine if sampling is required at intervals in the deeper subsurface soils in the stained areas"; and 3) "To estimate the potential volume of soils impacted by petroleum contamination." Mr. Siebenaler collected 14 soil samples and confirmed the presence of petroleum compounds and heavy metals in the soil.

To determine whether the impacted soil could be treated at a nearby thermal treatment facility (TPS), GEI collected soil samples from test pits at the site in May 1995. Representative soil samples were analyzed for the following constituents:

- WTPH-G/BTEX

- WTPH-D
- EPA Method 8240 Volatiles
- EPA Method 8270 Semivolatiles
- EPA Method 8080 (PCBs)
- TAL metals (23 metals)
- TCLP metals (8 metals)

GEI forwarded a copy of these results to TPS for profiling and treatment approvals by TPS and the Pierce County Health Department. These impacted soils have been approved for treatment at TPS.

Based on preliminary extent of contamination volume estimates, we expect to haul approximately 400 cubic yards (cys) of affected soil to TPS for treatment and bioremediate approximately 1600 cys on-site in a secure treatment pad, described in this plan.

2.0 *QUALITY ASSURANCE PROJECT PLAN (QAPP)*

The objective of the QAPP program is to verify through laboratory chemical analysis that all of the affected materials have been remediated to agency-acceptable levels. The sampling protocols and procedures will follow appropriate state and federal guidance documents, primarily EPA SW-846 and Washington State recommendations. Samples will be collected to verify that the soil removals have been adequate. Also, the quality assurance/quality control (QA/QC) procedures will ensure that the data used to document these results is reliable. These methods will be described in this section, below.

2.1 *QUALITY ASSURANCE OBJECTIVES*

The quality assurance objectives for measurement data include precision, accuracy, representativeness, completeness and comparability. The quality assurance objectives for analytical data for this project are defined below, and summarized at the end of this section:

- Precision - Precision measures the reproducibility of measurements under a given set of conditions. Precision shall be expressed in terms of standard deviation, relative standard deviation (RSD), range or relative range. The laboratory objective for precision shall be equal or exceed the precision demonstrated for similar samples, and shall be within the established EPA control limits for the methods.

- Accuracy - Accuracy is a measure of the bias or error in a sample program. Examples of bias include contamination and errors made in the sample collection, preservation, handling, and analysis. Accuracy shall be measured by the percent bias or percent recovery in the laboratory by the use of known and unknown QC samples and matrix spikes. The laboratory objective for accuracy shall be equal or exceed the accuracy demonstrated for the analytical methods on similar samples, and shall be within the established EPA control limits.

- Representativeness - Representativeness is the degree to which the sample data accurately and precisely represent an environmental condition. Representativeness shall be satisfied by making certain that sampling locations are selected properly and a sufficient number of samples are collected. Representativeness shall be addressed in the sampling protocol

APPENDIX B

ENVIRONMENTAL RESTORATION WORK PLAN

QUALITY ASSURANCE PROJECT PLAN (QAPP)

at the

ATOMIC AUTO WRECKING SITE
KENT, ~~IDAHO~~ WA

Prepared by

Galloway Environmental, Inc.

June 1995

CONTENTS

section of this plan.

- Completeness - Completeness is the percent of measurements made which are judged to be valid. The completeness of the data reflects that all the required samples have been taken and requisite analyses performed so as to generate an adequate data base to successfully document the remedial program. Completeness values shall be 95 percent for demonstrated analytical techniques.

- Comparability - Comparability expresses the confidence with which one data set can be compared with another. The sampling method, the chain-of-custody methods responsible for the transfer of the samples to the analytical laboratories, and the analytical techniques implemented at the laboratories be performed in a uniform manner.

Consideration of data quality needs begin with the identification of data uses and data types. Data Quality Objective (DQO) level for this project is DQO Level III - all field screening will be documented through analyses performed in an off-site analytical laboratory. Level III analyses may or may not use EPA Contract Laboratory Program (CLP) procedures, but will not utilize the validation or documentation procedures required or CLP Level IV analysis. The laboratory for this project may or may not be a CLP laboratory. These quality assurance objectives apply only to EPA Method 418.1 (total petroleum hydrocarbons) for this project and are summarized below:

- Practical Quantitation Limit = 10 ppm
- Accuracy (% recovery) = 70-130
- Precision (% RSD) = 0-30
- Completeness = 95%
- Method = IR
- EPA reference = 418.1 modified
- Container = glass
  Preservation = sealed and cooled

2.2 *DATA QUALITY OBJECTIVES*

The data quality objectives (DQOs) are expressed in level of intensity of data collection. The site-specific DQO's for this project are described in this GEI Program QA/QC document. Note: this document was initially developed by GEI for use on projects in Washington. Specific sampling and chemical analysis is described below.

2.3 *QA/QC SAMPLES*

In order to ensure the accuracy of analytical results and to comply with the QA/QC Program, QA/QC samples will be included in the sampling program. The following sections discuss the types of samples to be collected.

Rinsate Blanks

Rinsate blanks are samples of analyte-free, deionized water poured through decontaminated sampling equipment and appropriately packed and shipped for analysis with the other samples. For this program, rinsate blanks will be collected weekly during sampling event performed at the site.

Field Replicates (Duplicates)

Duplicate samples are samples collected as close to the original sample as possible across the same vertical interval. At least 5% of the soil samples will have companion replicate samples collected. These samples will be collected at the same depth and immediately adjacent to its companion duplicate.

Split Samples

A split sample is a single sample analyzed twice to check the reproduceability of laboratory results. At least 5% of the soil samples will be split and collected during the course of this program.

Travel Blanks

Travel blanks are samples of analyte-free, deionized water filled at the analytical laboratory that travel with the other sample containers to the field and back to the laboratory, but which remain unopened. This is done to track any potential sources of contamination introduced by means other than sampling. Since aged diesel-range hydrocarbons are the contaminant-of-concern for this project and the potential for contaminant transfer during the hand-delivered shipment to the lab appears to be minimal, no travel blank samples are planned to be used for this project.

3.0 SAMPLING RATIONALE AND EQUIPMENT DECONTAMINATION

Soil sampling will be the primary method of site contaminant characterization. The following summary describes the sampling rationale and procedures. Soil samples will be collected to investigate contaminant concentrations to determine whether additional remediation is necessary and that the removals have been successful.

In order to confirm complete removal of impacted soils, a sampling program will be implemented. This program will assure remedial completeness through systematic sampling of the affected areas, both vertically and horizontally.

The targeted soils will be removed from the contaminated zones delineated in the earlier environmental studies. The removals will continue laterally outward to the point where visual indication and field screening tools suggest that the contamination has been removed and total petroleum hydrocarbon concentration remaining in the soil is less than the targeted cleanup levels. The general procedure is to excavate materials at the target depth laterally until a field screening tool (OVA or a HNU) indicates the contaminated materials are removed. Soil samples will be collected at the excavation walls and submitted for analytical testing. Testing will confirm the field screening tools indications.

Washington State-recommended chemical analyses will be performed on representative samples. The following chemical analysis may be performed on representative samples to verify that the cleanup has been complete:

- WTPH-G/BTEX
- WTPH-D
- EPA Method 8240 Volatiles
- EPA Method 8270 Semivolatiles
- EPA Method 8080 (PCBs)
- TAL metals (23 metals)
- TCLP metals (8 metals)

The rationale of this analyses is to verify that the targeted cleanup levels are achieved at this site and that the method represents procedures recommended for this type of contamination.

3.1 SAMPLING PROTOCOLS AND PROCEDURES

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

N 1374

October 24, 1994

King County Assessor
500 Fourth Avenue, Room 700
Seattle, WA 98104

Dear Assessor:

Re: Request for Taxpayer/Owner Information

The Department of Ecology is investigating a report of site contamination at 1037 South Central, Kent, WA 98032. Any assistance you can render in determining the owner or taxpayer for that property would be appreciated. Completion of any of the questions below would be helpful.

1. Who is the taxpayer for this property?
   Name: JUSTICE LARRY
   Address: 40320 AUBURN ENUMCLAW HWY
   City: AUBURN State: WA Zip: 98002

2. Is that person the owner of the property? Yes [ ] No [ ]
   Don't know [√]

3. Do you have records reflecting past improvements at the property (i.e. past assessment worksheets/records, photos)?
   Yes [√] No [ ] Years: 1973 - 1994 PRIOR YRS WA STATE ARCHIVES @ 439-3785

4. What is the Tax Parcel Number? 000660-0040

5. Does your county maintain aerial photos of the area this site is located in? Yes [ ] No [ ] CONTACT: GEORGE KRITSON 296-3969

6. If the information presented is insufficient to identify the property, what other information is needed? _____

(over)

Lynda 10-25-94

7. Is a local tax parcel map available to assist in property location? (Please do not send one at this time.)
Yes [V] No [ ] Cost 0

Your assistance in this matter is appreciated.

Sincerely,

Peter Maule

Peter Maule
Toxics Cleanup Program
Investigator

PM:pm:bd

(N17374)

Mary O'Herron
Northwest Regional ice
Toxics Cleanup Program
SCAN 354-7266

CONVERS TION RECORD

DATE 6/14/95
TIME 1:35

TYPE

☐ VISIT ☐ CONFERENCE ☒ TELEPHONE

☐ INCOMING
☒ OUTGOING

Location of Visit/Conference:

NAME OF PERSON(S) CONTACTED OR IN CONTACT WITH YOU	ORGANIZATION (Office, dept., bureau, etc.)	TELEPHONE NO:
Linda Phillips	Planning (Kent)	859-3390

SUBJECT Car Auto Center / Atomic Auto N17374

SUMMARY

I told her that Louise had given me her #. What was their interest in the site?

A SEPA review will be going out on the site. The new owner (Car Auto) intends to remove contaminated soil (solvents/petroleum), import fill, and re-grade site.
Will continue to use as wrecking yard.

I told her I'd be sure she got a call if anything "new & wonderfull" developed re: the site.

ACTION REQUIRED

NAME OF PERSON DOCUMENTING CONVERSATION	SIGNATURE	DATE
Mary O'Herron	MOH	6/14

Municipality of Metropolitan Seattle
Hazardous Waste Management • 130 Nickerson St., Suite 100 • Seattle, WA 98109-1658

September 21, 1994

Mary O'Herron
Department of Ecology
Northwest Regional Office
3190 160th Avenue S.E.
Bellevue, WA. 98008-5452

RE: Response Network Complaint # 9400654

Dear Ms. O'Herron:

This letter is in reference to the complaint # listed above. On September 9, 1994, we visited the site in order to respond to a complaint that we had received regarding potential soil contamination. When we arrived at the site, an employee informed us that there were aware of the contamination and were working with a contractor (Enviros Inc.) in order to address the issue. She showed us a copy of the contractor's report that addressed the contamination identified on site.

I instructed the business owner, Ms. Verla Justice, to contact Ecology for any additional information on ensuring appropriate cleanup. I am enclosing copies of the complaints we received along with our field notes for your reference. Please contact me with any questions at (206) 689-3076.

Sincerely,

Josh Chaitin
Investigator
Hazardous Waste Response Network

enc.

c:atomauto.doc

METRO

Municipality of Metropolitan Seattle
Hazardous Waste Management • 130 Nickerson St., Suite 100 • Seattle, WA 98109-1658

September 19, 1994

Verla Justice
Atomic Auto Wrecking
1037 S. Central Ave.
Kent, WA. 98032

RE: September 9, 1994 site visit and subsequent phone conversation

Dear Ms. Justice:

Thank you for calling me following my September 9 site visit at Atomic Auto Wrecking. During the site visit, one of your employees showed us a copy of the Environmental Site Assessment Report generated by Enviros. This report appeared to address various issues related to on-site contamination. During our phone conversation you indicated that you had already conducted some clean-up work on site.

As I mentioned during our phone conversation, you should inform the Washington State Department of Ecology of the site assessment and of your cleanup efforts so far. You can contact the Department of Ecology's Northwest Regional Office at (206) 649-7000. Ask to speak with someone in the Toxics Cleanup Program. By contacting Ecology, you should be able to determine if your cleanup efforts are addressing all regulatory requirements.

Please contact me with any questions at (206) 689-3076.

Sincerely,

Josh Chaitin
Investigator, Response Network

CC: Mary O'Herron, Ecology

c:\9400654.doc

Response Network Reporting Form

9400654

	Date	Time
Event Occured		
Event Reported	28-Jun-94	

Click if this an Emergency ? ☐ Yes

What type of event occurred ? General Complaint

Materials Involved

Liquids:	Volume	Comments
Antifreeze	Unknown	
Oils	Unknown	

Solids:	Volume	Comments

Odors:	Location	Strength	Comments

Event Location

Name: Atomic Auto Wrecking
Address: 1037 S Central
City: Kent
Landmarks: Near S. 259th St. and Central
Environment Affected: Ground/Soil (Primary) | (Secondary) | (Other)

If Yes, Click Bullet
- ◉ Also Source of Problem ?
- ○ Unincorporated King County ?

Event Reporter / Caller

Callers Name	Address or Agency	Phone No.

○ Caller Wants FeedBack

Report Taker (last name)	Agency	Phone No.
Holyoke	LHWMP - Response Team	689-3077

If Yes, Click Bullet
- ○ Confidential Call?
- ○ Caller on Site?
- ○ Happening Now?
- ◉ First Time?

○ Any Pattern?
○ Source Obvious?
*if different than above company or location.

Comments - Summary of Complaint

Site is a real mess. Poor housekeeping, radiator, engines and auto parts all over the place. Ground appears to be stained. Several 55 gallon drums were seen at entrance of the wrecking yard along w/various auto parts (radiators, engines). The soil appeared to be stained with oil and other automobile fluids. The housekeeping was of concern.

See phone log

Assigned Response Team Investigator	Ecology's Unique Number	Where Did You Hear About Us?
Chaitin	0	

Referral
Date Ref'd :
To Agency :
Agency Contact :
Date Rec'd Back :

Referral
Date Ref'd :
To Agency :
Agency Contact :
Date Rec'd Back :

Referral
Date Ref'd :
To Agency :
Agency Contact :
Date Rec'd Back :

94 00654	Atomic Auto Wrecking	

Field Comments

Response Team Investigator:	Chaitin

Other Investigator:	

	Site Visit		Click if Joint Visit	Joint Visit With:	
	Date	Time		Name	Agency
1st	09-Sep-94	11:00	◉	Jakab	LHWMP - Response Team
2nd			○		
3rd			○		

○ Call Substantiated

Contact Name:	Verla Justice		
Title:	Owner	Phone Number:	206 854-1620

We arrived at the site and spoke with the receptionist. She stated that the owner, Ms. Verla Justice, was not on site. I explained to her the nature of the complaint that we had received and she stated that they had hired a contractor, Enviros, to address the contamination issues on site. She showed us a copy of the report, labeled Phase 1 Environmental Assessment. The report addressed various contamination issues that had been identified on site. I left our cards and asked that Ms. Justice contact me.

Ms. Justice contacted me later that day and explained that she had spent a large sum of money on clean up and was doing everything that she thought she should to continue to address the on-site contamination issues. I explained to her that she needed to contact the Toxics Cleanup Program at the Dept. of Ecology and explain that she thought she had a contaminated site. She then needed to send Ecology all the existing information she had on cleanup efforts so far so that they could determine whether or not she needed to conduct any work in addition to what she already had done and what she was planning on doing. She agreed. I thanked her for her time.

File Closed Date:	

* IF REPORT (DOCUMENT) AS RECEIVED: INTERIM ___ FINAL ___ LUST ___ SIS ___

* WASTE MANAGEMENT PRACTICE: * DATE REPORT RECEIVED: 9/30/94

* REPORT (DOCUMENT) TITLE:

NOTE: IF AN ERTS REPORT ALREADY EXISTS, FILL OUT ONLY THOSE AREAS WITH "*"

IF THIS IS A NEW ERTS, HAVE COMPLAINT TRACKER SEND ERTS SHEET TO M.O'HERRON AND SEND THIS SHEET ON TO LOUISE BARDY.

DEPARTMENT OF ECOLOGY ENVIRONMENTAL REPORT TRACKING FORM - INITIAL REPORT

RECORDER: J. Wollburn REPORT TYPE: discovery * REPORT #:

DATE & TIME RECEIVED: 10/3/94 ___:___

* REPORTER'S NAME: Josh Choitin ANONYMOUS: ___

* BUSINESS NAME: Metro Hazardous Waste

ADDRESS: 130 Nickerson St. Suite 100 * PHONE WK: (206) 689-3076

Seattle, Wa. 98109-1658 PHONE HM: (___)___-____

DETAILS OF INCIDENT:

* COUNTY: King NEAREST CITY: Kent

WATERWAY: WRIA #:

DESCRIPTION OF LOCATION:

ALLEGED VIOLATOR:

* NAME: Atomic Auto Wrecking PHONE WK: (___)___-____

* ADDRESS: 1037 S. Central PHONE HM: (___)___-____

Kent, Wa. 98032 CONTACT: Herb Justice

VEHICLE INFORMATION:

DESCRIPTION OF CONTAMINANT:

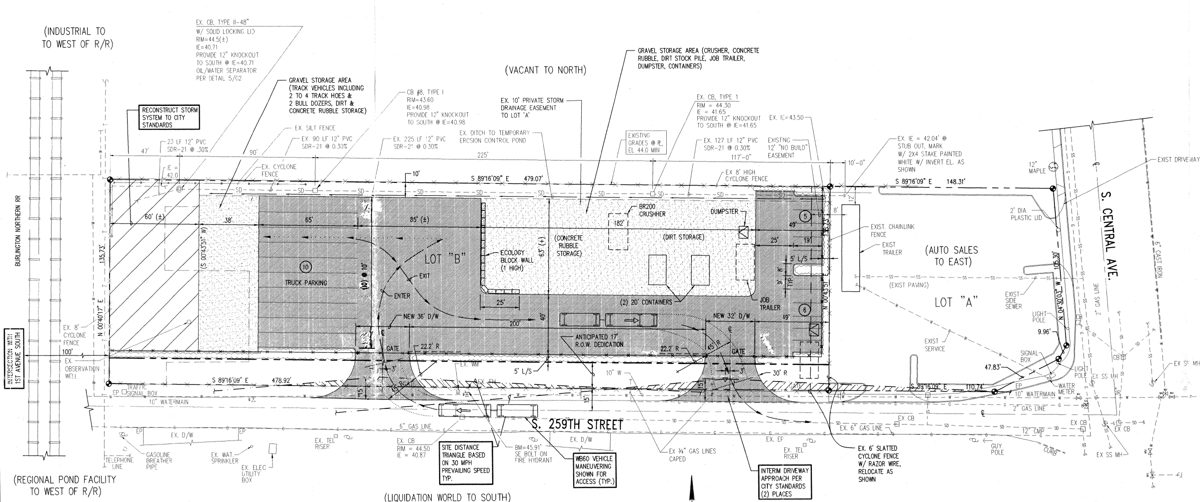
* MEDIA: soil QUANTITY: unknown

* MATERIAL: petroleum OTHER MATERIAL:

SOURCE: improper handling, spills

* COMMENTS: Contaminated site, independent cleanup with assistance from Enviros Inc. Complaint on the site was received by Metro and they conducted the I.I. Site assessment report has been generated by Enviros. Owner was told to notify us.

LOCATED IN THE N.E. 1/4 OF SEC. 25, T.22N., R.4E., W.M.
KENT, WASHINGTON



PHASE I SITE PLAN

1"=30'

SITE PLAN NOTES:

1. INSTALLATION OF CORPORATE STOPS, WATER SERVICES, LINES AND METERS SHALL BE PER CITY OF KENT STANDARD DETAILS. THE CITY WILL INSTALL THE METERS. THE CITY MAY, AT THE CITY'S OPTION, INSTALL SERVICES FROM MAIN LINE TO THE METER WHEN THE EXISTING WATER LINE IS IN AN EXISTING CITY STREET; ALL OTHER WORK BY CONTRACTOR. PLUMBING SUBCONTRACTOR SHALL VERIFY THE ADEQUACY OF THE SUPPLY LINE (SIZE/PRESSURE) PROPOSED AND REPORT ANY CONCERNS TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. SPRINKLER LINE, RISER, DOUBLE DETECTOR CHECK VALVE ASSEMBLY, PUMPER CONNECTION AND SUPPLY LINE, AND BUILDING SYSTEM BY OTHERS. A SEPARATE DETAILED PLAN SHALL BE SUBMITTED TO THE CITY OF AUBURN BY THE SPRINKLER CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THE DESIGN SHALL INCLUDE THE ITEMS ABOVE AS WELL AS DETAILS FOR RODDING AND BLOCKING. VERIFICATION OF PIPES SHOWN & PIPE SIZES OTHER THAN THOSE SHOWN BY THE SPRINKLER CONTRACTOR.
3. PUMPER PORT SHALL FACE STREET OR FIRE ACCESS, AND BE READILY ACCESSIBLE TO ANY FIRE VEHICLE FOR FIRE FIGHTING AND PUMPING OPERATION.
4. FLOOR DRAINS NOT TO BE INSTALLED AT THIS TIME. IF INSTALLED LATER THEY SHALL BE DIRECTED TO THE SAN. SEWER VIA AN APPROVED OIL/WATER SEPARATOR.
5. OUTDOOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND AVIOD GLARE FOR MOTORISTS TRAVELING ON ADJACENT STREETS.
6. STREET CURB SHALL BE PAINTED WITH FORMULA WID-Y1, FIVE FEET FROM EACH SIDE OF DRIVEWAY.
7. PROVIDE HOSE BIBS @ PERIMETER OF BUILDING PER OWNER REQUIREMENTS.
8. POST BUILDING ADDRESS W/ 18" HIGH LETTERS ON FACE OF BUILDING AS/IF REQUIRED BY THE CITY OF KENT.
9. CONTRACTOR SHALL COORDINATE POWER, CABLE, PHONE & GAS SERVICE W/ UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE POWER, CABLE, PHONE & GAS SERVICE LOCATIONS W/ DEVELOPER/BUILDING OWNER.

UTILITY CONFLICT NOTE:

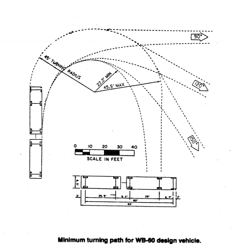
CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION.
THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT POE ENGINEERING, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

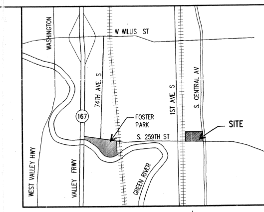
NOTE: THE PROJECT IS PROPOSED IN TWO PHASES . PHASE I (SHEET P1) WILL BRING THE EXISTING PROPERTY USE INTO COMPLIANCE WITH CITY CODES BY PROVIDING REQUIRED PAVING, LANDSCAPING, FENCING, AND RE-GRAVELING THE SITE AS REQUIRED. PHASE II IS FUTURE PLANNING FOR THE BUILDING, PARKING AND PAVING SHOWN ON SHEET P2

LEGEND

DESCRIPTION	NEW	EXISTING
STORM SEWER	—SD—	- - SD - -
SANITARY SEWER		- - SS - -
WATER		- - W - -
FIRE HYDRANT		○
GRAVEL	▒	
AC PAVING	▓	
CONC. SIDEWALK	░	
LANDSCAPING	⬭	
PARKING	⊗	
EXTRUDED CURB	├──┤	
ROCKERY WALL	▬	
CONC. RET. WALL	▬	



Minimum turning path for WB-60 design vehicle.



VICINITY MAP

NTS

CODE DATA (FOR PHASE I)

SITE AREA .... 65,015 S.F., 1.49 AC, PRIOR TO DEDICATION
ZONING .... CM-2 SITE & SURROUNDING
SETBACKS (REQUIRED):
FRONT .... 15'
SIDE .... NONE
REAR .... NONE
ALLOWABLE SITE COVERAGE 50%

OWNER INFORMATION

GASTON BROTHERS EXCAVATING, INC.
C/O MR. GARY GASTON
10740 MYERS WAY S.
SEATTLE, WA. 98168
PH # (206) 241-0827
FX # (206) 767-2771

PROJECT SURVEYOR

EASTSIDE CONSULTANTS, INC.
415 RAINIER BLVD. N.
ISSAQUAH, WA. 98027
PH # (425) 392-5351
FX # (425) 392-4676

LEGAL DESCRIPTION

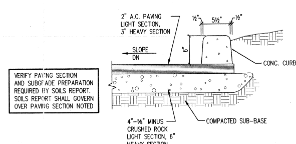
LOT 'B' OF THE CITY OF KENT LOT LINE ADJUSTMENT FILE NO: LL-95-20 AS RECORDED UNDER KING COUNTY RECORDING NO. 9510121176 RECORDS OF KING COUNTY, WASHINGTON

PARCEL NUMBER

000600-0045

VERTICAL DATUM

CITY OF KENT



1/P1 CURB & PAVING SECTION
N.T.S.

GASTON BROTHERS EXCAVATING
PA-2002-2, KIVA 2020281
PLANNER: BRAD HAZELTINE

RECEIVED
APR 10 2002
CITY OF KENT
PERMIT CENTER

RECORD DRAWING CERTIFICATION	
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.	THESE PLANS ARE "APPROVED" FOR CONFORMANCE WITH THE CITY OF KENT ENGINEERING DIVISION'S REQUIREMENTS
BY:______ DATE:______	APPROVED BY: ______
TITLE/POSITION______	
CONFIRMED BY CITY______ DATE:______	DATE APPROVED: ______

REV.	DATE	BY	DESCRIPTION
1	04/08/02	G.MO	REVISION PER CITY

RECEIVED
APR 10 2002
CITY OF KENT
PLANNING SERVICES

POE Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING/CONSULTING
1314 8TH STREET N.E., SUITE 102
AUBURN, WASHINGTON 98002
(253) 833-4052 / FAX (253) 833-4053

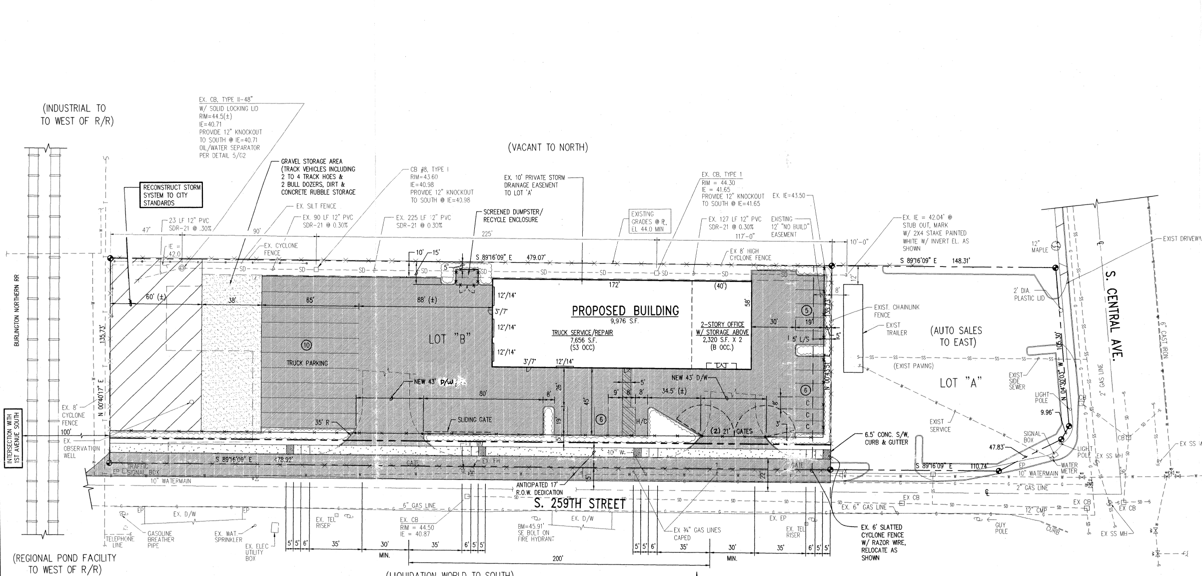
JOB TITLE: GASTON BROTHERS EXCAVATING
1100 S. 259TH STREET
KENT, WA
Former Atomic Auto wrecking

SHEET TITLE: PHASE I SITE PLAN

ALAN F. POE — STATE OF WASHINGTON — 27060 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/8/2003

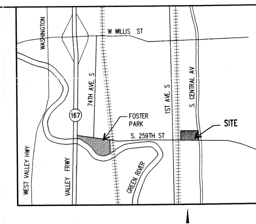
DATE	JAN 2002
DRAWN BY	G.MO
DESIGN BY	A.F.P.
JOB NO.	00-019
SHEET NO.	P1

LOCATED IN THE N.E. 1/4 OF SEC. 25, T.22N., R.4E., W.M.
KENT, WASHINGTON



PHASE II SITE PLAN

1"=30'



VICINITY MAP

NTS

SITE PLAN NOTES:

1. INSTALLATION OF CORPORATE STOPS, WATER SERVICES, LINES AND METERS SHALL BE PER CITY OF KENT STANDARD DETAILS. THE CITY WILL INSTALL THE METERS. THE CITY MAY, AT THE CITY'S OPTION, INSTALL SERVICES FROM MAIN LINE TO THE METER WHEN THE EXISTING WATER LINE IS IN AN EXISTING CITY STREET; ALL OTHER WORK BY CONTRACTOR. PLUMBING SUBCONTRACTOR SHALL VERIFY THE ADEQUACY OF THE SUPPLY LINE (SIZE/PRESSURE) PROPOSED AND REPORT ANY CONCERNS TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. SPRINKLER LINE, RISER, DOUBLE DETECTOR CHECK VALVE ASSEMBLY, PUMPER CONNECTION AND SUPPLY LINE, AND BUILDING SYSTEM BY OTHERS. A SEPARATE DETAILED PLAN SHALL BE SUBMITTED TO THE CITY OF AUBURN BY THE SPRINKLER CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THE DESIGN SHALL INCLUDE THE ITEMS ABOVE AS WELL AS DETAILS FOR RODDING AND BLOCKING. VERIFICATION OF PIPES SHOWN & PIPE SIZES OTHER THAN THOSE SHOWN BY THE SPRINKLER CONTRACTOR.
3. PUMPER PORT SHALL FACE STREET OR FIRE ACCESS, AND BE READILY ACCESSIBLE TO ANY FIRE VEHICLE FOR FIRE FIGHTING AND PUMPING OPERATION.
4. FLOOR DRAINS NOT TO BE INSTALLED AT THIS TIME. IF INSTALLED LATER THEY SHALL BE DIRECTED TO THE SAN. SEWER VIA AN APPROVED OIL/WATER SEPARATOR.
5. OUTDOOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND AVIOD GLARE FOR MOTORISTS TRAVELING ON ADJACENT STREETS.
6. STREET CURB SHALL BE PAINTED WITH FORMULA WID-Y1, FIVE FEET FROM EACH SIDE OF DRIVEWAY.
7. PROVIDE HOSE BIBS @ PERIMETER OF BUILDING PER OWNER REQUIREMENTS.
8. POST BUILDING ADDRESS W/ 18" HIGH LETTERS ON FACE OF BUILDING AS/IF REQUIRED BY THE CITY OF KENT.
9. CONTRACTOR SHALL COORDINATE POWER, CABLE, PHONE & GAS SERVICE W/ UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE POWER, CABLE, PHONE & GAS SERVICE LOCATIONS W/ DEVELOPER/BUILDING OWNER.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION.
THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT POE ENGINEERING, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

LEGEND

DESCRIPTION	NEW	EXISTING
STORM SEWER	—SD—	- - SD - -
SANITARY SEWER		- - SS - -
WATER		- - W - -
FIRE HYDRANT		
GRAVEL		
AC PAVING		
CONC. SIDEWALK		
LANDSCAPING		
PARKING		
EXTRUDED CURB		
ROCKERY WALL		
CONC. RET. WALL		

NOTE: THE PROJECT IS PROPOSED IN TWO PHASES. PHASE I (SHEET P1) WILL BRING THE EXISTING PROPERTY USE INTO COMPLIANCE WITH CITY CODES BY PROVIDING REQUIRED PAVING, LANDSCAPING, FENCING, AND RE-GRAVELING THE SITE AS REQUIRED. PHASE II IS FUTURE PLANNING FOR THE BUILDING, PARKING AND PAVING SHOWN ON SHEET P2

CODE DATA (FOR PHASE II BUILDING)

SITE AREA	65,015 S.F., 1.49 AC, PRIOR TO DEDICATION
ZONING	CM-2 SITE & SURROUNDING
OCCUPANCY	B, S3
CONSTRUCTION	5N
SPRINKLERS	NO
SETBACKS (REQUIRED):	
FRONT	15'
SIDE	NONE
REAR	NONE
SETBACKS (PROVIDED):	
NORTH	10.73'
SOUTH	50' + R.O.W.
EAST	54'
WEST	253.07'
BUILDING AREA	9,976 S.F. + 2,320 S.F. 2ND FLR
ALLOWABLE BUILDING AREA:	
BASIC	8,000
SPRINKLER INCREASE	N/A
SETBACK INCREASE	85%
ALLOWABLE AREA	(8,000 S.F.) 1.85 = 14,800 S.F.
ALLOWABLE SITE COVERAGE	50%
PROPOSED SITE COVERAGE	15.3%
PARKING REQUIRED:	
OFFICE	2,320 S.F./250
VEHICLE REPAIR	7,656 S.F./400
STORAGE	2,320 S.F./2,000
TOTAL	30 STALLS
PARKING PROVIDED	19 STALLS, (1) H/C
BUILDING HEIGHT	32'(-), (1) STORY W/ (2) STORY OFFICE AREAS

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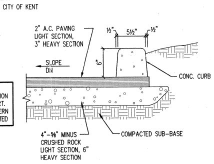

VERIFY PAVING SECTION AND SUBGRADE PREPARATION REQUIRED BY SOILS REPORT. SOILS REPORT SHALL GOVERN OVER PAVING SECTION NOTED

CURB & PAVING SECTION

N.T.S.

RECORD DRAWING CERTIFICATION

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1100 S. 259TH STREET, KENT, WA

SHEET TITLE: PHASE II SITE PLAN

EXPIRES 3/8/2003

DATE: APRIL 2002
DRAWN BY: G.MO
DESIGN BY: A.F.P.
JOB NO.: 00-019
SHEET NO.: P2