



STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

April 8, 2002

Mr. Greg Helland
SCS Engineers
2405 140th Avenue Northeast, Suite 107
Bellevue WA 98005

Dear Mr. Greg Helland:

Re: Request for Review: Independent Remedial Action
Former Meeker Gas Station, 105 North Washington Avenue, Kent WA 98032

Thank you for submitting the independent remedial action report(s) for this site for Ecology's review. Ecology appreciates your initiative in pursuing a voluntary cleanup under the Model Toxics Control Act.

This is to acknowledge receipt of your *Request* and your \$500 deposit. A copy of the *Request* form is enclosed. All correspondence relating to this project should include the site name and a reference to the TCP identification number NW0878 printed on the bottom right-hand corner of this form.

The Department of Ecology (Ecology) will publish a notice in the *Site Register* that we have received the report(s) and of your request for Ecology review of the independent remedial action. The *Site Register* is a bi-weekly publication regarding sites undergoing cleanup or remedial action throughout the state.

If you have any questions about this letter or the Voluntary Cleanup Program, please do not hesitate to call me at (425) 649-4446.

Sincerely,

Theresa L. Fisher
Voluntary Cleanup Program Administrator

TLF: lg
Enclosure



SCS ENGINEERS

April 2, 2002
Project No. 04201049.00

Mr. Joseph M. Hickey
Brownfield & Voluntary Cleanup Program Coordinator
Toxics Cleanup Program
Department of Ecology, Northwest Regional Office
3190 160th Avenue SE
Bellevue, Washington 98008-5452

RECEIVED
APR 04 2002
DEPT OF ECOLOGY

Subject: VCP Application for the Former Gas Station at Meeker Square, Kent, Washington

Dear Mr. Hickey:

SCS Engineers has prepared this Voluntary Cleanup Program (VCP) Application on behalf of Principal Capital Management to enter into the Department of Ecology's VCP a former gas station site at the Meeker Square shopping center. The gas station occupied the southeast corner of the shopping center property from 1960 until 1983. Since then the site has been covered by asphalt paving and used as parking for the shopping center.

In April 1991 soil samples from four boreholes identified petroleum hydrocarbons above the MTCA Method A clean-up standard effective at that time. In early 1998, soil samples were collected at thirteen borings, and four monitoring wells were installed. The 1998 investigation identified gasoline and BTEX compounds in the soil and groundwater at concentrations above the MTCA Method A clean-up standards. These results were confirmed in April 2000 by direct-push sampling at one location. In January 2002, the three remaining groundwater-monitoring wells were re-sampled, and additional soil and groundwater samples were collected from direct-push borings to evaluate the extent of contamination and to help settle questions that remained from previous work.

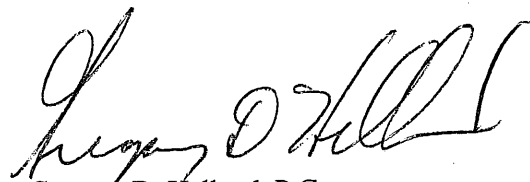
Soil contamination is apparently limited to approximately 300 cubic yards of gasoline-contaminated soil at the southeast corner of the property. Groundwater contamination may extend southeast beyond the Meeker Square property. Please see the attached letter (Site Status of the Former Gas Station Site at Meeker Square, SCS Engineers, April 2, 2002).

We are submitting this information to enter the property in the Voluntary Cleanup Program and to request technical assistance with a scheduled cleanup and monitoring program. Enclosed are the completed VCP application forms, the required \$500 deposit, and a letter describing investigations at the site. If you have any questions, please do not hesitate to call.

Very truly yours,



Brian G. Doan
Project Scientist
SCS ENGINEERS



Gregory D. Helland, P.G.
Project Director
SCS ENGINEERS

cc: Jay Fisher, Principal Capital Management
attachment





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?

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

- Requesting assistance on a planned cleanup
- Requesting assistance on an ongoing cleanup.
- 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: Former Meeker Gas Station

Alternate Name(s) for Site:

Street Address of Site: 105 North Washington Avenue

City: Kent

State: WA

Zip: 98032

County: King

UBI Number:

Mailing Address (if different from above): Principal Capital Management, 801 Grand Avenue

City: Des Moines

State: IA

Zip: 50392-1390

Township 22N Range 4E Section 24 Quarter-Quarter SW1/4 of NW1/4

If Known:

Latitude: Degree Minute Second

Longitude: Degree Minute Second

Method used to calculate Latitude and Longitude:

How large (in acres) is the site? Tax parcel is 0.49 acres. Project site is approximately 0.04 acres.

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: Greg Helland

Firm: SCS Engineers

Street Address: 2405 140th Avenue Northeast, Suite 107

City: Bellevue

State: WA

Zip: 98005

Telephone Number: 425-746-4600

Extension: 144

Fax Number: 425-746-6747

e-mail address: ghelland@scsengineers.com

Methods/Treatments Used	Soil	Groundwater	Surface Water	Drinking Water	Air	Wastes
Method 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					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/Recycling²						
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 Washing		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
Site Status of the Former Meeker Square Gas Station Facility	SCS Engineers	April 2, 2002

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.).

Present activity: parking lot

H) Dangerous Waste Facilities:

Does the facility have a dangerous waste identification number? yes ☐ no ☒

If yes, what is the number?

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	Product	Was Free Product encountered?		Tank Status
				On GW	In Excavation	

Although site is a former gasoline service station, we have no information regarding specific USTs. We know that four gasoline, one fuel oil, and one waste oil tank were at the site. The tanks were removed in March 1983.

J) Owner/Operator History

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

K) Other Involved Parties:

(Please photocopy and attach copies if additional parties are involved)

1) Environmental Consultant: Greg Helland		
Representing: Principal Capital Management (present site owner)		
Firm: SCS Engineers		
Street Address: 2405 140 th Avenue Northeast, Suite 107		
City: Bellevue	State: WA	ZIP: 98005
Telephone Number: 425-746-4600	Extension: 144	
Fax Number: 425-746-6747	e-mail address: ghelland@scsengineers.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:		
Relation to site/owner/operator:		
Firm:		
Street Address:		
City:	State:	ZIP:
Telephone Number:	Extension:	
Fax Number:	e-mail address:	
Dates of involvement with site:	to:	

3) Name:		
Relation to site/owner/operator:		
Firm:		
Street Address:		
City:	State:	ZIP:
Telephone Number:	Extension:	
Fax Number:	e-mail address:	
Dates of involvement with site:	to:	

4) Name:		
Relation to site/owner/operator:		
Firm:		
Street Address:		
City:	State:	ZIP:
Telephone Number:	Extension:	
Fax Number:	e-mail address:	
Dates of involvement with site:	to:	