NW 2607

Shaw™ Shaw Environmental, Inc.

Phase I Environmental Site Assessment
&
Preliminary Exposure Pathway Assessment
Survey

9061 Delridge Way
Seattle, Washington 98106

Submitted to

ConocoPhillips

Prepared by:

Shaw Environmental, Inc.

11560 Great Oaks Way, Suite 500

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CONFIDENTIAL

2003 ENVIRONMENTAL ASSESSMENT, PRELIMINARY EXPOSURE PATHWAY ASSESSMENT, AND DETERMINATION OF REMEDIAL RISK COSTS OF CONOCOPHILLIPS FACILITIES

This report summarizes the findings related to the assessment of ConocoPhillips facilities located in Washington

Report completed by:	**Mr. Piper M. Roelen**
Signature:	
Phone No:	**425-485-5000**
Facility Name:	**ConocoPhillips facility / Circle K store No. 5925**
Facility Manager:	**Mr. Peter Berkbile**
Telephone:	**206-763-0233**
Address:	**9061 Delridge Way, Seattle**
State:	**Washington**

I. FIELD INSPECTION

Date of Field Inspection and Review: February 26, 2003

- **Site Description: Provide a description as related to current site activities and environmental condition and significant environmental features; e.g. anomalies in topography, distressed or dead vegetation, evidence of discharge outfalls, drums, electrical transformers, and other potential environmental risks (if any). Note particularly the extent of any spills or soil discoloration due to petroleum products, etc. Provide a general sketch showing the location of key features of the site, boundaries, etc. Indicate the North direction on the sketch. Site photographs are included in Appendix B. A site plan is included in Appendix C.**

  The subject site currently operates as a 76 gasoline service station and a Circle K convenience store. The subject site facilities are built on a side hill, but the site is relatively flat, having been built up from the surroundings and with retaining walls on the south and west sides of the property. The site is located on a triangular lot bounded by SW Barton Street to the south, 20th Avenue SW to the west, and

Delridge Way to the northeast. Vicinity topography has a significant slope to the west-northwest. There was no significant evidence of staining, distressed vegetation, spills, or releases on the subject property at the time of the site visit and inspection. Minor petroleum staining was noted on the concrete paving surrounding the dispenser islands and in the parking areas, but no stains were greater than 10 SF in size.

In general the site was very clean and housekeeping appeared to be good both inside and outside the store. There did not appear to be any increased environmental risks associated with the subject site based on the field observations.

- **Structure Description: Provide a description of the buildings present on the site; construction (concrete block, steel frame, etc.), function (office, car wash, etc.), dimensions, size, condition, sub level areas (crawl spaces, basements, oil changing pits), and related information.**

  A single triangular building is present on the southwest corner of the site that is operating as a Circle K convenience store. The building is approximately 800 SF in size and appears to be constructed with a wood frame on a concrete foundation, with a flat roof and lap wood siding. The roof was not inspected during the site visit.

  The interior of the convenience store is finished with floor tiles and drop-in ceiling tiles. Fluorescent light fixtures, which appear to be in good condition, are present throughout the building. The southeast corner of the building is sectioned off as very small office and storage area with tank monitoring equipment.

- **Pumps & Dispensers: Describe the number of pumps, location(s) and layout of the dispenser area(s).**

  There is one (1) metal canopy covering three (3) pump dispenser islands at the subject site, which is located to the northeast of the store. The canopy is oriented parallel to Delridge Way. On each side of two of the pump dispensers, there are three (3) hoses that dispense high-grade, mid-grade, and regular unleaded gasoline. On the third pump dispenser, there are four (4) hoses on each side; an additional hose on each side for diesel. There are a total of twenty (20) hoses at the subject site.

- **Underground Storage Tanks: List the numbers of underground storage tanks, grades / types of product they contain, and product volume. Note the condition of the pavement in and around the tank and distribution areas. Sketch the location of the tanks and vent pipes in relation to the property configuration and location of building(s).**

  On-site underground storage tanks (USTs) are located on either side of the fuel pumps, beneath the canopy. There are a total of four (4) USTs located on the subject site. One (1) 8,025-gallon UST for high-grade, one (1) 8,025-gallon UST for mid-grade, and one (1) UST for regular grade unleaded gasoline (identified as 12,758-gallon in on-site records and 10,058-gallons in ConocoPhillips database) are located on the northeast side of the pumps, and one (1) 6,048 gallon UST for diesel is located on the southwest side of the pumps. Records indicate that the USTs are

approximately 12 years old (installed January 1991). The concrete surrounding the USTs is in good condition with only minor staining and few cracks. Three vent pipes were observed on the southeast corner of the store and a fourth vent pipe was observed on the north corner of the store.

- **Service Bays: If present, describe vehicle service area; number of bays, activities carried out; number of subsurface hydraulic lifts, parts washer, floor drains, location(s) of waste materials storage (waste oil, waste antifreeze, used batteries, use of solvent(s), etc.). List the names of the waste material haulers, if available.**

  N/A (No service bays are present at this site)

- **Above Ground Storage Tanks: Are any above ground storage tanks present at the site? Describe location, secondary containment, physical condition, volume, contents, etc.**

  N/A (No above ground tanks are present at this site)

- **Car Wash: Is a car wash facility located at the site? Describe the facility, construction, location, etc. Is water recirculated or disposed. Is disposal through an oil / water separator (o/ws). If and o/ws is used, how often is it cleaned out. How are o/ws wastes disposed of.**

  N/A (No car wash facility is located at this site)

- **Stormwater Management: Are any other surface water runoff collection mechanisms (intercept trenches, catchments, etc.) present on the site? Describe the location(s) in reference to significant site features.**

  Two storm drains with catchment basins were observed on the subject site; one next to the center fuel pump, and one on the southwest corner of the fueling area. It appears that these drains discharge to the city storm sewer to the west of the property.

- **Pits, Ponds, Sumps, Wells: Were any other pits, ponds, wells, sumps, etc., observed at the site? If so, note their location in reference to significant site features.**

  One observation well is located on the south end of the UST area. No pits, ponds or sumps were observed during the site visit. State Water Resource Program well records indicate that five probe borings were installed to depths between 10 and 13.5 feet below ground surface (bgs) at the site in January 2001 by Cascade Drilling, Inc. with KHM listed as the consultant. The holes were reportedly backfilled with bentonite. No observations were made during the site inspection that identified the locations of the probe borings.

- **<u>Other Contamination Indicators:</u> Were any other indicators of potential contamination (stressed vegetation, sheens, pools of material, etc.) observed at the site? Note location and approximate area.**

  The subject site appeared to be in good condition. No observations were made that would increase potential environmental risk at the subject site with the possible exception of the storm drain locations in the immediate vicinity of the fueling islands. A release from the pumps or hoses could potentially flow directly into the city storm sewer system.

- **<u>Utilities:</u> Summarize site utilities services; gas, sanitary sewer, etc. Is sanitary domestic waste discharged to a POTW or to an on-site septic system?**

  The subject site is connected to public utilities provided by the City of Seattle and Puget Sound Energy (PSE). Sewer and water line access points were observed in roadways fronting the south and east of the property. A gas line is mapped by PSE in the road to the west. There are overhead power lines located across Barton Street to the south with a drop to the store.

- **<u>Immediately Adjacent Properties:</u> Describe immediately surrounding properties; note any obvious indications of potential environmental impact to the subject property.**

Property Location	Address (# Street)	Occupant	Use	Elevation	Potential Environ. Concern
Northeast	Delridge Way – across Delridge Way	Watts Electrical; Rhinehart Metalworks	Electrician; metal/blacksmith	Higher	Both facilities appear that they may have been motor repair facilities in the past.
South	SW Barton Street – across SW Barton	Ferguson's Tire and Brake	Auto repair shop	Same	Possible use/store of petroleum products, solvents, waste oil, hydraulic lifts.
West	20th Avenue SW –across 20th Avenue	7-Eleven; homes	Convenience store; residential	Lower	No risk to subject property; however, homes have basements (receptors).

(Note potential UST (include location of USTs), dry cleaning facilities (on-site operations) & industrial use.)

- **<u>Secondary Adjacent Properties:</u> Conduct a drive-by of secondary adjacent properties for obvious potential negative environmental impact to the subject property, and note any significant findings.**

  Ty's Auto repair shop was observed approximately 1/8 mile southeast of the subject property. Service buildings may contain subsurface hydraulic lifts, parts washers and waste oil storage.

II. Regulatory, Historical, and Client File Information

- **Regulatory Review - EDR & Sanborn Information. Summarize the findings of the State and Federal databases, and the Sanborn information noting in point form significant findings that indicate a definite or potential negative impact to the subject site. Documentation of the regulatory database research is included in Appendix A. The historical Sanborn documentation is included in Appendix D. The available aerial photography is included in Appendix E. If no aerial photography or Sanborn maps were found, historical USGS topographic maps are included in Appendix F.**

  A review of regulatory database information indicates that the subject site is listed on the following databases:

  - **Underground Storage Tank (UST):** The **UST** database indicates that the subject facility had five leaded and unleaded gasoline USTs that were installed in 1964 that have been removed. Four other USTs with capacities between 5,000 gallons and 9,999 gallons, installed in 1990, are listed as operational. One of the tanks is identified as containing leaded gasoline, one containing unleaded gasoline, and the other two containing diesel. No leaded gasoline pumps were observed during the site inspection.

  Regulatory database information identified properties and/or facilities in the vicinity of the subject property and listed at equal or higher elevations on the following databases:

  Four (4) **UST/Leaking Underground Storage Tank (LUST)** database listed sites are located within 1/8 mile of the subject property:

  - Klein Property, 9066 Delridge Way (adjacent to northeast of subject property) – USTs reportedly removed, LUST reported "Cleaned Up"; also on **Washington Independent Cleanup Reports (WA ICR).**

  - Lenny's Fuel Co, 9010/9025 Delridge Way – USTs reportedly removed, LUST reported "Cleaned Up." Also on **Resource Conservation and Recovery Information System – small quantity generator (RCRIS-SQG)** database (no violations identified), **Facility index (FINDS)** - in addition to containing basic facility information, inclusion on the FINDS database indicates the presence of "links" to additional database information including; **FRS** (Facility Register System) and Resource Conservation and Recovery Act Information System (**RCRAINFO**), and **WA ICR** database.

  - Quick Lube, 9009 Delridge Way SW #B – two operational gasoline USTs.

  - Stan's Mt. View Towing/Stan Bradley, 9000 Delridge Way – two removed USTs

  One (1) **RCRIS-SQG/FINDS** site is located within 1/8 mile of the subject site:

- 124 Dry Cleaners, 9001 Delridge Way SW - No violations reported.

Regulatory database information identified properties and/or facilities from 1/8 to 1/4 mile of the subject property and listed at equal or higher elevations on the following databases:

- Corvair Forge, 9255 16th Ave SW – **UST/LUST** site cleanup started.
- Southend Autobody – 9439 17th Ave SW – **RCRIS-SQG/FINDS** site; no violations reported.
- Vans Auto Rebuild, 9226 15th Ave SW – **RCRIS-SQG/FINDS** site; no violations reported.

Regulatory database information identified properties and/or facilities from 1/4 to 1 mile of the subject property and listed at equal or higher elevations on the following databases:

- Heraldo Residence, 8856 16th Ave SW - Washington Confirmed and Suspected Contaminated Sites List **CSCSL** database; also on Washington Voluntary Cleanup Program (**VCP**) and **WA ICR** databases.
- Liberty #904, 9857 17th Ave SW – **LUST**, **UST**, and **WA ICR** databases.
- Mobile Services, 10057 18th Ave SW – **CSCSL** site.
- Gull 245, 9050 35th Avenue SW – **CSCSL**, **LUST**, **UST**and **VCP** databases.
- Texaco 121668, 9200 35th Ave SW - **RCRIS-SQG/FINDS**and **CSCSL** databases.
- Walter Baumgartner, 10420 15 SW - **CSCSL**, **UST**and **VCP** databases.
- SK Used Cars, 10604 15th Ave SW, **CSCSL** database.

- **<u>State Regulatory Agency Information/File Review:</u> Describe any significant findings resulting from the review of available State Regulatory Agency files for the subject site.**

  Based on a review of state file information for a number of sites and confirmation that state regulatory files do not appear to contain additional information other than that obtained from ConocoPhillips and other regulatory databases, no additional state regulatory file review was conducted for this site.

- **<u>Review of Historical Information</u>**

  Shaw Environmental subcontracted EDR to provide Sanborn fire insurance maps or other historical records depicting the property. EDR provided Shaw Environmental with copies of Sanborn maps of the site and vicinity for the years 1929, 1950, and 1967. These maps were reviewed for evidence of historical activities that may have had an adverse environmental impact on the subject site.

  The 1929 map indicates that a residential dwelling and an outbuilding are located on

the subject property. Fronting roads that were observed during the site inspection are all present on the map; however, Delridge Way is identified on the map as "McKinnon Road." Other residential dwellings are shown to the south and east.

The 1950 map depicts the subject property as vacant. A building is present to the east (across Delridge Way) which is identified as an auto body works, paints, and manufacturing facility. A building labeled with "Gas & Oil" is shown one block to the southeast of the subject property.

On the 1967 map, a triangular building is located on the southwest corner of the subject property, which appears to be the same building currently located on the property. The subject property is labeled with "Gas & Oil", however, no storage tanks are identified on the map. The building that was identified on the 1950 map as an auto body shop is identified as a woodworking and plastic finishing facility. An electric shop and another building identified as a truck and fuel storage facility with a truck garage are shown to the northeast and north of the subject property, respectively (across Delridge Way). A tire service facility and a boat sales facility are shown to the south and southeast of the subject property, respectively (across SW Barton Street).

The nature and proximity of the businesses identified around the subject property on these historical maps indicates the potential for impacts from petroleum, solvent, and/or other chemical products which may have been used at these facilities.

- **<u>Review of ConocoPhillips Environmental / Compliance Files:</u> Describe any significant findings following review of corporate environmental files. Specifically describe any conditions, which may cause, or have caused any residual negative impact to the site.**

  A review of compliance database files was conducted for the subject site. This database indicated that the site has four double-walled, fiberglass-clad steel, USTs that were installed in January 1991, and contain diesel and three grades of unleaded gasoline. Tank capacities are identified as 8025 gallons, 8025 gallons, 10058 gallons, and 6048 gallons for the high-, mid-, and regular-grade gasoline tanks and diesel tank, respectively. The Stage 2 system is vacuum assist type. Associated piping is also double-walled fiberglass-clad steel. The fueling system is continuously electronically monitored and is equipped with spill and overfill protection. Secondary containment is provided for both the turbine sump and dispenser pans. The database did not identify any issues regarding compliance with applicable environmental regulations or any other outstanding issues.

  On-site records reviewed by Shaw Environmental indicated that the most recent tank tightness tests were conducted in January 2003, at which time all USTs and associated equipment passed inspection.

- **<u>Conclusions, Recommendations and Cumulative Environmental Risk:</u>**

  Based on information obtained during the course of this Assessment, Shaw Environmental concludes that based on the inspection carried out on February 26,

2003, and the environmental regulatory and compliance information obtained, that no significant negative environmental condition is associated with the subject site and no other investigation is necessary or warranted.

Based on this conclusion, Shaw Environmental submits that the cumulative environmental risk associated with the subject site is **LOW**.

PRELIMINARY EXPOSURE PATHWAY ASSESSMENT SURVEY

Any supporting documentation for the preliminary exposure pathway assessment survey is included in Appendix G.

A. LAND USAGE

1. Site Map

Verify and/or update the following information, to the extent available, on a site map / plan: (Does the site have blueprints or "as-built" maps?)

- Site Property Lines
- Onsite Buildings
- Adjacent Properties
- Street Names
- USTs
- Existing UST Observation Wells
- Existing Monitoring Wells
- Water Supply Wells
- Subway/Tunnel
- Storm Sewers
- Utility Corridors
- Downhill Slope Direction

The attached site plan (Appendix C) shows the relevant surface features identified as part of this survey.

2. Site Photo Documentation

Take pictures of at least two areas of the site. One picture should generally cover the front of the site (Photo No. 1) and the other picture should cover the rear of the site (Photo No. 2). Take additional photos as needed in the following sections to document key features of the site and adjacent land usage.

All pictures should be clearly labeled as to location, direction, and subject and are included in Appendix B.

3. Topography

Is the land surrounding the site relatively flat? **Yes** ____ **No** **X**

If **"NO"** then indicate downhill direction from site.

The subject site facilities are built on a side hill that slopes generally to the west, but the site is relatively flat as it is built up from the surroundings and has retaining walls on the south and west sides of the property.

Stand over the underground storage tanks at the site and take one picture in the downhill direction. If the land surrounding the site is relatively flat, then this picture is not necessary.

Photo 3 shows the downhill slope from the UST area.

B. SUBSURFACE STRUCTURES AND UTILITY CORRIDORS

1. Buildings with Basements

Do any of the buildings within the specified radius of the site have basements, crawl spaces, sub-level parking garage, etc?

YES **X** **NO** _____

If **"YES"** then complete the following information for the **nearest three** basements. Document buildings on the site map.

Building # **1** :

Type: **Commercial** ___ **Residential** **X** **Other (describe)** _____

Distance from Site (in feet): **~70 feet**

Direction from Site: **West**

Comments: **Daylight basement in a two story house located immediately to the west of the subject property across 20th Avenue SW**

Building # 2

Type: **Commercial** ___ **Residential** **X** **Other (describe)** _____

Distance from Site (in feet): **~70 feet**

Direction from Site: **West**

Comments: **Daylight basement in a two story house located immediately to the west of the subject property across 20th Avenue SW**

Building # 3

Type: **Commercial** ___ **Residential** **X** **Other (describe)** _____

Distance from Site (in feet): **~120 feet**

Direction from Site: **Southwest**

Comments: **Basement in a two story house across Barton Street and 20th Avenue intersection.**

2. Utility Corridors

Are there any utility corridors located on or immediately adjacent to the site?

YES **X** **NO** _____

If **"YES"** then complete the following information for each corridor. Take pictures of any utility corridors and document locations on the site map.

Corridor # 1 (Site Map)

Type: **Electric** ____ **Telephone** ____ **Gas** X **Water** X

Sanitary Sewer X **Storm Sewer** ____ **Unknown** ____

Near Which Site Property Boundary: **N** ___ **E** X **S** X **W** ___

Depth of Corridor: _____ **Feet** X **Unknown**

Comments: **A gas line is mapped in the road west of the subject property. Sewer and water line access points were observed in roadways fronting the south and east of the property. There are also overhead power lines located across Barton Street to the south with a drop to the store.**

3. Subways and Tunnels

Is there a subsurface mass transit system or tunnel walkway located within the specified radius of the site?

YES _____ **NO** X

If "**YES**" then complete the following information. Document the subway or tunnel location on the site map.

Name: _____

Minimum Distance between Site and Subway/Tunnel (in feet): _____

Direction from Site to Subway/Tunnel: _____

4. Other Receptors

Are there any other sensitive receptors (schools, recreational areas, stadiums, hospitals, parks, day care centers, churches, retirement communities, etc.) located within the specified radius of the site?

YES X **NO** _____

If "**YES**" then complete the following information.

Name or Usage: **Lutheran Church and School**

Minimum Distance between Site and Receptor (in feet): **~900 feet**

Direction from Site to Receptor: **South-southeast**

C. GROUNDWATER USAGE

1. Municipal Water Supply Wells

Based on a review of available public information, record all municipal wells within the specified radius of the site. Field validate the location of the **closest three** municipal water supply wells.

Based on EDR's review of Federal USGS Well information, Federal FRDS Public Water Supply System information, State Database Well information, and Shaw Environmental's review of Washington Water Resource Program files, there are no municipal or private drinking water wells within 1 mile of the subject property.

Municipal Water Supply Well No. _____

Is the location correct? **Yes** _____ **No** _____

If not, explain the discrepancies: _____

Distance from Site to Well (in feet): _____

Direction from Site to Well: _____

Is the well being used? **Yes** _____ **No** _____ **Unknown** _____

Comments:

2. Private Water Wells

Based on a review of available public records, list all private water wells within the specified radius of the site. Are there any other private water wells **visible** within the specified radius?

YES _____ **NO** **X**

Is there a private water well located on the retail site?

YES _____ **NO** **X**

If **"YES"** on any of the above questions, then complete the following information for the **three closest** private water wells.

Private Supply Well No. _____

Is the location correct? **Yes** _____ **No** _____

If not, explain the discrepancies: _____

Distance from Site to Well (in feet): _____

Direction from Site to Well: _____

Is the well being used? **Yes** _____ **No** _____ **Unknown** _____

Comments: _____

3. **Aquifer Information**

Aquifer Classification: **unconsolidated-deposit aquifer (Puget-Willamette Trough regional aquifer system)**

Is this a sole source aquifer? **Yes** _____ **No** **X**

List the depth to the aquifer: **closest available data (~3/4 mile west) indicates groundwater table approximately 10 feet below ground surface**

List the number of observation and monitoring wells, if any, on the site: **1**

One observation well is located on the south end of the UST area. State Water Resource Program well records indicate that five probe borings were installed to depths between 10 and 13.5 feet below ground surface (bgs) at the site in January 2001 by Cascade Drilling, Inc. with KHM listed as the consultant. The holes were reportedly backfilled with bentonite. No observations were made during the site inspection that identified the locations of the probe borings

Plot well locations and groundwater gradient, if known, on site map (Appendix C and/or G).

D. WATER SUPPLY

Describe the type and source of local water supply in the area.

Type: **Surface Water** _____ **Well** _____ **Spring** _____

Other (describe): _____

Public **X** **Private** _____

Suppliers' Name: **City of Seattle**

Suppliers' Source: **unknown**

Source Distance from Site: **unknown**

Source Direction from Site: **unknown**

Comments: **The majority of public water supplied to western Washington comes from local mountain reservoirs.**

E. SURFACE WATERS

Is there a surface body of water located within the specified radius of the site?

YES _____ **NO** **X**

If **"YES"** then complete the following information. Document surface water bodies on the site map. If there is a surface body of water that is visible from the site, then stand on the site and take a picture of the body of water.

Type: **Lake** ___ **River** ___ **Creek** **Pond** ___ **Flood Control Ditch** ___

Other (describe): _____

Name: _____

Closest Distance between Site and Water (in feet): _____

Direction From Site to Water: _____

Is this topographically down hill from the site?: **Yes** ___ **No** ___

Comments:

Preliminary Exposure Pathway Assessment Survey information provided by:

Name: **Piper M. Roelen**

Company: **Shaw Environmental, Inc.**

Date: **March 3, 2003**

APPENDIX A

REGULATORY AND COMPLIANCE INFORMATION