

SITE HAZARD ASSESSMENT

Recommendation for No Further Action

Site reviewed prior to the Hazardous Sites List Publication: February 2017

SITE INFORMATION:

Weldco Beales

1891 Garrett St

Enumclaw, King County, WA 98022

Cleanup Site ID: 7859

Facility/Site ID: 9872319

Section: 24

Latitude: 47.20327

Township: 20N

Longitude: -121.98447

Range: 6E

Tax/Parcel ID: 2361000080

SITE DESCRIPTION:

The Weldco Beales site (Site) is a former industrial site located in Enumclaw, King County, Washington. The 2.8-acre property is located approximately 7,200 feet from Newaukum Creek, and zoned for light industrial use.

Adjacent land uses include truck transport to the north, farm fields to the east, auto restoration to the south, and a vacant lot to west. No adjacent properties are listed on the Confirmed and Suspected Contaminated Sites List.

The Site is currently operated as a construction equipment storage facility by PGH NW, LLC.

Recent aerial photos indicate that the Site is currently used for storage of construction equipment and landscaping materials. Current uses are not suspected sources of contamination.

SITE CONTAMINATION:

In 1991 the Weldco Beales site was reported to Washington State Department of Ecology (Ecology) and placed on the Confirmed and Suspected Contaminated Sites List (CSCSL).

The former 6,000-gallon gasoline UST was situated on the south side of former Weldco Beales Plant 2 Building 1, which is currently located on the 2.8-acre parcel at 1891 Garrett St. owned by PGH NW LLC. The 1991 report by Dames & Moore included site investigation data for the UST, outdoor drum storage areas, and sand-blasting area. The non-UST soils issues were resolved by soil excavation and off-site disposal in 1991, and the only reason the Site remained on the Ecology CSCSL was the unresolved UST issue.

PAST REMEDIATION ACTIVITIES:

The 6,000-gallon gasoline UST was removed from the Site in September 1991. The UST excavation was approximately 15 feet wide by 25 feet long by 12 feet deep. Groundwater was encountered at a depth of approximately 9 feet below ground surface. No sheen or floating product was observable in the excavation. Field photoionization detector (PID) readings were elevated along the north wall of the excavation, near a dispenser and associated piping. Four confirmation soil samples collected from the walls of the excavation at depths of 10 ft below ground surface (bgs) showed TPH-G, BTEX, and TPH-D concentrations below to assess the extent of soil contamination and confirm that soils with petroleum concentrations above cleanup levels had been removed. Collection of a bottom confirmation soil sample was not possible because of the shallow groundwater level. A total of approximately 40 cubic yards of soil were removed from the UST excavation and transported to a permitted off-Site disposal facility. The UST excavation was backfilled with imported clean gravel.

CURRENT SITE CONDITIONS:

A subsurface investigation was completed at the Site by the Riley Group in May 2016, and included installation and sampling of three temporary push-probe monitoring wells in the immediate vicinity of the UST that was removed in 1991. Push-probe well MW-3A was drilled in 2016 at the same location as prior former monitoring well MW-3, where the benzene release to groundwater was originally detected in 1991. Groundwater samples were collected from the three push-probe wells on June 1 and October 6, 2016, and were tested for TPH-gasoline and BTEX compounds, none of which was present above detection limits.

The approximate depth to groundwater is 3.5 to 4.0 feet below ground surface, with groundwater flowing to the

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southwest. Subsurface soils are 3 to 4 feet of fill (dense silty sand with cobbles) underlain by silty sand with gravel.

RECOMMENDATIONS:

A groundwater sample from former monitoring well MW-3, collected in 1991 adjacent to the former UST, confirmed the presence of benzene at 126 ug/L, above the Method A cleanup level of 5 ug/L. Samples from push-probe well MW-3A in June and October 2016 (same location as MW-3) and two additional push-probe wells showed TPH-G and BTEX below detection limits. UST closure report (1991) confirmed removal of contaminated soils affected by UST release.

Based on a review of the available data, this site qualifies for Groundwater Model Remedy 1. Method A soil cleanup levels for unrestricted land use and Method A groundwater cleanup levels have been met throughout the site. Following remediation, sufficient confirmation sampling and post-remedial monitoring has documented compliance with these cleanup levels. An environmental covenant is not necessary.

It is concluded that this Site poses no significant threat to human health and the environment and it is recommended that it receives no further action (NFA) at this time under MTCA [WAC 173-340-310(5)(d)(ii)].

REFERENCES:

- 1 Dames & Moore, 1991, Final Report, UST Closure and Site Cleanup, Weldco-Beales Equipment Facility, 1751 Second Street, Enumclaw, Washington, December 30.
 - 2 Riley Group, 2016, Groundwater Sampling Results, PGH Excavating, 1891 Garrett Street, Enumclaw, Washington, laboratory report, October 12.
 - 3 Riley Group, 2016, Monitoring Well Installation and Groundwater Sampling, PGH Excavating, 1891 Garrett Street, Enumclaw, Washington, letter to PGH NW LLC, June 30.
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USGS, 2014, Enumclaw, Washington
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'



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PGH Excavating

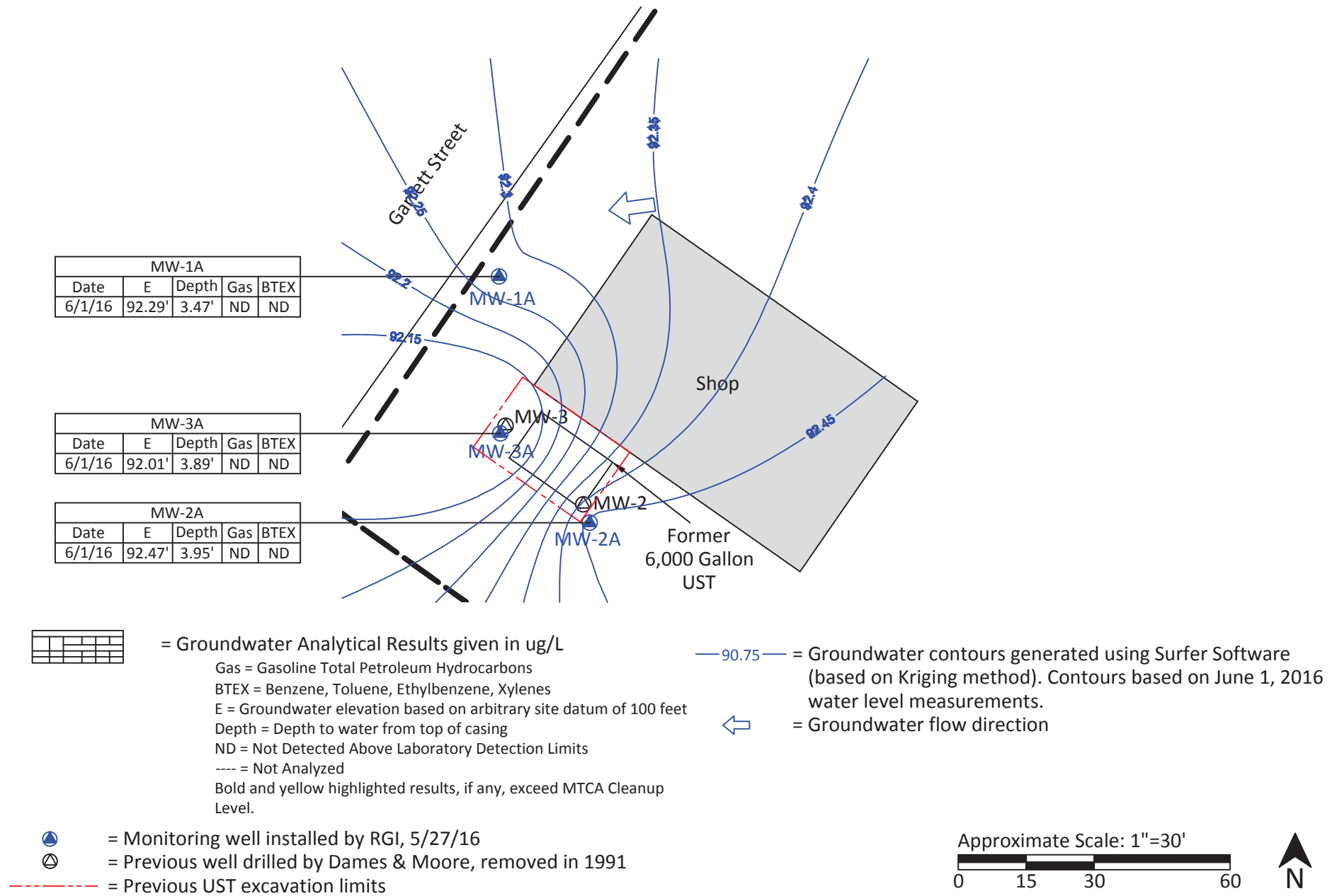
RGI Project Number
2016-049A

Site Vicinity Map

Figure 1



Date Drawn:
06/2016




Address: 1891 Garrett Street, Enumclaw, Washington 98022



 RILEY GROUP	Corporate Office 17522 Bothell Way Northeast Bothell, Washington 98011 Phone: 425.415.0551 Fax: 425.415.0311		PGH Excavating		Figure 3
	RGI Project Number 2016-049A	Site Representation with 2016 Groundwater Analytical Data		Date Drawn: 06/2016	
	Address: 1891 Garrett Street, Enumclaw, Washington 98022				

PIMS Photo Export

Description	Photographs	Image Name
<p>Looking northeast from the east side of Garrett Street, toward the structure on the Site. The former UST was located where the nearest two vehicles are parked. The flush-mount monuments of one of the three on-Site monitoring wells is visible behind the left rear tire of the nearest vehicle.</p>	 <p>Ctrl+Click HERE to view full size image</p>	<p>Weldco Beales</p>
<p>Looking north from the east side of Garrett Street, toward the structure on the Site. The former UST was located where the vehicles are parked.</p>	 <p>Ctrl+Click HERE to view full size image</p>	<p>Weldco Beales</p>

<p>Looking northeast across Garrett Street, toward the structure on the Site. The former UST was located where the vehicles are parked.</p>	 <p>Ctrl+Click HERE to view full size image</p>	<p>Weldco Beales</p>
<p>Looking east across Garrett Street at the structure on the Site. The former UST was located where the vehicles are parked, on the south side of the structure.</p>	 <p>Ctrl+Click HERE to view full size image</p>	<p>Weldco Beales</p>
<p>Looking southeast from intersection of Washington Avenue and Garrett Street, towards the northern part of the Site and the structure on the Site.</p>	 <p>Ctrl+Click HERE to view full size image</p>	<p>Weldco Beales</p>