WORKSHEET 1
SUMMARY SCORE SHEET

Note: This document currently has no provision for sediment route scoring.

Site Name/Location (Street, City, County, Section/Township/Range):

All Seasons Construction (a.k.a. Glacier Excavation Inc.)
8504 192nd Ave. NE
Redmond, WA. 98503
King County
T-25N, R-6E, S-6

Site Description (Include management areas, substances of concern, and quantities):

The All Seasons Construction site is located in a light industrial area to the east of downtown Redmond. The property is bordered to the north by farm land, and to the south, east and west by other light industrial businesses. The site is 5 acres in size and has Evans Creek flowing through the middle of the property. There are several different small office and workshop buildings on site which house six different businesses that lease space from the current property owner. The site has two different onsite drainfield systems, one for sewage and one for storm water. The storm water system also contains a small holding pond. There is also a drinking water well on site that is not used due to poor water quality in the area. All drinking water is brought on site as bottled water. The City of Redmond maintains municipal drinking water wells that are located within a half mile of the site. These wells are connected to deep aquifers and are closely monitored by the City of Redmond.

During the summer of 1991, a complaint was made to the Department of Ecology that illegal dumping of construction materials was taking place on the All Seasons Construction property. Along with the Department of Ecology, The Puget Sound Air Pollution Control Agency(PSAPCA) and the City of Redmond all investigated the site. What was found was that the property owner had buried approximately 20,000 cubic yards of demolition debris on the property illegally. The debris did contain asbestos wastes, but no evidence could be found to show that any hazardous materials had been buried. During the site visit the Department of Ecology did find an above ground storage tank for petroleum that had several spills around it. This led to the site being confirmed for soil and surface water contamination and being placed on Ecology's Site Information Systems(SIS) List.

In 1993, All Seasons Construction went bankrupt and the property was sold to a new owner in 1994. The new owner complied with the City of Redmond and has since regraded the site so that no surface water would run off the property. All of the buildings on the site have been moved so that they are set back from Evans Creek. A large soil berm was also placed along the length of Evans Creek as it passes through the property. The above ground petroleum storage tank was also removed, with no visible soil contamination present. At the present time, all of the buried demolition debris remains on site. PSAPCA feels that it would be safer to let the asbestos waste remain buried, which would prevent the asbestos from becoming airborne.

A site hazard assessment was conducted on October 3, 1996 by Carsten Thomsen and Carla Gundermann of the King County Health Department and Michael Spencer of the Department of Ecology. After reviewing the site file and examining the area, the only area found to have any significant contamination was a small petroleum stained section of gravel about 10 square feet in size. This heavy oil contamination seems to have been caused by a leaking piece of equipment. Based on the results of the site inspection of the All Seasons Construction Property, and the fact that no

evidence seems to exist to substantiate any hazardous material being buried on the site, other than the asbestos discussed earlier, the recommendation is that the property be determined a "no further action" (NFA) site under Ecology's Model Toxics Control Act.

Special Considerations (Include limitations in site file data or data which cannot be accommodated in the model, but which are important in evaluating the risk associated with the site, or any other factor(s) over-riding a decision of no further action for the site):

N/A

ROUTE SCORES:

Surface Water/Human Health:N/A

Surface Water/Environ.:N/A

Air/Human Health:N/A

Air/Environmental:N/A

Ground Water/Human Health:N/A

WARMSSH.GW

OVERALL RANK: NFA

City of Seattle
Norman B. Rice, *Mayor*

King County
Gary Locke, *Executive*

Seattle-King County Department of Public Health

Alonzo L. Plough, Ph.D., MPH, *Director*

January 15, 1997

Mr. Tom Daily
Glacier Excavation
8504 192nd Ave. NE
Redmond, WA. 98503

Dear Mr. Daily:

The King County Health Department has completed the site hazard assessment (SHA) of the All Seasons Construction site, as required under the Model Toxics Control Act. A determination of no further action (NFA) at this site has been made by Ecology based on this SHA.

For your information, Ecology will be publishing the results of this, and other recently completed, SHAs in the February 18, 1997 Special Issue of the Site Register.

Ecology reserves the right to initiate further investigation at this site where new information is received indicating a potential/actual threat to human health and/or the environment through the release of hazardous substance(s).

Please contact me at (206) 296-4830 if you have any questions/comments regarding this SHA/determination of NFA.

Sincerely,

Carsten Thomsen

Carsten Thomsen

cc: Michael Spencer, Department of Ecology
Norm Peck, Department of Ecology