

Westmoreland Property  
23019 192<sup>nd</sup> Ave SE  
Renton WA 98058

ERTS # 614667/628570

Rory Westmoreland – 206-499-1417

ICT visits by Debra Oliver & Sue Hamilton, HEI III, King County Hazardous Waste Management Unit; Initial Investigation on behalf of Ecology TCP.

First visit: 18 August 2011:

An employee on the site at 23019 192<sup>nd</sup> Ave SE, Renton, called the property owner as Sue Hamilton and I pulled into the parking lot and handed me his cell phone. I spoke with the property owner, Rory Westmoreland. He asked that we return another day when he is on site. We agreed on Tuesday, August 23, 2011 at 9:30 a.m.

While on site, from the gravel drive just north of the main house, we observed scrap metal, about 100-150 tires stacked without aisle-ways; a truck with welding & cutting equipment; heavy equipment moving materials and soil; recreational vehicles and mobile homes; demolition of some piece of metal, unidentifiable due to distance and materials and vehicles in our line of sight; about a dozen 1-to-5-gallon red or yellow fuel containers that appeared full placed in the open upon unprotected soil; various vehicles parked around the five-acre property; remodeling of a large building; several outbuildings. We observed a strong metal-shop-like odor in the open air. We noticed at least two employees (one introduced as "John" stated he worked for the property owner as the site manager) and several other men on the property.

Second visit: 23 August 2011:

Sue Hamilton and I were met by Rory Westmoreland at 9:30 a.m., 23 August 2011, on his property at 23019 192<sup>nd</sup> Ave SE in Renton. We observed the following changes from our truncated visit on Thursday, 18 August 2011, immediately: no activity and no workers were on the site this morning; the heavy equipment, tires, piles in the eastern one-third of the yard and all RVs except one, were gone. The site was quiet. Mr. Westmoreland explained that he and his workers had moved everything we saw last Thursday to his newly leased commercial property located at Maple Valley Hwy and Cedar Grove Rd, a property that is already set up as a recycling yard.

We recommended he check in with the local fire department and state Ecology on whether he needs any additional permits for the recycling yard. He stated he intends to begin auto salvaging in this new location. I told him I would send him contact information for the Executive Director of Auto Recyclers of Washington for assistance in proper setup. We provided him with the LHWMP "Yellow Book" for additional information on proper management of wastes and contact and regulatory information from other agencies that may pertain.

He stated that he is returning this property (23019) to its original state as a farm where he intends to pasture horses. On this date four horses were housed on the NW section of the property. We walked the entire property with Mr. Westmoreland, following a counterclockwise direction from the driveway near the house at the SE section. Observations were photographed and the photographs along with descriptions follow in this document.

We observed two areas of discolored gravel. Mr. Westmoreland stated that he normally poured Dawn dish soap on spills and followed that with water from the hose. We explained that using Dawn dish soap was not an option for cleaning up

oil spills on the ground. We instructed him to remove the discolored gravel and soil and dispose of it, which he agreed to do as he planned on taking the debris from the three buildings he'd demolished to the Rabanco Transfer Station and would add the soil and gravel to the haul. He agreed to call me after doing this so that I could re-photograph the area.


We observed two areas where we noticed odors. We detected a metallic-like odor near the pond where the pipe discharged storm water (similar to the odor of a metal shop) and near the NW corner of the house we detected a solvent-like odor (similar to spray paint) that would come and go.





We agreed to send him information about Ecology's Tire Program in a letter with our recommendations. Further observations follow in the table below.





Addendum: 6 September 2011:

In looking up parcel map information on King County's Parcel Viewer website, I notice that the tax payer for this parcel (182206-9023 / 23019 192<sup>nd</sup> Ave SE, Renton, 98058) is not Rory Westmoreland, but Guy Steve of Federal Way, WA.





PARCEL		
Parcel Number	182206-9023	
Name	GUY STEVE	
Site Address	23019 192ND AVE SE 98058	
Legal	N 1/2 OF SE 1/4 OF SW 1/4 OF NE 1/4 & S 30 FT OF NE 1/4 OF SD SW 1/4 LESS CO RDS	
Account/Parcel Summary		
Tax Account Number	182206902302	
Parcel Number	1822069023	
Account Status	This account is active.	
Tax Payer Name	GUY STEVE 741004	
Mailing Address	2504 SW 322ND ST FEDERAL WAY WA 98023	





	<a href="http://info.kingcounty.gov/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1822069023">http://info.kingcounty.gov/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1822069023</a>
	Lot size: 221720 sq ft

		<p>This is the “current photo” of the property as shown on King County’s iMap Parcel Viewer tax information web page for Parcel #1822069023.</p>
		<p>This is the house as we saw it on 23 August 2011, taken from the entrance to the property on 192<sup>nd</sup> Ave SE looking west.</p>
		<p>This is inside the property looking east to 192<sup>nd</sup> Ave SE. A pile of lumber sits between the house and the fence along 192<sup>nd</sup> Ave SE.</p>
		<p>This is the outbuilding (and forklift parked behind it) one sees when driving in the entrance to the property on 192<sup>nd</sup> Ave SE, this is taken looking north. The house is to the south, the road is to the east.</p>

		<p>Another shed, with an RV parked nearby. This is due west of the outbuilding above.</p>
		<p>Walking counterclockwise from the entrance near the house, this is looking WNW and is north of the outbuilding. From here we can see both the red forklift and the yellow lift. Mr. Westmoreland stated the brown fence delineates the property line on the north side of the property.</p>
		<p>This area of discolored gravel (approximately 4' by 2') with sheen is on the north side of the looped drive that begins at the entrance to the property. Mr. Westmoreland stated that he normally pours Dawn dishwashing liquid on areas like this to remedy oil spills.</p>
		<p>This is the same area of discoloration, capturing the tines of the red forklift to provide an idea of the location of the area.</p>



		<p>From the area of discoloration looking north.</p>
		<p>Looking into the NW corner of the property from the discoloration. In the foreground is a fenced, grassed area with the remains of one demolished building and beyond that are the horses being housed on Westmoreland's property.</p>
		<p>Looking west toward the horses.</p>
		<p>Sheen on gravel in this area (approximately 1' by 1') – on the gravel drive approaching the horses.</p>

		<p>Location of second sheen: near drive to horse pasture, before demolished building remains – on the NNW section of the property.</p>
		<p>An RV on the property (looking west). It did not appear to have electricity hooked up to it.</p>
		<p>Walking south on the west side of the property to a large parking area. Mr. Westmoreland stated that the building on the left side of the photo with curtains in the windows and steps leading to a door is a playhouse for children. He denied that anyone lived there. On the right behind the tree is a sealed semi container Mr. Westmoreland stated belongs to his brother. Also near the tree behind the semi container is another pile of debris from a building Westmoreland recently demolished. In the center of the photo is the semi-trailer containing tires and scrap metal.</p>
		<p>Children's playhouse on the left; demolition debris pile on the right.</p>



		<p>Demo debris near container on SW section of Westmoreland property.</p>
		<p>Looking SW at the parking area in the SW section of the property.</p>
		<p>Another small building; Mr. Westmoreland stated that no one was living in this building.</p>
		<p>From the SW parking area looking north. Horse pasture on the upper left.</p>



From the area near the horse pasture looking east to the house in the SE corner of the property.



The “barn.” Mr. Westmoreland stated he keeps construction materials in here. A friend uses the right side of the building for storage.



Long view of the property from the NW corner looking S; house on the left, “barn” on the right. The pond is to the right of the barn.



The SE section of the pond, near the barn. Notice the pipe emptying into the pond on the bottom center of the photo. According to Mr. Westmoreland, the drain pipe comes from the storm drain at the NW corner of the house, where he stated rain has historically puddle up and presented problems. (We ran out of memory on the camera and were unable to capture images of the storm drain by the house.)





The “barn.” The plank lying on the ground in the center of the photo is to protect the broken drain pipe from further vehicle damage.



Discharge from the broken drain pipe on the surface of the ground.



Shows that the discharge from the broken drain pipe also empties at the pond.



The section of the “barn” used for storage by Mr. Westmoreland’s friend. Another RV parked in this area.



Containers stored outside.