

Bowen Auto Wrecking



Ecology proposes to remove site from state Hazardous Sites List

The Washington State Department of Ecology (Ecology) has prepared this fact sheet pursuant to the Model Toxics Control Act Chapter 70.105D to provide you with information about a proposal to remove the Bowen Auto Wrecking site from its list of contaminated sites (known as the Hazardous Sites List). Bowen Auto Wrecking is ranked "2" on the list. A rank of "1" represents the highest level of concern relative to other sites and a rank of "5" the lowest. You are welcome and encouraged to comment on this proposal through February 21, 2001.

The Bowen Auto Wrecking site is a 10-acre parcel located at 20008 Highway 410 in a light commercial/rural area of Bonney Lake in Pierce County. The property is the site of a former auto wrecking yard and recycling facility. Leaks and spills from vehicles that were dismantled and stored on the property contaminated the soil (petroleum product, lead, and cadmium).

Powell Bonney Lake L.L.C. and Albertsons Inc. currently own the property.

In 1948, Jess and Charlotte Bowen started an auto wrecking/salvage business. In addition to this business, from 1987 to 1989, Lake Tapps Auto Wrecking leased a small portion of the site for salvaging foreign vehicles. In 1995, USA Recycle located in the same space formerly occupied by Lake Tapps Auto Wrecking. USA Recycle specialized in recycling styrofoam, paper products, and various other assorted metal materials.

In 1992, a complaint was filed with the Department of Ecology that reported solvents and oil stains on the Bowen Auto Wrecking property. Ecology followed up with an initial investigation that determined further investigation was required, and recommended a site hazard assessment be completed.

Following is a chronology of events that have taken place since the contamination was first discovered:

Site events – 1995/1996

- The Tacoma Pierce County Health Department, in conjunction with the Department of Ecology, conducted a site hazard assessment of the property. As a result, the property received a rank of "2" and was placed on the state's Hazardous Sites List.

Site Background

January 2001

Public Comment Period

January 24, through
February 21, 2001

Mailing Address

Toxics Cleanup Program
Department of Ecology
P.O. Box 47775
Olympia WA 98504-7775

Please send written comments to Rebecca Lawson at the Ecology mailing address listed above or by voice (360) 407-6255 or e-mail rlaw461@ecy.wa.gov.

Information Repository

Department of Ecology
300 Desmond Drive SE
Lacey WA 98503
Attn: Sherri Greenup @ (360) 407-6365

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- The Pierce County Department of Public Works and Utilities completed a Phase I Environmental Assessment.

Site events – 1998

- Powell Development (the potential owner of the property) conducted a Phase II Environmental Assessment. Its purpose was to investigate the subsurface conditions and characterize the extent of the contamination.

Site events – 1999

- *July '99.* The Bowens (the property owner at that time) had a work plan completed for soil cleanup and other remedial action activities.

- *August '99.* The proposed cleanup and property development received a Determination of Non-Significance through the State Environmental Policy Act (SEPA). This means the cleanup and development would not have an adverse impact on the environment.

- *August '99.* The Bowen Auto Wrecking site entered Ecology's Voluntary Cleanup Program (VCP) to be cleaned up as an independent site.

Voluntary Cleanup Program

Independent cleanups are conducted without Ecology oversight or approval and are not under an order or decree.

A person other than Ecology initiates voluntary cleanups. For a fee, Ecology will review an independent cleanup report and provide a written opinion about the site (such as no further action required or further action required).

- *December '99.* The cleanup was completed. Ecology received a Voluntary Cleanup Report from the Bowens, reviewed the report, and issued a No Further Action determination.

Upon receiving a No Further Action determination, Powell Bonney Lake L.L.C. and Albertsons Inc. purchased the property from the Charlotte W. Bowen Trust (the Bowens).

The soil cleanup

The independent cleanup consisted of removing approximately 4,175 tons of petroleum hydrocarbon, lead, and cadmium-contaminated soil. The soil was then transferred to a disposal facility in Tacoma for off-site thermal desorption treatment. All hazardous waste, waste motor oil, gasoline, paint, and antifreeze found on the property in containers, drums, and above ground tanks were removed and recycled. All buildings (excluding two residences) and concrete pads were demolished. The two homes on the property were destroyed by the Fire Department as part of a training mission. Construction of a strip mall began in March 2000.

After the cleanup, soil samples were taken that indicated the soil contamination is below levels the state considers clean and is not a threat to human health and the environment. The

ground water at the site was not impacted by the soil contamination.

The public's role in removing the site from the Hazardous Sites List

Although the cleanup received a No Further Action determination from Ecology's Voluntary Cleanup Program, the site has not been removed from the state's Hazardous Sites List.

You now have an opportunity to review the independent cleanup report and comment on Ecology's decision to remove the site from the Hazardous Sites List. Through February 21, 2001, your comments will be accepted in writing by Rebecca Lawson, at the Department of Ecology-TCP, P.O. Box 47775, Olympia WA 98504-7775, phone (360) 407-6255, e-mail rlaw461@ecy.wa.gov.

If substantive comments are received, further investigation and cleanup may occur at the site.

Public Comment Period

1/24/01 – 2/21/01
