



# King County

Department of  
Natural Resources and Parks  
**Solid Waste Division**

## **KING COUNTY BROWNFIELDS PROGRAM** **Peasley Canyon Gas Station Site** **BROWNFIELDS ASSESSMENT FACT SHEET #2** **December, 2008**

<b>Project Name:</b>	Peasley Canyon Gas Station Site (Goedecke South Property)
<b>Location:</b>	West Valley Highway at Peasley Canyon Road, 612 West Valley Highway South, Auburn, WA 98001.
<b>Site Description:</b>	The project site is near the headwaters of Mill Creek, an important stream flowing north through the Auburn-Kent Valley south of Seattle. The site is currently empty, except for a concrete pad that was the floor of the former gas station building and a “Welcome to Auburn” monument erected by the city.
<b>Site History:</b>	In 1968, a Standard Oil gas station was built at the site on former residential land at what was then a busy intersection. Two other gas stations were located at or near the same intersection and a gas station and grocery store were located southwest of the Standard Station. All of these gas stations were gone by the mid-1970s. The Standard station was demolished in December 1971 and the property was used for staging and storing materials used in the construction of SR 167. The property has been more or less vacant ever since. In 1994, the land owner failed to pay a sewer assessment and the city of Auburn took title to the property by tax foreclosure. Shortly thereafter, the city conducted a limited sampling program that found gasoline and xylene contamination in soils. Samples taken in 1997 found benzene and xylene in shallow groundwater. No further assessment activity has been done and overall site contamination has not been characterized.
<b>King County Brownfields Program:</b>	The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (EPA) to conduct environmental assessment on contaminated brownfield properties. King County’s Brownfields Program uses the funds to hire consultants to conduct the assessment work on behalf of public and nonprofit entities. The Brownfields Program website is: <a href="http://www.metrokc.gov/dnrp/swd/brownfields/index.asp">http://www.metrokc.gov/dnrp/swd/brownfields/index.asp</a> .
<b>Assessment Description:</b>	The King County Brownfields Program has completed a Phase I environmental site assessment (ESA) on this site which consisted of: 1) a reconnaissance of the subject property and adjacent properties, as reasonably feasible, to observe present use and conditions and identify potential sources of soil, surface water, and/or groundwater contamination; 2) a review the history of the site and surrounding area from standard historical record sources, including aerial photographs, Kroll and Metsker maps, tax records, city directories, and topographic maps; 3) a review of environmental databases and files maintained by the EPA and the Washington State Department of Ecology (Ecology); 4) interviews with individuals who have personal knowledge of site history and use, and 5) preparation of a Phase I Site Assessment Report.

<b>Reason for Assessment:</b>	The Phase I ESA is a necessary precursor to a Phase II ESA to obtain as much information as possible about sources, types and most likely locations of contamination on the site and to establish certain limitations on liability under CERCLA. The Phase I ESA provides guidance to developing a sampling program that will characterize soil and groundwater conditions at the site.
<b>Results:</b>	<p>The Phase I ESA found that the site was used for residential and agricultural purposes from the 1920s through 1968 when it was developed with a gas station and garage operated by Standard Oil Company. The station was torn down in late 1971. Other gas station/garages were located on adjacent parcels to the northeast, southwest and on the other side of the West Valley Highway to the northwest. The property has been listed on Ecology's Underground Storage Tank (UST) database, leaking underground storage tank (LUST) database, Confirmed and Suspected Contaminated Sites List (CSCSL) and the CSCSL Hazardous Site List (CSCSL/HSL) which ranked the site as having a moderately low environmental hazard risk.</p> <p>Earlier site assessments consisted of limited soil sampling from test pits in 1995 that found total petroleum hydrocarbons as gasoline (TPH-G) as well as ethylbenzene and xylene above current Ecology Method A cleanup levels. In 1997, 10 soil samples were collected with a hand auger next to a wetland on the east side of the property to see if contamination had impacted soil and surface water. These samples were all free of contamination, but groundwater from two 10-foot deep monitor wells twenty- to thirty-feet away from the surface water contained benzene many times greater than Method A cleanup levels.</p>
<b>Conclusions/ Next Steps:</b>	<p>The Phase I ESA found that petroleum contaminated soil and groundwater are present at this site - presumably due to historical use of the site, and adjacent parcels, as gasoline stations. Soil samples collected in 1995 found levels of TPH-G, ethylbenzene and xylene in excess of current MTCA Method A cleanup levels. Groundwater sampling in 1997 found benzene concentrations exceeding current Method A cleanup standards.</p> <p>The next step will be to prepare a Quality Assurance Project Plan (QAPP) for a Phase II ESA that will further investigate the extent and characteristics of the contamination. The QAPP will be reviewed and approved by EPA before field work begins. The Phase II sampling will involve soil and groundwater sampling using a portable drill rig mobilized to the site.</p>
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