

Phase I Environmental Site Assessment

Toyota of Puyallup

1400 River Road

Puyallup, Washington

1.0 EXECUTIVE SUMMARY OF FINDINGS

This report presents the results of our Phase I Environmental Site Assessment (Phase I) for the Toyota of Puyallup Property (the Property) at 1400 River Road in Puyallup, Washington (Figure 1). The Property is in Township 20 North, Range 4 East, Section 21, south of the Puyallup River and north of downtown Puyallup, Washington. The Property consists of two Pierce County tax parcels (0420213037 and 4920000018) that cover approximately 8.13 acres (Figure 2).

The Property is paved with asphalt except for small landscaped areas and is improved by one building, on tax parcel 4920000018. The building, a two-story wood frame structure of approximately 34,800 square feet constructed in 2000, is currently occupied by a Toyota auto dealership and service garage. The Puyallup Indian Reservation boundary crosses the northwest corner of the Property.

Our Phase I findings are summarized below. During our historical and agency database list review and site reconnaissance, we identified recognized environmental conditions (RECs) in connection with the Property.

1.1 Summary of Historical Findings

The Property was primarily undeveloped or agricultural until the 1940s to 1960s. At that point, some automotive-related businesses were developed on the northwest corner of the Property, while the remainder of the Property was a raspberry farm. The Property was purchased by Sawyer Family Investments LLC in 1998, the existing buildings were demolished, and the current car dealership and associated parking lot were built in 2000. Two underground storage tanks (USTs) were removed from the Property in 1995. Reportedly, there was no evidence of leakage, and petroleum hydrocarbons were not detected from soil samples collected and analyzed from beneath the USTs. A closed-in-place heating oil UST was reported on the Property in the 1999 Phase I ESA. A Phase II subsurface investigation in 1999 did not locate the heating oil UST. Soil and groundwater samples collected and analyzed during the Phase II investigation did not detect pesticides, herbicides, or petroleum hydrocarbons above Model Toxics Control Act (MTCA) Method A cleanup levels.

1.2 Summary of Environmental Database Findings

The Property was listed on the FINDS and ALLSITES database lists under Toyota of Puyallup, 1400 River Road. The ALLSITES listing referenced the Washington State Department of Ecology (Ecology) database, which listed the Property as having received a technical assistance visit from a local source control specialist as part of Ecology's HazWaste program from 2009 to 2010. The EPA FINDS listing referenced the ALLSITES listing. No violations were found for the Property.

1.3 Summary of Site Inspection Findings

A site inspection was conducted on the Property on January 4, 2017, by Marissa Goodman of Hart Crowser. The Property is asphalt-paved and contains one building: a combined dealership, parts, and service building. The building is a wood frame structure on two levels that was constructed in 2000. According to Mr. Greg Backstrom, of Toyota of Puyallup, no hazardous building materials such as asbestos or lead-based paint are present in the structure. Two self-contained (solid bottom and sidewalls) trench drains are located in the structure. One runs down the center of the garage, and the other is located along the roll-up doors at the detailing/prep work area. Both appeared to be in good condition. According to Mr. Gregory Backstrom, both trench drains drain into the oil/water separator. Along the east outside wall of the service garage are the aboveground storage tanks (ASTs) for new and used automotive fluids. The ASTs were double-walled, and smaller containers were located in secondary containment and stored on a concrete pad. Vehicle fuel is not stored on the Property. All tanks were labeled with size and contents. Housekeeping was excellent and there were no indications of environmental concerns.

1.4 Conclusions

Our summary of findings presents current, historical, and controlled RECs identified on the Property or adjacent sites. REC definitions from the American Society for Testing and Materials (ASTM) E1527-13 guidelines are given below.

REC. "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

Controlled REC. "A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

Historical REC. "A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls."

We have performed a Phase I Environmental Site Assessment of the Toyota of Puyallup Property at 1400 River Road in Puyallup, Pierce County, Washington, in general conformance with the scope and limitations of ASTM E1527. Any exceptions to, or deletions from, this practice are described in the Data Gap Analysis section of this report.