

PROPERTY REVIEW
BASIN OIL COMPANY, INC.

1.0 Background Information

Facility Name: Basin Oil Company, Inc.
Facility Address: 8661 Dallas Avenue South
Seattle, WA
8701 Dallas Avenue South
Seattle, WA
8617 17th Avenue South
Seattle, WA
Property Owner: 8700/8701: Basin Oil Company
8617: Drexler Terry J. and Linda K. et al

Current Use:

The oil processing and recycling business that operated as Basin Oil Company has recently been shut down. All of the equipment is still in place and operable, but the gate is locked and it appears that the business is out of operation.

Property Information:

Processing Plant: The combined 8661/8701 Dallas Avenue property, where the processing equipment is located is 0.5 acres. King County Assessor records show that the ownership at 8701 Dallas Avenue transferred from Michael O’Neil Malarkey to Duwamish Properties on December 9, 1999 and then from Duwamish Properties to Basin Oil Company on August 10, 2000. The 8661 Dallas Avenue property was sold by Duwamish Properties to Basin Oil on August 10, 2000.

The 8661/8701 Dallas Avenue property is a triangular parcel bounded entirely by Dallas Avenue to the east/north, 17th Avenue to the west, and Donovan Street to the south. The property is zoned commercial with a present use of industrial (general purpose) and office building.

Adjacent Residential Property: The 8617 17th Avenue property is listed on King County Assessor records as 0.18 acres. Terry Drexler purchased property and a residential home at 8617 17th Avenue South from Marjorie Weishaar on November 5, 1998. This property is directly across 17th Avenue from the processing facility and has been used to store drums, vehicles, and equipment. This property is zoned commercial with a current use of single family (C/I Zone).

Past Use:

The earliest dated file provided for review is the September 11, 1990 Notification of Dangerous Waste Activities filed by Basin Oil Company to attain status as a hazardous waste transporter, off-specification used oil marketer, and used oil collection and transportation. At the time, Basin Oil listed the property address as 8661 Dallas Avenue South and Malarkey Asphalt Company was listed as the property owner. Most agency files from 1990 to the present list the Basin Oil address as 8700 Dallas Avenue, however that is also the address for Malarkey Asphalt. King County Assessor records show the current Basin Oil facility as occupying 8700 and 8701 Dallas Avenue. The real estate excise tax documents and Basin Oil's corporation registration with the Washington Secretary of State's office list the address as 8661 Dallas Avenue S, so, for consistency, this document will use 8661 and 8701 Dallas Avenue South as the address for the facility.

The EPA Preliminary Assessment dated November 15, 1990 for the adjacent Malarkey Asphalt Company cites the following "...There is also a waste oil storage facility operating on the Malarkey Property that consists of one 10,000-gallon aboveground storage tank. The tank is leased to Vintage Oil Company. In addition to the leased waste oil storage tank, Malarkey leases property across Dallas Avenue to a waste oil reclaimer (Frontwater, Inc.)." Frontwater was owned and operated by Peter Hoffman, but there is no evidence of a business sale. Frontwater and Basin Oil were in the exact same business. In the early years of operation of Basin Oil, most of the reclaimed oil was sold and transported to Vintage Oil Company. The Vintage Oil tank on Malarkey property may have been used as an interim holding tank for oil transfer from Basin to Vintage.

Basin Oil has operated a used oil reprocessing facility on the triangular property bounded by Dallas Avenue, Donovan Street, and 17th Avenue South from approximately 1990 until 2004.

Two other businesses owned by Terry Drexler- also operated at this location. Northwest Antifreeze Service, Inc. collected new and used antifreeze, stored it at the site, and then shipped it off to TSD facilities for treatment. Because used antifreeze designates as a dangerous waste, the company needed a hazardous waste generator ID number. Based on the effective dates of the ID number, Northwest Antifreeze operated from February 6, 1998 to January 20, 2004. Basin Tank and Environmental Services, Inc. removed USTs and ASTs and residential heating oil tanks. The tanks were brought back to the Basin Oil location to be refurbished and reused or cut up for scrap metal. The company's registration was effective between March 14, 1997 and March 31, 2002.

Basin Oil also leased property at the Malarkey Asphalt facility. A large warehouse on the south end of the site housed Basin Oil's oil filter crushing and adsorbent pad recycling operation. This activity will be discussed in the Terminal 117/Malarkey Asphalt Property Review.

The Basin Oil facility is surrounded by chain link fencing with lockable gates. Based on a 2003 Ecology Compliance Inspection Report, a security guard patrolled the area at night.

Surrounding land uses are as follows:

- The former Malarkey Asphalt Company operated on property across Dallas Avenue to the east. The Malarkey property is itself bounded to the east by the Duwamish Waterway. This property is currently owned by the Port of Seattle and is zoned commercial with a current use listed as a warehouse.
- To the south, across Donovan Street, is the Boeing South Park property (1420 South Trenton Street), which is primarily a parking lot on the north end of the parcel. The property is zoned commercial with a current use of light industrial.

Across 17th Avenue to the west, from south to north are:

- King County records show that Weatherly Holdings LLC owns the masonry warehouse at 8620 16th Avenue South. This property is zoned commercial and is currently leased to Seattle Chocolate Company for its manufacturing facility.
- The Drexler property at 8617 17th Avenue South.
- The properties at 8609 17th Avenue and 8601 17th Avenue are both zoned commercial but are used as single family residences.

2.0 Site Map

A Site Map is attached to this Property Review.

3.0 Chemical/Waste Handling at the Site

Chemicals Used/Stored at the Site

The following chemicals have reportedly been used or stored at the site:

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|--------------------------------------|-----------------------|
| ➤ waste oil (of unknown composition) | ➤ wire pulling grease |
| ➤ machine shop oil | ➤ demulsifier |
| ➤ fuel/water mixtures (bilge water) | ➤ oily sludges |
| ➤ oily water | ➤ diesel fuel |
| ➤ antifreeze | ➤ sulfuric acid |
| ➤ alkaline cleaner | ➤ Aluma Brite |

Waste Products Generated or Stored at the Site

Wastes have been produced at the site as a result of the used oil processing, antifreeze recycling, and AST/UST decommissioning services. The following list of wastes comes primarily from the Dangerous Waste Compliance Inspection Report (March 3, 2003) that resulted from Ecology's December 18, 2002 inspection.

➤ sludge	➤ used 55-gallon drums
➤ sorbent pads	➤ antifreeze
➤ oil filters	➤ process wastewater
➤ storm water	➤ bilge water
➤ used USTs	➤ Scrap metal and oil filter casings

Volumes of Chemicals Used and Wastes Generated Per Year, Maximum On-Site

One Basin Oil file contained information on volumes of oil handled and waste water generated (Basin Oil 1993).

- One file contained records of the volume of waste oil that was transferred to Vintage Oil in the time period of January through June of 1992. Approximately 392,000 gallons of waste oil and 75,000 gallons of water were transferred to Vintage Oil. During this time frame, Vintage Oil accepted most of Basin's used oil. These quantities may represent the volume of oil processed by Basin in early 1992.
- During calendar year 1992, Basin Oil shipped approximately 166,000 gallons of mixed oil/water to Marine Vacuum Service.

Chemical or Waste Treatment Systems

Two treatment processes operate at the Basin Oil facility. The first process involves treating the used oil to remove water. The used oil initially brought into the plant is first off-loaded into two tanks to allow ash and sludges to settle. The oil phase is then transferred to three separate tanks with heating coils. Hot water is passed through the coils, heating the oil to drive off moisture. Early process descriptions for the facility mentioned the addition of a de-emulsifier to aid in the water separation. Recovered water is stored for off-site disposal. The treated oil is moved to two cool-down tanks and blended with other oils to adjust the contaminant and Btu content prior to sale and shipping.

The only other treatment process at the facility is the two oil-water separators that treat stormwater prior to discharge. The paved area of the property is sloped so stormwater runs toward the oil/water separator. The oil/water separator is a gravity based overflow/underflow system that holds any floating oil in one chamber and allows water to underflow a divider and discharge. The stormwater from the northern portion of the plant discharges to Dallas Avenue and flows toward the Port of Seattle (former Malarkey Asphalt) property to the east, ultimately discharging to the Duwamish Waterway. The stormwater from the southern portion of the plant discharges to 17th Avenue South and flows toward catch basins on the west side of the street. The catch basin behind Seattle Chocolate connects to a pump station which sends the water to the combined sewer on near Donovan. There are no as-builts for the north catch basin near 8617 -17th Avenue South. Where it discharges to is unknown at this time.

Chemical/Waste Storage or Disposal Areas

Used drums, trucks and unused equipment were typically stored at the 8617 property and in the leased warehouse on Malarkey property.

After oil had been wrung from the sorbent pads, the pads were stored in drums until there was a sufficient quantity to transport for disposal. These drums were also stored in the leased warehouse.

Chemicals used in the oil recovery process (de-emulsifier, sulfuric acid) were seen stored in drums inside the tank farm's secondary containment walls. Several of the Ecology compliance inspections noted that the drums needed to be moved outside of the tank farm containment area and into covered storage.

None of the documents reviewed indicated that there were chemical or wastes disposed of on-site, i.e., by burying or dumping.

Type, Quantity and Destination of Wastes Removed from the Site

As stated above, no information was found that indicated quantities of wastes generated while the facility operated. There is information about the destination of wastes.

- Sludge: non-RCRA sludge was sent to the Spokane Waste to Energy facility for incineration. Sludge was also sent to Evergreen Recycling and Philip Services.
- Sorbent pads: Once the adsorbed oil was wrung out of the pads, they were drummed and hauled to the Spokane Waste to Energy facility for incineration.
- Oil filters: The filters were drained and crushed at Basin Oil. The crushed filters were drummed and sent to Nucor (formerly Birmingham Steel) for recycling. Since the filters had residual value (the steel company pays Basin for the filters), this waste stream may be better classified as a product.
- Antifreeze: Used antifreeze was sold to a Las Vegas company. Again, this may be better classified as a product.
- Wastewater: Waste water from the oil treatment process was sent to Lafarge.
- Bilge water: Bilge water was sent to Puget Sound Recycling.
- Drums: Empty and damaged drums were sent to Seattle Barrel.
- Old underground storage tanks: Unusable tanks were cut up for scrap metal – various records listed Salmon Bay Steel and Birmingham Steel as purchasers.
- Storm water: Storm water was discharged from two different oil/water separators directly to the Dallas Avenue where it would sheet flow eastward across Port of Seattle (Malarkey Asphalt) property toward the Duwamish waterway.

Spills or Releases

The files examined for this property review describe three documented spills:

- On October 21, 1993, approximately 500-600 gallons of used oil was spilled from a storage tank onto the concrete containment area. All of the product was contained and recovered.
- On June 13, 1996, a tank overflowed and approximately 20 gallons of diesel fuel spilled onto the ground. Impacts soils were excavated and replaced with clean soil.
- On October 1, 1996, the oil filter from one of Basin Oil's vehicles leaked approximately 1 cup of motor oil onto the ground. The oil was wiped up and adsorbed with kitty litter.

While these are the only documented releases, the many compliance inspections noted generally poor housekeeping around the facility and secondary containment that was not intact. It is likely that small and unreported spills have occurred on the site during its operational period. If the oil/water separators were not regularly cleaned, this spilled oil would have ended up on Dallas Avenue and the Port of Seattle property to the east.

Hazardous Substances Used, Stored, or Released by Prior Owners/Operators

No information on hazardous substances used, stored, or released by prior owners/operators was available.

4.0 Permit Information

File documents list the following permits for Basin Oil Company:

- Industrial Stormwater General Permit Number SO3-002273. The permit was initially issued on November 18, 1995
- Dangerous Waste Activity. Site ID# WA D988477501. Basin Oil is listed as a generator, on-site recycler, marketer and transporter of used oil.

5.0 Sampling/Cleanup Information

File documents indicate that very little environmental sampling has been conducted at this site. A groundwater monitoring well (MW-01) was installed in 1991 as part of a Site Hazard Assessment on the Malarkey Asphalt site. Located in the southeast corner of the property, this well has been sampled three times as part of ongoing investigations at the Malarkey site. The first sampling event was by Parametrix in 1991. Parametrix installed three groundwater monitoring wells as part of a Site Hazard Assessment for Ecology. Samples from MW-01 contained detectable concentrations of PCB Arochlor1260, although not above regulatory limits. In a 1994 Site Inspection (SI) for EPA, URS Consultants sampled MW-01 and found 1,1,1-trichloroethane at 7 µg/L. This was more than three times background and considered "significant" in the SI report. Onsite Enterprises sampled MW-01 in May 2003, and found no evidence of contamination.

No formal site investigations have occurred on the Basin Oil properties.

6.0 References

Basin Oil 1993. Terry Drexler, Basin Oil Company response to letter from Jeannie Summerhays, Department of Ecology, Bellevue, WA. August 3, 1993. Basin Oil Company, Inc., Seattle, WA. September 2, 1993. File # 0000012248.

Ecology 1992. Basin Oil Notification of Dangerous Waste Activities , general correspondence 1992 -. Department of Ecology, Bellevue, WA. File # 0000012251

Ecology 1993. Dangerous waste compliance inspections, ID #WAD988477501 [Basin Oil Company]. Letter from Jeannie Summerhays to Terry Drexler, Basin Oil Company. Department of Ecology, Bellevue, WA. August 3, 1993.

Ecology 1996. Dangerous waste compliance inspection on September 28, 1995 WAD988510673 (Basin Oil Inc.). Letter from Jeannie Summerhays to Terry Drexler, Basin Oil Company. Department of Ecology, Bellevue, WA. February 2, 1996.

Ecology 2000a. Dangerous Waste Compliance Inspection at Basin Oil Co., Inc. RCRA ID# WAD988477501 on 9/26/00. Letter from Robert Stone to Shelly Hood, Basin Oil Co. Department of Ecology, Bellevue, WA. November 14, 2000.

Ecology 2000b. Dangerous waste compliance inspection at Basin Oil Co. Inc. Letter and compliance report to Shelly Hood, Basin Oil Co. Inc. from Robert A. Stone, Hazardous Waste Specialist, Hazardous Waste and Toxics Reduction Program, Department of Ecology, Bellevue WA. November 14, 2000.

Ecology 2003a. Dangerous Waste Compliance Inspection at Basin Oil Company, Inc. RCRA ID# WAD 988477501 on December 18, 2002. Letter from Tiffany Yelton to Terry Drexler, Basin Oil Inc. Department of Ecology, Bellevue, WA. March 13, 2003.

Ecology 2003b. Dangerous Waste Compliance Inspection at Basin Oil Company, Inc. RCRA ID# WAD 988477501 on June 25, 2003. Department of Ecology, Bellevue, WA. June 25, 2003.

Ecology 2004. General Industrial Stormwater Permit NPDES permit SO3-002273. Department of Ecology, Bellevue, WA.

EPA 1995. In the matter of Basin Oil Company, Inc. Respondent. Complaint issued by US Environmental Protection Agency, Docket No. 10-95-0131-OPA. US Environmental Protection Agency, Region 10, Seattle, WA.

EPA 2003. TSCA Inspection of Basin Oil Company, June 25, 2003 by Eileen Hileman, EPA and Tiffany Yelton, Ecology

King County 1993a. King County Surface Water Management Division Drainage Investigation Report. Basin Oil Company. April 14, 1993. File No. 93-0277.

King County 1993b. King County Surface Water Management Division Drainage Investigation Report. Basin Oil Company. December 20, 1993. File No. 93-1018.

King County 1994. King County Surface Water Management Division. Basin Oil Site Visit with Jeannie Summerhays of Dept. of Ecology. January 12, 1994

King County 1995. King County Surface Water Management Division Drainage Investigation Report. Basin Oil/Malarkey. June 12, 1995.