



Electronic Copy

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47775 • Olympia, Washington 98504-7775 • 360-407-6300
Call 711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

October 20, 2021

Sean Oh
Indiko Gasoline, LLC
505 N Montesano St
Westport, Washington 98595
seanyoonx83@gmail.com

Re: Rescission of No Further Action (NFA) Status for the following Site:

- **Site Name:** Midtown Deli & Grocery
- **Site Address:** 505 N Montesano St, Westport, Grays Harbor County, WA 98595
- **Facility/Site ID:** 53699536
- **Cleanup Site ID:** 9608
- **ERTS No.:** 704604

Dear Sean Oh:

The Department of Ecology (Ecology) issued a No Further Action (NFA) determination for the Midtown Deli & Grocery facility (Site) on August 10, 2012. A subsequent notification to Ecology's Environmental Report Tracking System (ERTS) on March 19, 2021, provided additional information that additional contamination remains at this Site (Enclosure A).

Contamination was recently identified at concentrations greater than Model Toxics Control Act Method A cleanup screening levels for the following constituents:

- Total Petroleum Hydrocarbons as Gasoline in groundwater. (Enclosure B)

Based on this information, Ecology believes the contamination identified is related to historical releases and rescinds the August 10, 2012, NFA determination letter. The effective date of the rescission is the date of this letter.

Next Steps

Ecology will update its records to reflect that Ecology has rescinded the No Further Action determination for this Site, and the Site will be listed in future publications of the [Confirmed and Suspected Contaminated Sites List](#).¹

¹ <https://apps.ecology.wa.gov/tcpwebreporting/reports/cleanup/contaminated>

Contact Information

If you have any questions about the rescission or next steps, please contact me at (360) 407-6241 or rebecca.lawson@ecy.wa.gov.

Sincerely,



Rebecca S. Lawson, P.E., LHG
Section Manager
Toxics Cleanup Program
Southwest Regional Office

NMA/tm

Enclosures (2): A – ERTS 704604
 B – Figures and Tables

cc by mail: Laurie Carpenter, Mountain Pacific Bank

cc by email: Jake Lee, Anchor QEA, LLC, jakelee@envitechnology.com
 Nicholas Acklam, Ecology, nicholas.acklam@ecy.wa.gov
 Joe Kasperski, Ecology, joseph.kasperski@ecy.wa.gov
 Ecology Site File

Enclosure A

ERTS 704604

This page intentionally left blank.



INITIAL INVESTIGATION FIELD REPORT

Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):
Parcel #(s):
County:
FSID #:
CSID #:
UST #:

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone Email
Site Contact, Title, Business:	Site Contact Address (including City, State and Zip):	Phone Email
Site Owner, Title, Business:	Site Owner Address (including City, State and Zip):	Phone Email
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s):	Additional Info (for any Site Information Item):	
Alternate Site Name(s):		

Latitude (Decimal Degrees):

Longitude (Decimal Degrees):

Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

INSPECTION INFORMATION

Inspection Conducted? Yes <input type="checkbox"/> No <input type="checkbox"/>	Date/Time:	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Investigator:	Date Submitted:
---------------	-----------------

OBSERVATIONS

Please check this box if you included information on the Supplemental Page at end of report.

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

Documents reviewed:

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents						PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf>). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: Site Discovery (received a report): _____ (Date Report Received)
 ERTS Complaint
 Other (please explain): _____

Does an Early Notice Letter need to be sent: Yes No
If No, please explain why: _____

NAICS Code (if known): _____
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):

Site Unit(s) to be created (Unit Type): Upland (includes VCP & LUST) Sediment
If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): No Process Independent Action
 Voluntary Cleanup Program Ecology-supervised or conducted
 Federal-supervised or conducted

Site Status: Awaiting Cleanup Construction Complete – Performance Monitoring **Model Remedy Used?**
 Cleanup Started Cleanup Complete – Active O&M/Monitoring **If yes, was this a**
 No Further Action Required **transformer spill?**

Site Manager (Default: _____): _____

Specific confirmed contaminants include: _____ Facility/Site ID No. (if known): _____
_____ in Soil _____
_____ in Groundwater _____
_____ in Other (specify matrix: _____) _____
Cleanup Site ID No. (if known): _____

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.

Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting

Enclosure B

Figures and Tables

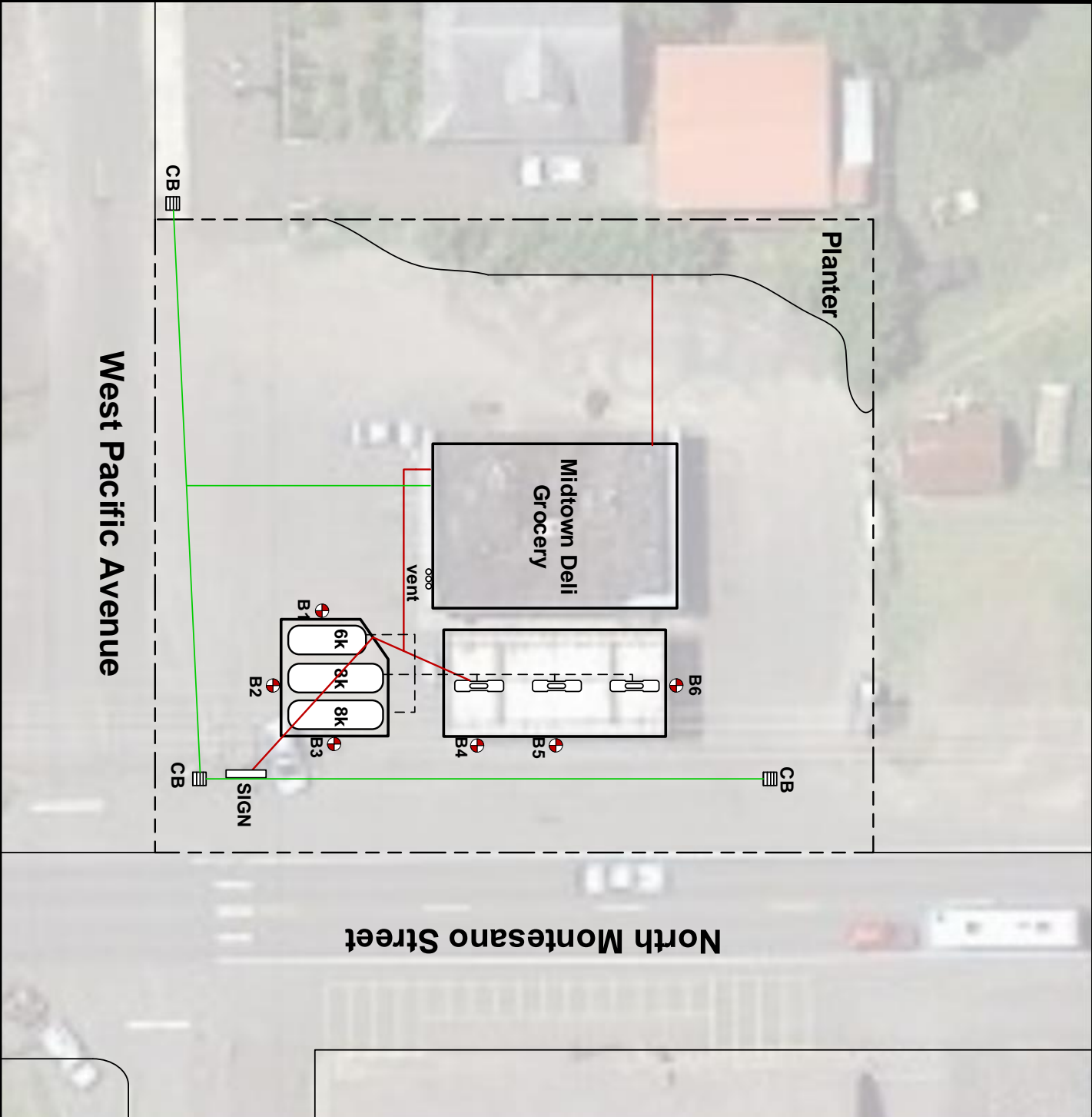
This page intentionally left blank.

Figures

Figure 2Site Exploration Map

This page intentionally left blank.

FILE NAME	DRAWN BY	CHECKED BY	APPROVED BY	PROJECT NUMBER
	JL	3/9/2021		02201209-1

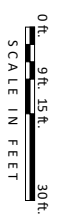


LEGEND

- PROPERTY LINE
- POWER LINE
- COMMUNICATION LINE
- SEWER LINE
- PRODUCTS LINE
- BORING LOCATION
- CATCH BASIN

NOTES

- THE LOCATION OF ALL FEATURES SHOWN ARE APPROXIMATE.
- THE DRAWING IS FOR INFORMATION PURPOSE



ENVITECHNOLOGY
www.envitechology.com
 support@envitechology.com
 TEL 425.890.3517 FAX 425.310.6040
 4811 116th St. NE, #500, Kirkland, WA 98034

FIGURE 2
SITE EXPLORATION MAP

MIDTOWN DELI GROCERY
 505 NORTH MONTESANO STREET
 WESTPORT, WASHINGTON 98595

This page intentionally left blank.

Tables

Table 3..... Groundwater Analytical Results
(Envitechnology, Inc., *Limited Phase II Environmental Site Assessment*, March 9, 2021)

This page intentionally left blank.



Table 3. Groundwater Analytical Results

Samples	TPH			VOCs			
	GRO	DRO	ORO	Benzene	Toluene	Ethyl benzene	Xylene
W1	<100	<200	<400	<1.0	<2.0	<1.0	<2.0
W2	<100	<200	<400	<1.0	<2.0	<1.0	<2.0
W3	<100	<200	<400	<1.0	<2.0	<1.0	<2.0
W4	<100	<200	<400	<1.0	<2.0	<1.0	<2.0
W5	<100	<200	<400	<1.0	<2.0	<1.0	<2.0
W6	2,900	<200	<400	1.4	<2.0	<1.0	4.8
CULs	800/1,000*	500	500	5	1,000	700	1,000

Notes

All values presented in microgram per liter (µg/L)

TPH – Total petroleum hydrocarbons

VOCs – Volatile organic compounds

GRO – Gasoline range organics

DRO – Diesel range organics

ORO – Heavy oil range organics

CULs – Method A Ground Water Cleanup Levels (Table 720-1)

* – Two CULs are provided. The higher value is based on the assumption that no benzene is present in the groundwater sample. If any detectable amount of benzene is present in the ground water sample, then the lower TPH cleanup level must be used.

Numbers in bold indicate detected.

Numbers in bold red indicate concentrations over the MTCA Method A CULs.