



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):	681199
Parcel #(s):	0952007545
County:	King
FSID #:	97678
CSID #:	15488
UST #:	

SITE INFORMATION

<u>Site Name (Name over door):</u> Franciscan Medical Clinic	<u>Site Address (including City, State and Zip):</u> 4550 Fauntleroy Way SW Seattle, WA 98126	<u>Phone</u> (206) 933-1041 <u>Email</u>
<u>Site Contact, Title, Business:</u> Tahni Madden, Property Manger Virginia Mason Franciscan Health	<u>Site Contact Address (including City, State and Zip):</u> 1149 Market Street, 10-06 Tacoma, WA 98402	<u>Phone</u> (253) 428-8340 <u>Email</u> tahni.madden@commonspirit.org
<u>Site Owner, Title, Business:</u> Huling Brothers Properties, LLC	<u>Site Owner Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Michael Nesteroff Lane Powell PC	<u>Site Owner Contact Address (including City, State and Zip):</u> 1420 Fifth Avenue, Suite 4200 Seattle, WA 98111-9402	<u>Phone</u> (206) 223-6242 <u>Email</u> nesteroffm@lanepowell.com
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u> The West Seattle ARCO cleanup site (CSID 11375, VCP NW3308), also an operating gas station (Fauntleroy Shell, UST ID 10140), is located immediately adjacent to the Clinic property on the west.	
<u>Alternate Site Name(s):</u>		

<u>Latitude (Decimal Degrees):</u> 47.56141
<u>Longitude (Decimal Degrees):</u> -122.38050

INSPECTION INFORMATION

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

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 6/12/2018	Entry Notice: Announced <input checked="" type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input checked="" 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 checked="" 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):

Initial ERTS was received on 5/3/18 from an air quality consultant hired by the Franciscan Clinic, the tenant of the building located on the property. Clinic occupants had reported strong petroleum odors for approximately 6 weeks prior to 4/26/18, when the consultant conducted an air quality screening assessment. Follow up air sampling on 5/3/18 showed petroleum vapors concentrations of 26,300 and 32,400 micrograms per cubic meter (ug/m3), above the Method B TPH generic cleanup level of 140 ug/m3. The adjacent operating Shell gas station was cited in the complaint as the presumed source of the vapors.

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

Associated Environmental Group, under contract to Franciscan Health, installed a sub-slab depressurization system (SSDS) at the Clinic in November 2018. The system has been successful in mitigating impacts to building occupants. Testing of vapors beneath and adjacent to the Clinic building showed the presence of chlorinated solvents, which have not been historically present at the West Seattle ARCO site. Data collected on the Clinic and West Seattle ARCO properties since May 2018 have not confirmed the source or extent of the vapor intrusion problem. A remedial investigation is needed on and adjacent to the Clinic property to assess the source(s) and extent of contamination in soil, soil vapor, and groundwater.

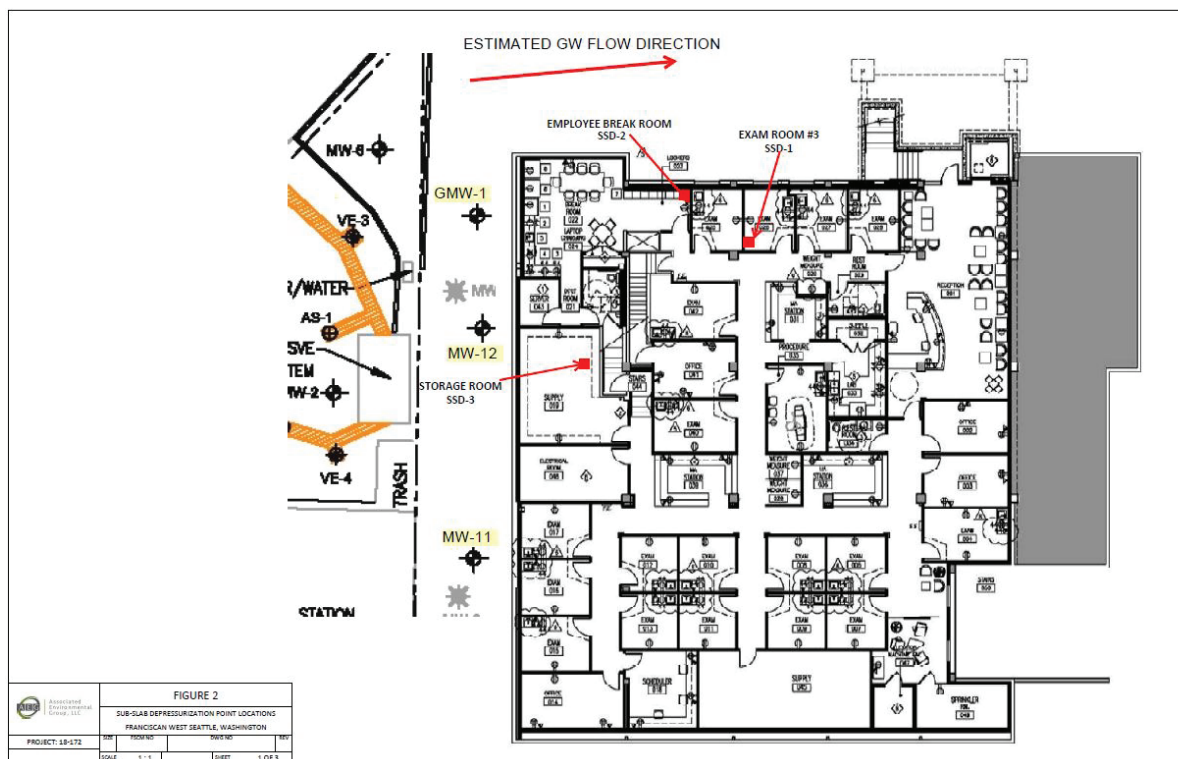
Investigator: Michael Warfel	Date Submitted: 10/19/2021
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OBSERVATIONS

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.):

The SSDS, installed below the Clinic basement floor slab, draws soil vapor at three locations (see figure below). This system continues to operate at the Clinic. The soil vapor extraction system (VES) at the gas station (in operation at the gas station since April 2016) has exerted a sufficient influence to capture petroleum vapors from that site, according to the consultants for BP. The figure below shows the eastern extent of the VES, connected to extraction wells VE-3 and VE-4. The origin of chlorinated solvents detected in soil vapors beneath and adjacent to the Clinic building is unknown. Sampling and data evaluations completed to date by consultants for BP/ARCO (responsible for the West Seattle ARCO site cleanup) and for Franciscan Health have not determined the source(s) and extent of contamination associated with the vapor intrusion problem at the Clinic.

**Documents reviewed:**

Associated Environmental Group (AEG). Technical Memorandum, Vapor Assessment, Franciscan Medical Clinic, 4550 Fauntleroy Way WA, Seattle, Washington. Prepared for CHI Franciscan Health. September 24, 2018.

AEG. Technical Memorandum, Vapor Mitigation System Installation, Franciscan Medical Clinic, 4550 Fauntleroy Way WA, Seattle, Washington. Prepared for CHI Franciscan Health. December 6, 2018.

Arcadis. CHI Franciscan Clinic Vapor Intrusion. Memo to Department of Ecology. March 11, 2019.

AEG. Vapor Mitigation System & Indoor Air Sampling Results, Franciscan Medical Clinic, 4550 Fauntleroy Way WA, Seattle, Washington. Prepared for CHI Franciscan Health. May 1, 2019.

AEG. Technical Memorandum, BP GW Summary Data Assessment, Franciscan Medical Clinic, 4550 Fauntleroy Way SW, Seattle, Washington. Prepared for CHI Franciscan Health. September 23, 2020.

Antea Group. Semi-Annual Groundwater Monitoring Report, First Half of 2021, Former BP Facility No. 11060, 4580 Fauntleroy Way SW, Seattle, Washington. Prepared for ARCO Remediation Management Services Company. August 20, 2021.

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				C		Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel		C				Petroleum Diesel
	Petroleum Gasoline		C		C		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				C		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): 5/3/2018 (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 transformer spill?**
 No Further Action Required

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

_____ in Soil

_____, D, G in Groundwater

G, B, VOCs in Other (specify matrix: Air)

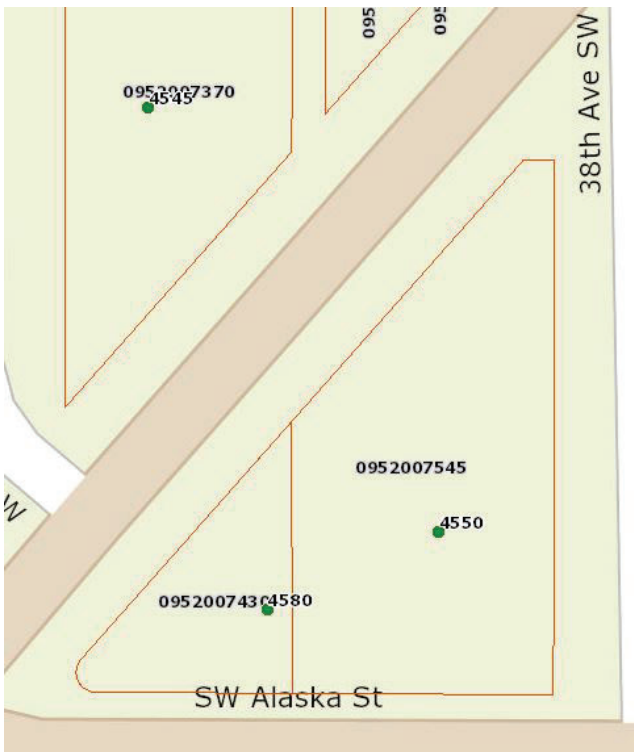
Facility/Site ID No. (if known):

97678

Cleanup Site ID No. (if known):

15488

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.



PARCEL	
Parcel Number	095200-7545
Name	HULING BROS PROPS
Site Address	4550 FAUNTLEROY WAY SW 98126
Legal	BOSTON COMPANYS PLAT OF W S 14 THRU 24 LESS STS TGW POR OF VAC ALLEY ADJ AS DESC UNDER C.O.S. ORD NO 119286 DATED 12-07-1998

PARCEL	
Parcel Number	095200-7430
Name	PACWEST ENERGY LLC
Site Address	4580 FAUNTLEROY WAY SW 98116
Legal	BOSTON COMPANYS PLAT OF W S LESS ST

BUILDING 1