



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 #:

692705
4368300000
King
63638
15511

SITE INFORMATION

<u>Site Name (Name over door):</u> Little Saigon Housing	<u>Site Address (including City, State and Zip):</u> 1253 S Jackson St Seattle, WA 98144	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> n/a	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner, Title, Business:</u>	<u>Site Owner Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> John Torrence Low Income Housing Institute	<u>Site Owner Contact Address (including City, State and Zip):</u> 1253 S Jackson St, Ste A Seattle, WA 98144	<u>Phone</u> (206) 957-8050 <u>Email</u> john.torrence@lihi.org
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u>		

Latitude (Decimal Degrees): 47.59888

Longitude (Decimal Degrees): -122.31485

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 type="checkbox"/> No <input checked="" 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 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):

In August 2019, related to the installation of a gas service and meter at the property, Ecology NWRO TCP Tamara Welty received documents indicating a release occurred at the property. TCP submitted the documents for ERTS entry and began an initial investigation.

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

PCE soil contamination remains on site above MTCA cleanup levels. Recommendation: Place site on the Confirmed and Suspected Contaminated Sites List.

Investigator: Sara Fulton

Date Submitted: 8/6/2021

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.):

Currently, the site is owned by the City of Seattle and is being used by the Low Income Housing Institute. The site is surrounded by commercial properties. Historically, a gas service station operated on site.

In 2011, The Riley Group (RGI) conducted a Supplemental Phase II. They advanced five test probes to a depth of 15 feet below ground surface (bgs) and collected soil samples. Three of the five probes were located on the east side of the site in order to evaluate if contamination from an east-adjointing property may have migrated onsite. Soil sample results show diesel and oil range total petroleum hydrocarbon (TPH) to be above MTCA Method A cleanup levels. In 2012, some of the petroleum contaminated soil (pcs) had been removed.

In July of 2012, G-logics, Inc advanced ten borings to depths of 20 to 45 feet bgs. Groundwater was encountered at 25 to 30 feet bgs but no groundwater samples were taken. Analytical soil sample results show diesel and gasoline to above MTCA Method A cleanup levels. The suspected source of the contamination is the adjoining known Ecology cleanup site Unocal 5473 (CSID 6594). A total of 13.39 tons of petroleum contaminated soil was removed. Soil sample results show no contamination above MTCA Method A cleanup levels.

PCB and PAHs were not tested.

In September of 2018, RGI came back and advanced six borings at depths between 16 to 36 feet bgs. Groundwater was encountered at 22 to 28 feet bgs. Two temporary monitoring wells were installed.

Twenty-four discrete soil samples and two groundwater samples were taken. Analytical results for both soil and groundwater show either non-detect or below MTCA cleanup levels.

However, the Phase II from 2018 indicated that further investigation was needed due to the known soil and groundwater contamination that remains on site.

In March of 2019, during the cleanup, three abandoned underground storage tanks (USTs) were found and removed. Two of the USTs stored gasoline and the other stored oil. A total of 288.64 tons of contaminated soil was removed. Seventy-two varying confirmation soil samples were taken. Soil sample results show PCE at the property boundary to be slightly above MTCA Method A cleanup levels (.05mg/kg).

Groundwater sample results were below MTCA cleanup levels.

Documents reviewed:

Phase II Subsurface Investigation, Little Saigon Apartments. The Riley Group, Bothell, Washington. September 28, 2018.

Contaminated Soil Management Plan, Little Saigon Apartments. The Riley Group, Bothell, Washington. September 28, 2018.

Remedial Action Report, Little Saigon Apartments. The Riley Group, Bothell, Washington. March 1, 2019.

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	<input type="checkbox"/>					Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	<input type="checkbox"/>					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 <input type="checkbox"/>					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:

_____ PCE in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

63638

Cleanup Site ID No. (if known):

15511

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.

