



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Regional Office

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: May 3, 2022

Lead agency: Department of Ecology, Toxics Cleanup Program, Southwest Region

Agency Contact: Andrew Smith
Cleanup Project Manager
andrew.smith@ecy.wa.gov
(360)-407-6316

Permit Number: Work is to be performed under the authority of a Model Toxics Control Act Agreed Order No. DE 20344

Description of proposal:

The project consists of decommissioning the Hungry Whale Site and a remedial action consisting of excavating contaminated soil and dewatering contaminated groundwater from the excavation. This action is required by the Department of Ecology (Ecology) through an Agreed Order between the Port of Grays Harbor and Ecology.

Decommissioning will include removal of the convenience store, all underground storage tanks (USTs), and one fuel dispenser island equipped with four fuel dispensers. In addition, the product lines, vent lines, canopy, and canopy footings will be removed.

A remedial excavation will be implemented to remove soils contaminated with petroleum. The current projection is that up to 5,200 cubic yards (CY) of soil may be excavated and transported off-site for disposal. In addition to soil excavation, remedial actions will include pumping contaminated groundwater from the excavation. The contaminated groundwater will be treated with activated carbon to remove contaminants before being discharged under a Department of Ecology General Construction Stormwater Permit to the City of Westport stormwater system. The excavation will be backfilled with clean construction fill to site grade.

The groundwater will be monitored following the remedial action to assess the condition of the groundwater with respect to contamination. An environmental covenant will be placed on the property if it is determined that soil or groundwater contamination remains on the site.

Location of proposal: The work will be employed at 1680 N. Montesano St, Westport, WA.

Applicant/Proponent: Port of Grays Harbor

Project Representative: Randy Lewis
Director of Health, Safety, and Environment
PO Box 660
Aberdeen, WA 98520
360-533-9513
rlewis@portgrays.org

Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist, as well as the Remedial Investigation/Feasibility Study and Public Review Draft Cleanup Action Plan.

These documents are available at:

Port of Grays Harbor Main Office 111 S Wooding St Aberdeen, WA 98520	Westport Timberland Library 101 E. Harms Drive Westport, WA 98595	Ecology Lacey Office (by appointment) 300 Desmond Drive SE Lacey, WA 98503
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This determination is based on the following findings and conclusions:

- The project will reduce concentrations of petroleum hydrocarbons and constituents in the soil and groundwater.
- Engineering design documents will be prepared and approved by Ecology to ensure all on-site work will be performed in accordance with applicable standards and use of best management construction and erosion control practices.
- Contaminated soils will be managed in accordance with a previously-approved (by Ecology) soils testing and disposal plan.
- The work will be conducted under the requirements of a construction stormwater NPDES permit, which requires adherence with a stormwater pollution prevention plan.
- The Ecology cleanup project manager will provide oversight during project construction.

The comment period for this DNS corresponds with the comment period for the Remedial Investigation/Feasibility Study, Public Review Draft Cleanup Action Plan, and associated Agreed Order. The comment period begins on June 2, 2022, and ends on July 5, 2022.

Responsible Official: Rebecca S. Lawson, P.E., LHG
Section Manager
Toxics Cleanup Program
Southwest Regional Office
Department of Ecology
P.O. Box 47775
Olympia, WA 98504-7600
360-407-6241
rebecca.lawson@ecy.wa.gov

Signature: 

Date: May 3, 2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

The Hungry Whale Site

2. Name of applicant:

The Port of Grays Harbor

3. Address and phone number of applicant and contact person:

**Port of Grays Harbor
PO Box 660
Aberdeen, WA 98520
Contact: Randy Lewis
360.533.9513**

4. Date checklist prepared:

July 15, 2021

5. Agency requesting checklist:

Washington Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):

Construction is planned for August through September 2022. There are several approvals and permits required which may delay construction until the same period in 2023

7. Do you have any plans for future addition, or further activity related to or connected with this proposal? If yes, explain.

No. The current facility is to be removed and made available for redevelopment by a future developer.

No current redevelopment plans

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A detailed summary of the environmental history of the Site is provided in the following document (publicly available on The Department of Ecology's Clean-up Site List)

<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4988> :

Environmental Information currently prepared:

- **Remedial Investigation and Feasibility Study (RIFS) The Hungry Whale dated April 22, 2020**
- **Clean up Action Plan (dCAP) The Hungry Whale dated July 15, 2021**

Environmental Information to be prepared:

- **A UST Closure and Site Assessment will be prepared following Site decommissioning. USTs will be closed in accordance with Washington Department of Ecology (Ecology) document: 'Guidance for Site Checks and Site**

Assessments for Underground Storage Tanks' (Ecology, February 1991 (revised October 2018)). Site assessment activities to be completed by a certified Washington State Site Assessor (8025441-U7) as required by Washington Administrative Code (WAC) 173-360-610

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

- **There are no other proposals directly affecting the property**

10. List any government approvals or permits that will be needed for your proposal, if known.

Several permits approvals will follow the SEPA approval:

- **Olympic Region Clean Air Agency (ORCAA) demolition permit;**
- **Department of Ecology (Ecology) Construction Stormwater General Permit**
- **Department of Ecology 30-Day Notice for Underground Storage Tank System**

The City of Westport will require:

- **A demolition permit;**
- **Permits to cap sewer and water lines;**
- **A fill and grade permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project consists of decommissioning the Hungry Whale Site and a remedial action consisting of excavating contaminated soil and dewatering contaminated groundwater from the excavation. This action is required by the Department of Ecology (Ecology) through an Agreed Order between the Port of Grays Harbor and Ecology.

Decommissioning will include removal of the convenience store, the underground storage tank (UST) and one fuel dispenser island equipped with four fuel dispensers. In addition, the product lines, vent lines, canopy and canopy footings will be removed.

A remedial excavation will be implemented to remove soils contaminated with petroleum. The current projection is that up to 5,200 cubic yards (CY) of soil may be excavated and transported off-site for disposal. In addition to soil excavation, remedial actions will include pumping contaminated groundwater from the excavation. The groundwater will be treated with activated carbon to remove contaminants before being discharged under a Department of Ecology General Construction Stormwater Permit to the City of Westport stormwater system.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project Location:

1680 N Montesano Street, Westport WA. The property is the northeast quarter of the southeast quarter of Section 1, Township 16 North, Range 12 West. See attached Figure X

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The topographic surface of the site is relatively flat with elevations ranging from 12.5 to 14 feet above mean sea level (msl). Based on these measurements the slope on the site does not exceed approximately 2 %.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Based on boring logs, the near surface material (ground surface approximately 5 feet) consists of fine-grained sand with minor silt and gravel, interpreted to be fill or marsh deposits. In the center and southeastern parts of the property a silty clay/clayey silt layer has been observed at the base of the fill/marsh deposits at depths of approximately 6.5 feet. This layer may be representative of dredged marsh or tidal flat sediments that were historically imported as fill. The thickness of the fill decreases significantly beyond the property limits. Soils beneath the fill material were observed at depths greater than approximately 7 feet and consist of fine to medium sand with varying amounts of silt, interpreted to be eolian and/or shallow marine deposits. The maximum depth explored was 30 feet in one soil boring (approximately twice as deep as the other borings).

The proposed remedial excavation will extend to a maximum depth of 12 feet.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project includes decommissioning and removal of one, 20,000-gallon UST with three compartments (10,000-gallon gasoline, 6,000-gallon gasoline and 4,000-gallon diesel). In addition, the product lines, vent lines, dispenser island, canopy and canopy footings will be removed. Excavations for removal of these improvements will be subsequently backfilled and compacted and the surface will be finished with gravel.

The maximum quantity of disturbed soils is currently estimated at up to 5,200 cubic yards (CY). During the remedial excavation, soils will be field screened and if soils are determined to be free of petroleum hydrocarbons those soils will not be excavated and this will result in excavation of less than 5,200 CY. All of the excavated areas will be backfilled with clean imported soil. The quantity of backfill will not exceed 5,200 CY and will depend on the actual volume of soil excavated.

- **Maximum Total Area Excavated: 14,800 ft² (see Figure 12 attached with maximum area shown)**
- **Type of Backfill: Clean structural fill that will be compacted to 95%**
- **Source of Backfill: Source to be determined by the contractor**
- **Area to be resurfaced with gravel (equal total disturbed) 14,000 ft²**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur during excavation activities and/or while soil is stockpiled for transportation to the disposal facility.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

If the maximum area (14,800 ft²) is disturbed approximately 30% of the site will remain undisturbed and covered with asphalt or buildings. The remaining 70% of the area will be finished with gravel cover.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The excavation work is planned for mid-August through end of September 2022. This period is typically free of significant rainfall and the lack of rainfall will reduce and control erosion.

Catch basin protection will be installed in all catch basins located on the Site. Stockpiled soils will be placed on and covered with visqueen.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal dust and emissions from construction equipment will occur during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Appropriate dust control measures (e.g., soil wetting and/or application of Simple Green™ for odor control if needed) will be implemented during excavation activities. Vehicles and equipment will be equipped with emission control equipment.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

The property is situated near a large barrier beach at the end of a peninsula that is surrounded by Grays Harbor (approximately 800 feet to the east) and the Pacific Ocean (approximately 0.8 miles to the west). Grays Harbor is the closest surface water body to the property. Based on the distance of the surface water bodies from the property and the lack of a surface water conduit, the Pacific Ocean and Grays Harbor will not be impacted by run-off from the property during construction.

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No streams, saltwater, lakes, ponds or wetlands immediately adjacent to the property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

There are open stormwater ditches which are part of the City of Westport's stormwater system within 200 feet of the property. These ditches direct water to two stormwater retention ponds before eventually directing stormwater through a tide gate connected to tidelands adjacent to Grays Harbor. The location of these ditches are shown on a site plan (attached) to be submitted to the Department of Ecology as part of a submittal package to secure a Construction Stormwater General permit. Further details regarding treatment of water pumped to the stormwater ditch is provided in the answer to Question # 6 below.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project involves excavating soils to a maximum depth of 12 feet throughout the property. Groundwater levels are at an approximate depth of 7 feet and will infiltrate the excavation. Groundwater entering the excavation will need to be pumped out of the excavation to facilitate soil removal. The water pumped from the excavation will be contaminated with gasoline. The contaminated water will be run through an on-site water treatment system equipped with a two-stage treatment system of activated carbon vessels to remove contamination before discharge to the City of Westport stormwater system. Samples of the treated groundwater will be collected from the discharge end of the treatment system and submitted for analysis. The treatment system is designed to remove over 99% of contaminants from the water and meet discharge levels suitable for acceptance to the City of Westport's stormwater system.

The total volume of groundwater to be removed and the pumping rate is currently being determined. Initial calculations indicate a flow rate of less than 100 gallons per minute.

A schematic figure of the water treatment system is attached and will be provided to the Department of Ecology in a submittal to secure a Construction Stormwater Discharge permit.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**No – groundwater will not be withdrawn for drinking water or other purposes.
No water will be discharged to groundwater.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff is directed to two on-site catch basins situated on the north side of the property near Wilson Avenue. Prior to excavation activities a catch basin bag filter will be placed in each catch basin. Water within the catch basin flows to the City of Westport Stormwater system consisting of open ditches running along Montesano Street and Wilson Avenue.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No – the pumped groundwater will be treated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No – the open stormwater ditches are designed to accept the currently estimated flow volume of less than 100 gallons per minute pumped from the excavation.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Excavation may be completed in sections approximately 40' by 40' if needed to limit the dewatering flow rate.

Excavation is planned for mid-August 2022, this is a the 'dry season' when groundwater is typically at its lowest level. As a result, less groundwater will require removal than if the excavation was implemented during a wetter period.

There will less surface and runoff water to manage because of lack of rainfall in August.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation (weeds)

The entire site is covered with either buildings, concrete or asphalt. There are no planters or vegetated landscaping. Any vegetation is at the edges of the property.

b. What kind and amount of vegetation will be removed or altered?

Project activity will be limited to paved and gravel lot areas. No vegetation on or near the site will be removed.

c. List threatened and endangered species known to be on or near the site.

A review of the USFWS IPaC resource list report for the site and the Washington Department of Natural Resources' Washington Natural Heritage Program Element Occurrences GIS Open Data

(<https://data-wadnr.opendata.arcgis.com/datasets/washington-natural-heritage-program-element-occurrences-current/explore>)

indicates no federally listed plant species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Because the project activities will be conducted in paved and gravel lot areas, no vegetation will be disturbed, and no additional landscaping will be conducted.

- e. List all noxious weeds and invasive species known to be on or near the site.

On the parcel: Field bindweed, Himalayan blackberry (both Class C)

In adjacent parcels: Scotch broom, Reed canary grass (both Class C)

5. *Animals* [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Birds: Various nearby local waterfowl and shorebirds, Bald Eagles, various songbirds (sparrows, towhees, robins, juncos, finches) Mammals: raccoons, gray squirrels.

Fish: none, Project Site is 1,000 feet from Grays Harbor waters.

- b. List any threatened and endangered species known to be on or near the site.

Review of the USFWS IPaC resource list report for the site indicates the following federally listed species to be potentially present within the Project Area: Marbled Murrelet, Streaked Horned Lark, Western Snowy Plover, Yellow-billed Cuckoo, Bull Trout, and Oregon Silverspot Butterfly. A review of the WDF&W PHS website indicated there are no Priority Habitats for these species at this Site location.

- **Murrelets** nest in forested stands varying in size from several acres to thousands of acres. However, larger, unfragmented stands of old growth appear to be the highest quality habitat for marbled murrelet nesting. Forested habitat is not present in Project Area, which is located in a commercial urban area. The nearest critical habitat is located approximately 7.75 miles southeast of the Project Area.
- **Streaked horned larks** breeding and nesting habitat consists of large expanses of grass-dominated habitat, such as airports or native prairies, with very few trees or woody shrubs. The Project Area does not offer this habitat. The nearest critical habitat is located approximately 3.5 miles north of the Project Area at Damon Point and Oyhut Wildlife Recreation Area.
- **Western Snowy Plovers** snowy plovers are found (in any season) on coastal beaches, sand spits, dune-backed beaches, and sparsely vegetated dunes. They nest on the ground on broad open beaches or salt or dry mud flats, where vegetation is sparse or absent. The Project area does not offer this habitat. The

nearest critical habitat is located approximately 3.5 miles north of the Project Area at Damon Point and Oyhut Wildlife Recreation Area.

- The **Western Yellow-Billed Cuckoo** nesting occurs almost exclusively in low to moderate elevation mature riparian woodlands dominated by cottonwoods and willows, covering 50 acres or more. Given these requirements, there is no suitable breeding habitat currently present or available within the proposed Project Area.
- **Bull Trout** are present in Grays Harbor waters. Bull trout utilize these waters for foraging, migration, and overwintering habitat. Approximately 143.0 km (88.8 mi) of nearshore marine habitat in Grays Harbor and 327 km (203.1 mi) of rivers draining into Grays Harbor are designated as critical habitat.
- **Oregon Silverspot Butterfly** populations are restricted to the immediate coast, centered around salt-spray meadows, or within a few miles of the coastline in similar meadow-type habitat. The Washington population is restricted to one small area on the Long Beach peninsula, where intensive searches have revealed few adult butterflies. The most recent surveys in 1991 found no butterflies. It is likely that there is no longer a viable population in Washington.

c. Is the site part of a migration route? If so, explain.

Grays Harbor is located on the Pacific Flyway for migratory waterfowl. The project site offers no habitat for migrating birds. The USFSW IPaC resource list report for the site indicates that a number of migratory birds that occur on USFWS Birds of Conservation Concern and Bald and Golden Eagle Protection Act could be within the vicinity of the project location. These include: Bald Eagle, Black Oystercatcher, Black Turnstone, Clark's Grebe, Great Blue Heron, Lesser Yellowlegs, Long-billed Curlew, Marbled Godwit, Olive-sided Flycatcher, Red-throated Loon, Rufous Hummingbird, Semipalmated Sandpiper, Short-billed Dowitcher, Whimbrel, and Willet. Additionally, the state-listed American white pelican may also be found in the Grays Harbor area. These shorebird and marine species would be concentrated in the estuarine wetlands and salt marshes bordering the nearby South Bay (Elk River estuary) and along the jetties at the Mouth of Grays Harbor.

d. Proposed measures to preserve or enhance wildlife, if any:

Activities within the Site will be conducted in paved and gravel lot areas around building structures. No wildlife habitat is present on the site; therefore, no additional habitat preservation or enhancement will be conducted.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Gasoline and diesel will be required for the excavation and trucking equipment used

during the demolition/removal of the convenience store, other structures and underground storage tanks (USTs). The area will be left as a level unpaved lot and will not require any additional energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Construction vehicle idling will be minimized to reduce gasoline and diesel consumption.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

Fuel in the UST will be removed, and the tank will be triple rinsed and inerted prior to removal from the ground; environmental hazards associated with the tank will be minimal. The likelihood of a spill occurring during removal of the fuel from the USTs is remote. However, in the event that a spill occurs, the risk of fire/explosion will be minimized by use of safety controls such as: spill kits, the implementation of BMPs, and the presence of a vacuum truck to vacuum spilled contents. Stantec will be on-site to monitor vapors with a photoionization detector (PID). When the PID readings indicate soil impacted with petroleum is encountered, Stantec will direct staff and contractors on the appropriate action and will comply with company, City, State, and Federal health and safety and reporting protocols. Soil impacted with petroleum will either be placed directly in trucks and hauled for off-site disposal at a facility authorized and permitted to receive such wastes or placed on and under visqueen plastic sheeting to prevent material from being washed into storm drains by rain or wind.

It is anticipated that groundwater impacted with petroleum hydrocarbons will be encountered. This groundwater will be pumped from the excavation and through a treatment system designed to remove contaminants before discharge to the City of Westport Stormwater system. Section 3 of this application describes the treatment system.

- 1) Describe any known or possible contamination at the site from present or past uses.

Subsurface soil and groundwater are impacted with petroleum hydrocarbons as a result of a historical release from the former UST(s). The release(s) appears to have occurred in 1986 when approximately 2,000 gallons of gasoline were released from a leaking product line. The horizontal extent of impacted soil and groundwater is throughout the site, the vertical extent of impacted soils varies throughout the site and is encountered from a depth of approximately 2 feet below ground surface to an approximate depth of 12 feet. Figure 4 and Figure 6 (both attached) show the extent of soil and groundwater contamination.

A detailed summary of the environmental history of the Site is provided in the following document (publicly available on The Department of Ecology's Clean-up Site List):

Most recent environmental information is located in these reports:

- **Remedial Investigation and Feasibility Study (RIFS) The Hungry Whale dated April 22, 2020**
 - **Draft Clean up Action Plan (dCAP) The Hungry Whale submitted on July 15, 2021**
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Asbestos: A pre-demolition asbestos survey was recently completed by a certified hazardous materials inspector. The survey identified asbestos containing material (ACM) in the flooring of the convenience store. A plan for removal and disposal of the identified materials will be submitted to Olympic Regional Clean Air Authority along with the demolition permit application.

They survey included testing for lead, which was not found in any of the samples taken and analyzed.

The existing fueling system consists of one 20,000-gallon UST with three compartments (10,000-gallon gasoline, 6,000-gallon gasoline and 4,000-gallon diesel).

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

As described above the site stores gasoline and diesel in separate compartments in a 20,000-gallon UST.

- 4) Describe special emergency services that might be required.

The Westport Fire Department will be notified prior to removal of the UST.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Proper fuel transfer methods will be used during removal of tank contents. Tank removal will be supervised by an ICC-certified UST Supervisor and tanks will be inerted and certified as safe for removal

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise in the area includes street traffic, which will not affect the project

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Short-term noise from construction equipment will occur between the hours of 7:00 am and 6:00 pm and will cease at the completion of the project.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will be equipped with appropriate muffler devices to limit noise, and equipment will not remain at idle unnecessarily

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is bound by:

- **East/Northeast: A vacant restaurant with vacant land adjacent.**
- **North/Northeast: Wilson Avenue with vacant land to the northeast and Westport Shipyards further to the northwest.**
- **West/Northwest: Northwest and across the intersection of Montesano Street and Wilson Avenue is the 79-acre open space Westhaven State Park. West there is Montesano Street and across the street Englund Marine and Industrial Supply. Further northwest is an RV park**
- **South/Southwest: Vacant land followed by a former go-cart track and then further south Ocean Cold LLC (a cold storage seafood warehouse)**

These adjacent parcels should not be affected by the short-term nature of proposed work at the site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site was vacant undeveloped land before being developed into a gas station/convenience store in 1976. The site is currently paved commercial land.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

All areas are approximate. There is a 2,000 square foot convenience store, a 3,000 square foot storage building, a 1,500 square foot residence and a 400 square foot canopy.

d. Will any structures be demolished? If so, what?

The convenience store and canopy are the only structures currently designated for demolition.

e. What is the current zoning classification of the site?

Mixed-Use Tourist Commercial 1 (MUTC-1)

f. What is the current comprehensive plan designation of the site?

Mixed-Use Tourist Commercial 1 (MUTC-1)

g. If applicable, what is the current shoreline master program designation of the site?

The Project Site area is outside of the City of Westport Shoreline Master Program designated shorelines. The site is approximately 700 feet from the High Intensity Shoreline to the northeast, and 750 feet from the High Intensity Shoreline to the southeast.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The Project Site is not classified as a critical area by the City of Westport or Grays Harbor county. The nearest critical area is a wetland area approximately 415 feet to the west in Westport Light State Park.

i. Approximately how many people would reside or work in the completed project?

None. Redevelopment plans for the site have not yet been proposed.

j. Approximately how many people would the completed project displace?

Up to ten people (part-time and full-time). People working at the convenience store may be offered employment at other businesses operated by the current leaseholder or future developer.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The purpose of the project is to remediate the site by removing contamination to prevent impacts to human health and the environment. This action is required by the Department of Ecology through an Agreed Order between the Port of Grays Harbor and Ecology.

Remedial action to comply with the Order requires removal of the facilities and displacement impacts cannot be avoided.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project is consistent with zoning (Mixed Use Tourist Commercial 1). The remedial excavation will result in a property suitable for redevelopment compatible with the current zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No agricultural and forest lands in the vicinity.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable, the proposed project does not create any new housing on the commercially developed lot.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The site will be completed as a level unpaved lot.

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

The site will be fenced to prevent dumping or accumulation of debris.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

There is a boat launch situated approximately 500 feet northeast of the site. It is accessed by Wilson Ave.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No recreational opportunities will be displaced by the project

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

A Draft Department of Ecology Inadvertent Discovery Plan (IDP) has been completed and submitted to Ecology for review. As part of the submittal, a record search was conducted by an archaeologist who determined that no archaeological sites, NRHP or State register properties, cemeteries, or TCPs have been previously reported on or adjacent to the property and that the existing buildings or structures on or adjacent to the parcel have not been inventoried. One maritime resource polygon encompasses the area, but there

were no associated records identified during the search. The nearest surveys (1691547 and 1347428) yielded no identified resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A Department of Ecology formal Cultural Resource Review (Executive 05-05 or Section 106) was completed and a Draft Inadvertent Discovery Plan has been submitted to Ecology. The Draft IDP provides the names of tribes requiring consultation and specifies procedures to perform in the event of a discovery of archaeological materials or human remains, in accordance with applicable state and federal laws. Once finalized, the IDP will be kept at the project site during all project activities. All staff and contractors, will be familiar with its contents and know where to find it

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No permits are required. The Draft IDP provides measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the property is via either Montesano Street or Wilson Avenue as shown on Figure 2 (attached).

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Grays Harbor Transit operates a bus service in the area. There are no transit stops within at least 0.5 miles of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The site will be left as an unpaved open lot ready for development. The current parking spaces will be eliminated but not needed as no facilities will remain after completion.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No vehicular trips generated by completed project – vacant unpaved lot.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

i. Proposed measures to reduce or control transportation impacts, if any:

Do not anticipate transportation impacts therefore no proposed measures.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [\[help\]](#)

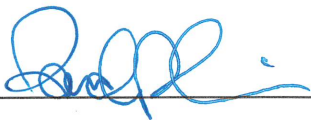
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed. The planned work includes removing the 20,000-gallon UST, convenience store, product lines, vent lines, dispensers, and canopy.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

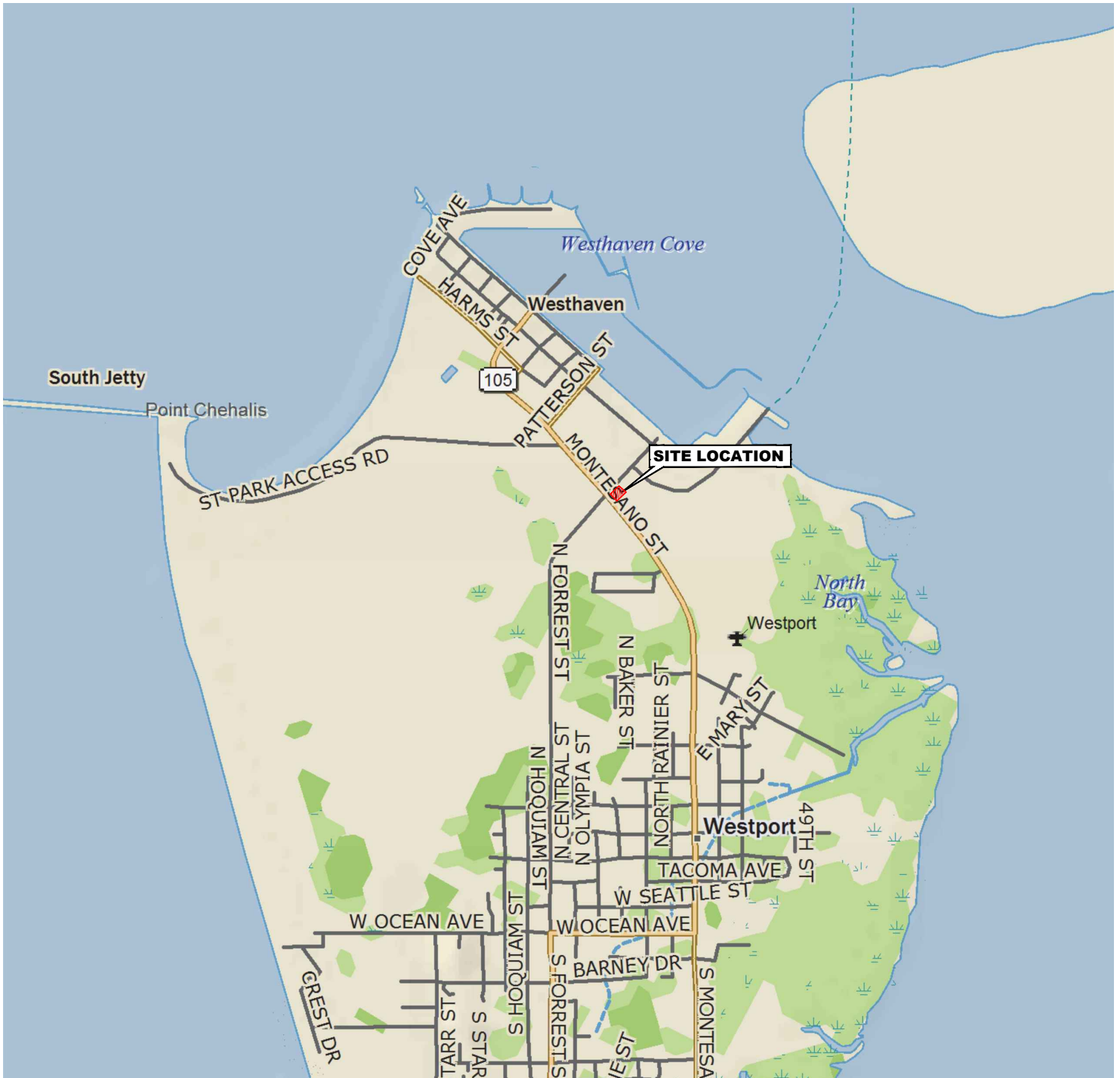
Signature:  _____

Name of signee Randy D. Lewis

Position and Agency/Organization Director of Environmental & Engineering Services

Date Submitted: July 15, 2021

FIGURES



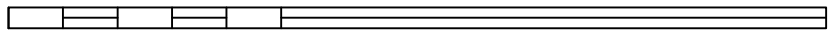
North



WASHINGTON

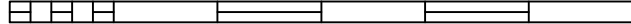
REFERENCE: USGS 7.5 MINUTE QUADRANGLE, WESTPORT, WASHINGTON

1/2 0 1



SCALE (MILES)

1000 0 1000 2000 3000 4000 5000



SCALE (FEET)



11130 NE 33RD PLACE, SUITE 200
 BELLEVUE, WASHINGTON
 PHONE: (425) 869-9448 FAX: (425) 869-1190

FOR:
 THE HUNGRY WHALE
 1680 NORTH MONTESANO STREET
 WESTPORT, WASHINGTON

JOB NUMBER:
 185703328

DRAWN BY:
 MDR

CHECKED BY:
 DH

APPROVED BY:
 --

FIGURE:
1
 DATE:
 SEPT 2016

SITE LOCATION MAP

LEGEND

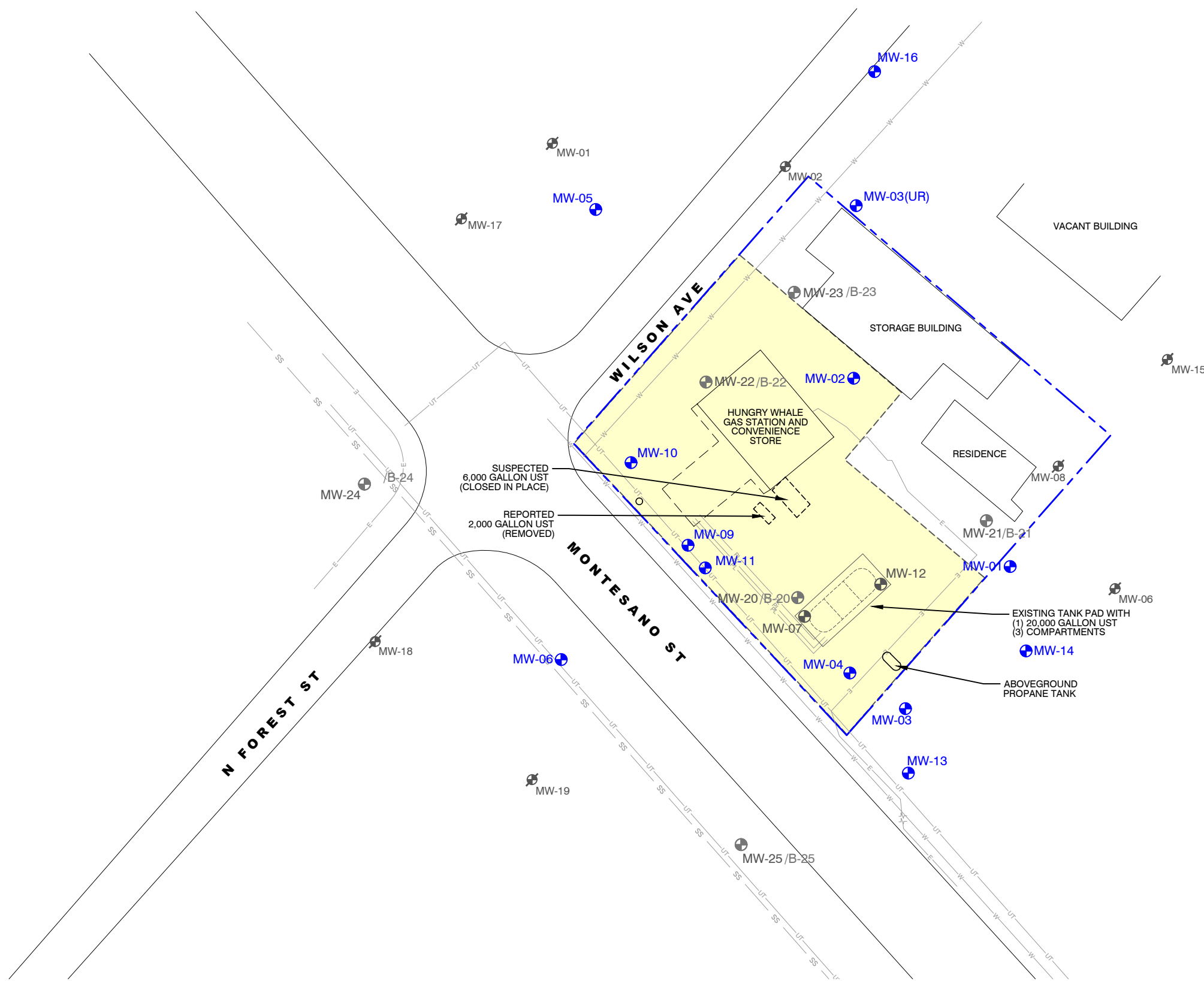
- MW-1 MONITORING WELL (pre-2007)
- MW-1 MONITORING WELL/BORING (2007)
- DESTROYED/ABANDONED WELL
- POWER POLE
- LEASEHOLD BOUNDARY (APPROXIMATE)
- ELECTRIC LINE
- SANITARY SEWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- STATION FUEL/PRODUCT LINE
- PROPOSED REMEDIAL EXCAVATION AREA (APPROXIMATE)

PROPOSED REMEDIAL EXCAVATION NOTE:

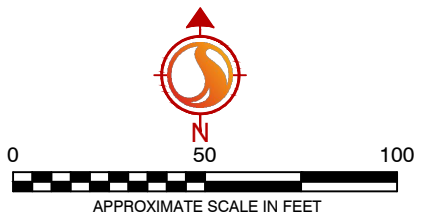
APPROXIMATE VOLUME UP TO A MAXIMUM OF 5,200 cu.yd. INCLUDING REMOVAL OF CONVENIENCE STORE.

NOTE:

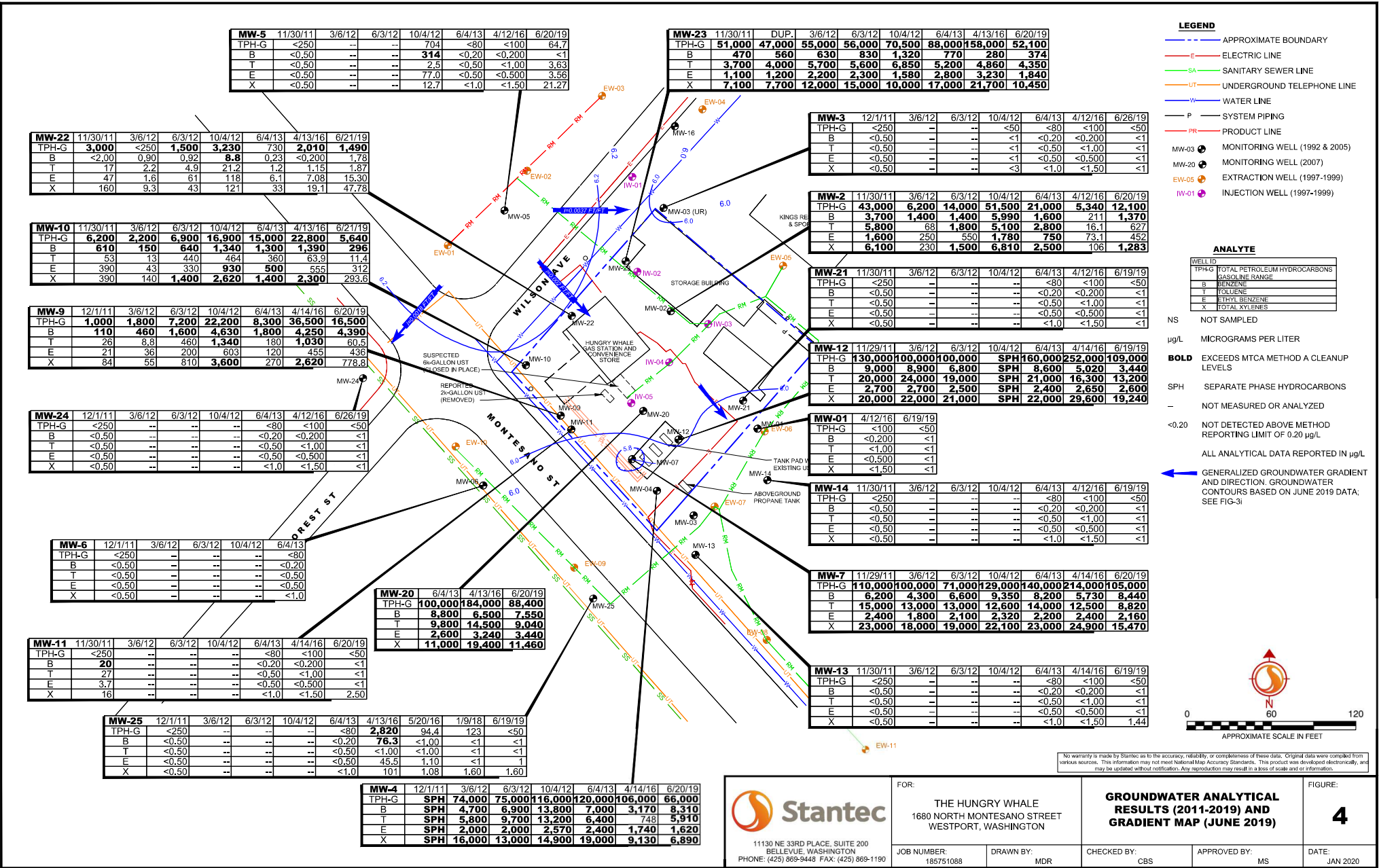
MW-07 AND MW-12 ARE 4" DIAMETER WELLS LIKELY INSTALLED IN UST BACKFILL



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	JOB NUMBER: 185703328	DRAWN BY: MDR/JBL	CHECKED BY: MS	APPROVED BY: MS	DATE: 07/07/21



11130 NE 33RD PLACE, SUITE 200
 BELLEVUE, WASHINGTON
 PHONE: (425) 869-9448 FAX: (425) 869-1190

FOR:
 THE HUNGRY WHALE
 1680 NORTH MONTESANO STREET
 WESTPORT, WASHINGTON

GROUNDWATER ANALYTICAL RESULTS (2011-2019) AND GRADIENT MAP (JUNE 2019)

FIGURE:
4

JOB NUMBER: 185751088 DRAWN BY: MDR CHECKED BY: CBS APPROVED BY: MS DATE: JAN 2020



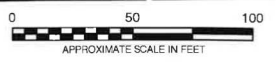
LEGEND

- MW-01 (UR) PREVIOUS MONITORING WELL
- B-22 MONITORING WELL (SES 2007)
- MW-08 ABANDONED MONITORING WELL
- P01 DIRECT-PUSH SOIL BORING (SES 2007)
- TP109 TEST PIT (SES 2007)
- UST UNDERGROUND STORAGE TANK
- TPH-G TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
- 16,000** (RED) REPORTED CONCENTRATION (mg/kg) EXCEEDS MTCA METHOD A CLEANUP LEVELS FOR SOIL
- MTCA MODEL TOXICS CONTROL ACT
- ISOCONTOUR LINE OF TPH-G CONCENTRATION IN SOIL BASED ON HIGHEST CONCENTRATIONS PER LOCATIONS
- mg/kg MILLIGRAMS PER KILOGRAM



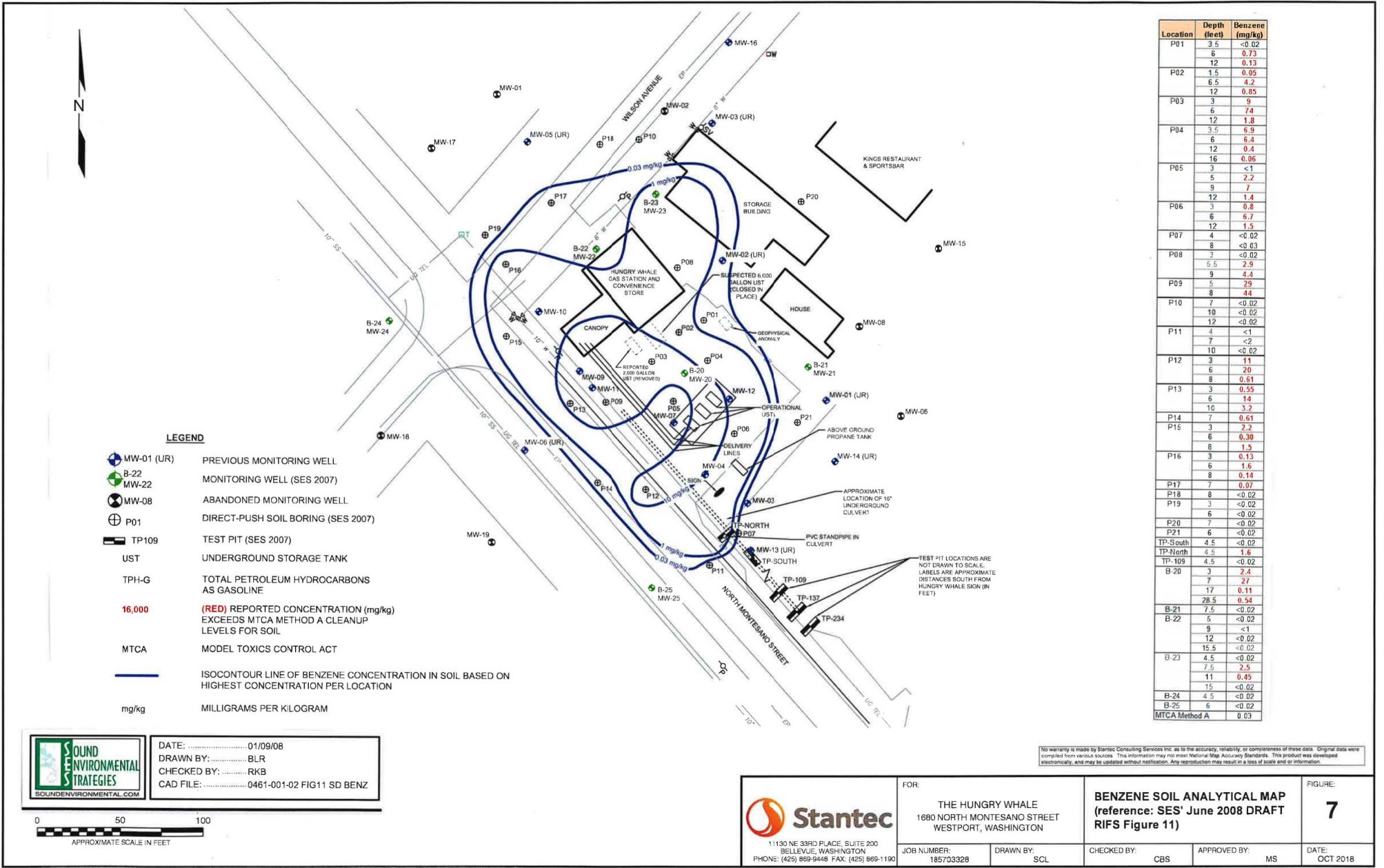
Location	Depth (feet)	TPH-G (mg/kg)
P01	3.5	150
	6	280
	12	200
P02	1.5	26
	6.5	76
	12	25
P03	3	4,300
	6	16,000
	12	57
P04	3.5	1,000
	6	340
	12	13
	15	6
P05	3	2,000
	5	4,600
	6	2,900
	12	90
P06	3	1,700
	6	12,000
	12	42
P07	4	<2
	6	4
	3	<2
P08	5.5	210
	6	660
	8	1,700
P09	8	6,100
	7	<2
	13	4
P10	12	<2
	4	550
	7	2,200
P11	10	11
	3	5,100
	6	7,300
P12	6	100
	3	1,500
	6	5,200
P13	10	11
	7	<2
	3	1,600
P14	6	2,300
	8	8
	8	8
P15	3	8
	6	5,300
	6	7
P16	7	5
	8	<2
	3	<2
P17	3	<2
	6	<2
	6	<2
P18	7	<2
	6	<2
	7	<2
P19	4.5	<2
	4.5	8,000
	4.5	<2
P20	4.5	<2
	3	5,600
	7	12,000
P21	17	76
	28.5	7
	7.5	<2
B-20	5	<2
	9	2,000
	12	4
B-21	15.5	5
	4.5	<2
	7.5	10,000
B-22	11	20
	15	<2
	15.5	<2
B-23	4.5	<2
	6	<2
	6	<2
B-24	6	<2
	6	<2
	100/30	MTCA Method A

DATE:01/09/08
 DRAWN BY:BLR
 CHECKED BY:RKB
 CAD FILE:0461-001-02 FIG10 SD TPHG



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<p>11130 NE 33RD PLACE, SUITE 200 BELLEVUE, WASHINGTON PHONE: (425) 869-9448 FAX: (425) 869-1190</p>	FOR:	THE HUNGRY WHALE 1680 NORTH MONTEZANO STREET WESTPORT, WASHINGTON	TPH-G SOIL ANALYTICAL MAP (reference: SES' June 2008 DRAFT RIFS Figure 10)	FIGURE: 6
	JOB NUMBER: 18570332B	DRAWN BY: SCL	CHECKED BY: CBS	APPROVED BY: MS
				DATE: OCT 2018



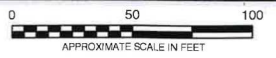
Location	Depth (feet)	Benzene (mg/kg)
P01	3.5	<0.02
	6	0.73
	12	0.13
P02	1.5	0.05
	4.7	4.7
	12	0.85
P03	3	9
	6	7.4
	12	1.8
P04	3.5	6.9
	6	6.4
	12	0.4
P05	16	0.05
	5	2.2
	9	7
P06	12	1.4
	3	0.8
	6	6.7
P07	12	1.5
	4	<0.02
	8	<0.03
P08	3	<0.02
	5.5	2.9
	9	4.4
P09	5	7.9
	8	4.4
	7	<0.02
P10	10	<0.02
	4	<0.02
	12	<0.02
P11	4	<1
	7	<2
	10	<0.02
P12	3	11
	6	2.0
	8	0.51
P13	3	0.55
	6	1.4
	10	3.2
P14	7	0.61
	3	2.2
	6	0.30
P15	8	1.5
	3	0.13
	6	1.6
P16	8	0.14
	7	0.07
	8	<0.02
P17	8	<0.02
	3	<0.02
	3	<0.02
P18	6	<0.02
	7	<0.02
	6	<0.02
P19	4.5	<0.02
	TP-North	1.6
	TP-South	<0.02
P20	7	<0.02
	7	<0.02
	6	<0.02
P21	TP-South	4.5
	4.5	<0.02
	3	2.4
B-20	7	2.7
	17	0.11
	28.5	0.54
B-21	7.5	<0.02
	5	<0.02
	9	<1
B-22	12	<0.02
	15.5	<0.02
	4.5	<0.02
B-23	7.5	7.5
	11	0.45
	15	<0.02
B-24	4.5	<0.02
	6	<0.02
	6	0.03

LEGEND

- MW-01 (UR) PREVIOUS MONITORING WELL
- B-22 MONITORING WELL (SES 2007)
- MW-22 ABANDONED MONITORING WELL
- P01 DIRECT-PUSH SOIL BORING (SES 2007)
- TP109 TEST PIT (SES 2007)
- UST UNDERGROUND STORAGE TANK
- TPH-G TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
- 16,000 (RED) REPORTED CONCENTRATION (mg/kg) EXCEEDS MTCA METHOD A CLEANUP LEVELS FOR SOIL
- MTCA MODEL TOXICS CONTROL ACT
- ISOCOANTOUR LINE OF BENZENE CONCENTRATION IN SOIL BASED ON HIGHEST CONCENTRATION PER LOCATION
- mg/kg MILLIGRAMS PER KILOGRAM



DATE:01/09/08
 DRAWN BY:BLR
 CHECKED BY:RKB
 CAD FILE:0461-001-02 FIG11 SD BENZ

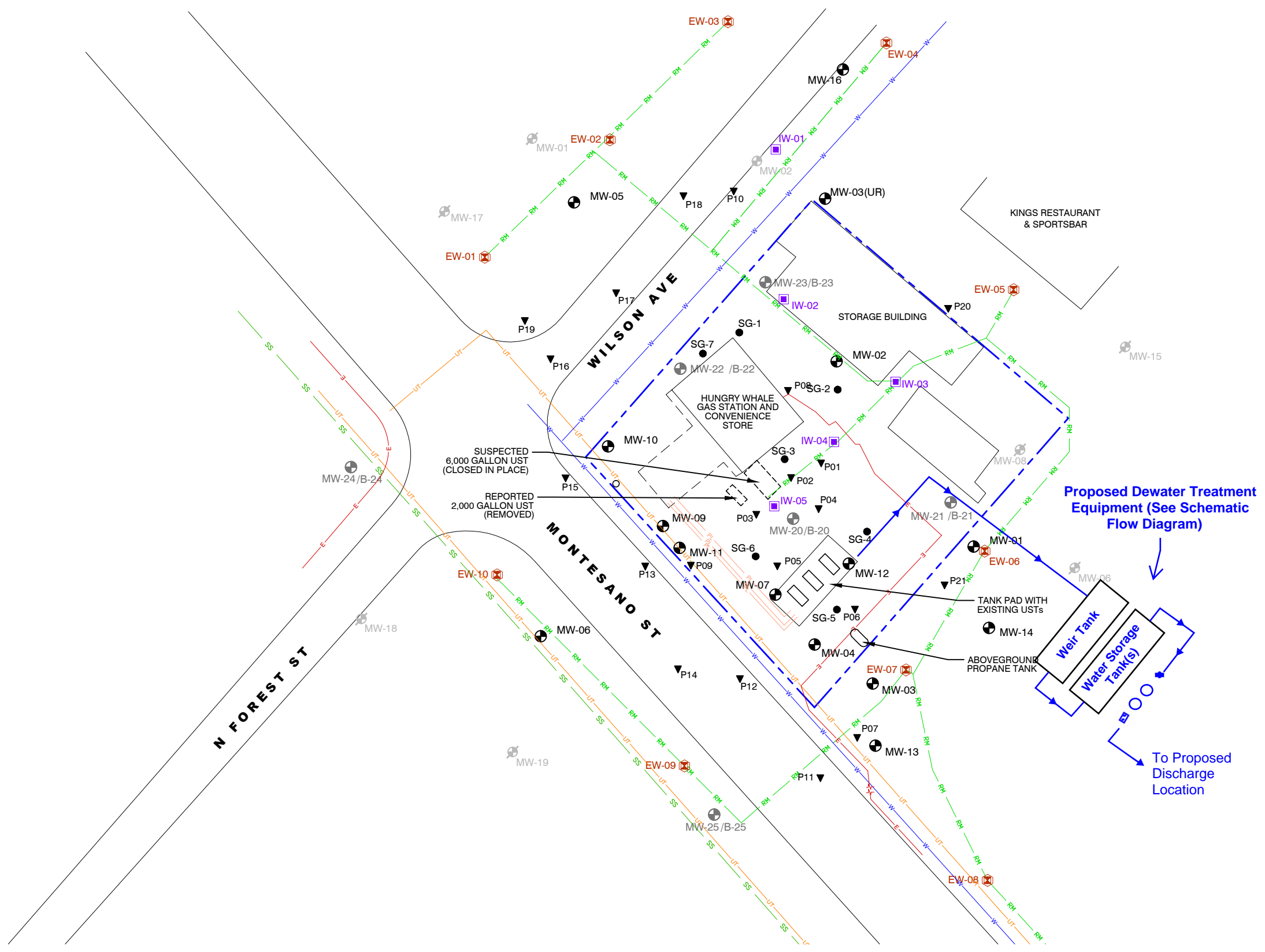


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	JOB NUMBER:	185703328	DRAWN BY:	SCL	
CHECKED BY:	CBS	APPROVED BY:	MS	DATE:	OCT 2018

Water Treatment

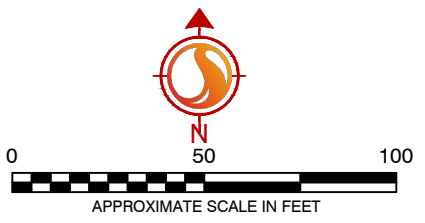
- LEGEND**
- MW-1 MONITORING WELL (pre-2007)
 - MW-1 MONITORING WELL/BORING (2007)
 - EW-01 EXTRACTION WELL (OPERATED 7/1997-10/1999)
 - IW-01 INJECTION WELL (OPERATED 7/1997-10/1999)
 - SG-1 SOIL GAS POINT (2011)
 - P01 SOIL BORING (DIRECT PUSH, 2007)
 - DESTROYED/ABANDONED WELL
 - POWER POLE
 - LEASEHOLD BOUNDARY
 - ELECTRIC LINE
 - SANITARY SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE
 - REMEDIATION SYSTEM PIPING
 - STATION FUEL/PRODUCT LINE



Proposed Discharge Location



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	JOB NUMBER: 185703328	DRAWN BY: MDR	CHECKED BY: CS	APPROVED BY:	DATE: JAN 2017

Critical Areas Map with Treated Water Discharge Flow Route

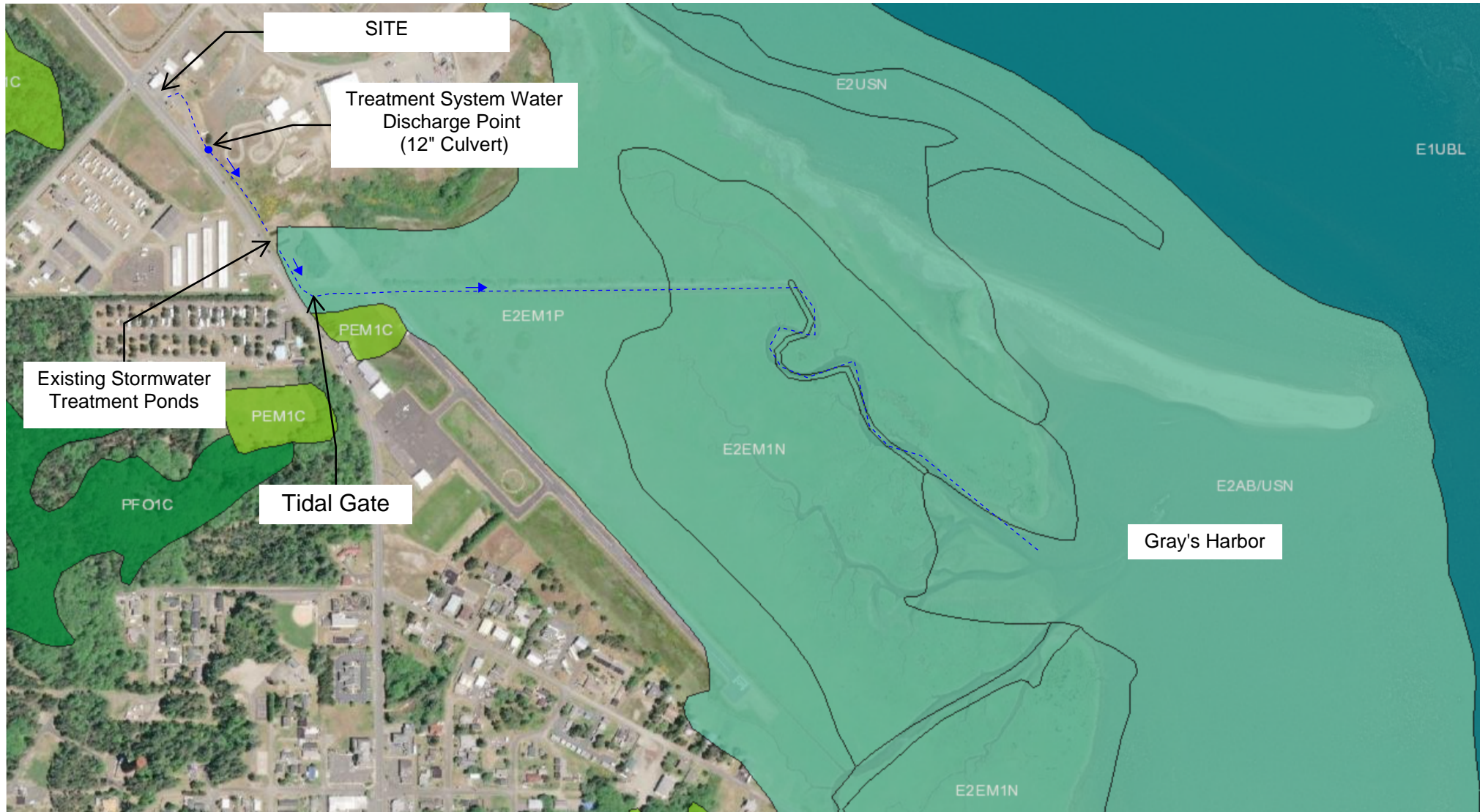
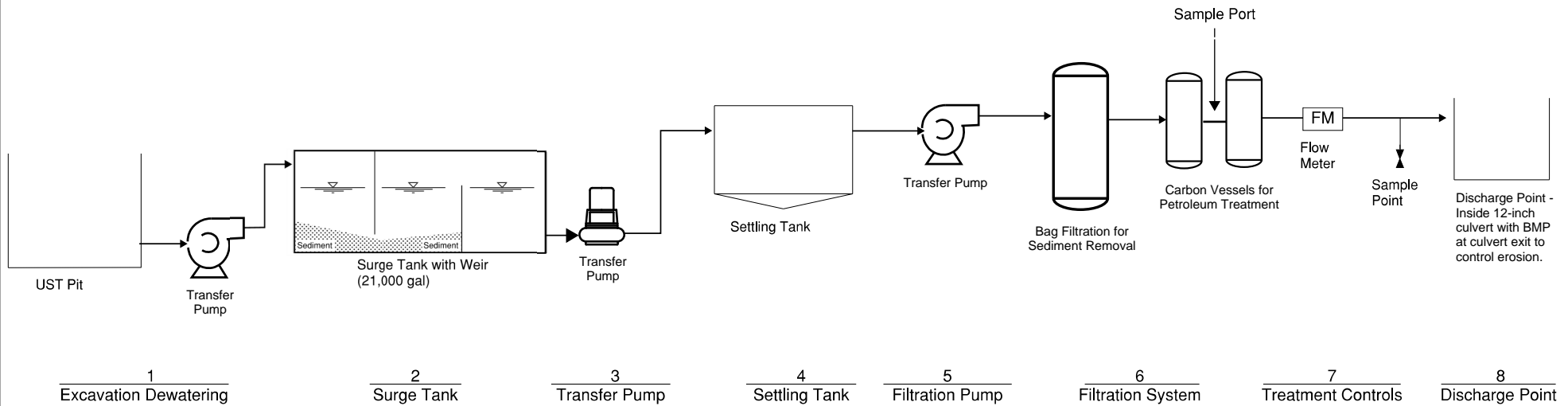


Image Source: National Wetlands Inventory - Surface Waters and Wetlands

Discharge Route and Description: Prior to discharge, all construction water will be treated and samples analyzed by a certified analytical laboratory to confirm Washington Department of Ecology discharge limitations are met. The discharge location and flow route is presented above. Treated construction water will be discharged into a 12-inch culvert located north of Montesano St. A BMP (energy dissipator) will be installed at the end of the culvert to prevent erosion/scour. Released flow then enters two stormwater ponds and is eventually released into a ditch with tidal gate. Concentrated flow progresses through an Estuarine and Marine Wetland (ESEM1P and ESEM1N) before entering Gray's Harbor.

Process Flow Diagram



Stantec Consulting Services Inc.
 11130 NE 33rd Place Suite 200
 Bellevue WA 98004-1465
 Tel: (425) 869-9448
 www.stantec.com

Notes

Client/Project

**The Hungry Whale
 UST Replacement
 Dewater Treatment**

Project No. 185703328

Title

**Schematic Flow
 Diagram**

Revision

Date

6/16/2021

Reference Sheet

Figure No.

Soil and Groundwater Analytical Tables



www.soundenvironmental.com

Table 1
Summary of Soil Analytical Results
The Hungry Whale
1680 North Montesano Street, Westport, Washington

Sample ID	Date Sampled	Location	Depth (feet)	PID Headspace (ppm)	TPH-G ¹	Benzene ²	Toluene ²	Ethylbenzene ²	Total Xylenes ²	Naphthalene ²
Direct Push Investigation										
P01-03.5	04/26/07	P01	3.5	118	150	<0.02	0.03	0.30	1.9	--
P01-06	04/26/07	P01	6	216	280	0.73	5.3	6.9	43	6.0
P01-12	04/26/07	P01	12	357	200	0.13	0.36	1.7	9.3	--
P02-01.5	04/26/07	P02	1.5	209	26	0.05	0.13	0.32	1.8	--
P02-06.5	04/26/07	P02	6.5	1,660	76	4.2	13	10	57	5.5
P02-12	04/26/07	P02	12	281	25	0.85	3.2	0.45	2.7	--
P03-03	04/26/07	P03	3	4,001	4,300	9.0	140	68	420	--
P03-06	04/26/07	P03	6	4,484	16,000	74	580	230	1,380	89
P03-12	04/26/07	P03	12	--	57	1.8	0.57	0.92	2.4	--
P04-03.5	04/26/07	P04	3.5	>4,600	1,000	6.9	130	88	570	49
P04-06	04/26/07	P04	6	766	340	6.4	8.1	11	60	--
P04-12	04/26/07	P04	12	230	13	0.40	0.07	0.50	2.0	--
P04-16	04/26/07	P04	16	136	6	0.06	0.08	0.12	0.39	--
P05-03	04/26/07	P05	3	3,516	2,000	<1	13	3.5	140	--
P05-05	04/26/07	P05	5	3,055	4,600	2.2	26	24	285	26
P05-09	04/26/07	P05	9	3,333	2,900	7	48	23	190	--
P05-12	04/26/07	P05	12	473	90	1.4	0.58	0.37	1.2	--
P06-03	04/26/07	P06	3	3,479	1,700	0.80	21	16	120	--
P06-06	04/26/07	P06	6	3,046	12,000	6.7	220	160	1,270	100
P06-12	04/26/07	P06	12	240	42	1.5	4.4	0.69	4.3	--
P07-04	04/26/07	P07	4	8.1	<2	<0.02	<0.02	<0.02	<0.06	--
P07-08	04/26/07	P07	8	35.9	4	<0.03	<0.05	<0.05	<0.15	<0.05
P08-03	04/26/07	P08	3	4.8	<2	<0.02	<0.02	<0.02	<0.06	--
P08-05.5	04/26/07	P08	5.5	26.8	210	2.9	3.2	4.9	25	--
P08-09	04/26/07	P08	9	2,607	660	4.4	12	18	102	4.6
P09-05	04/26/07	P09	5	2,732	1,700	29	260	75	790	65
P09-08	04/26/07	P09	8	2,708	6,100	44	340^{ve}	100	650	--

Table 1
Summary of Soil Analytical Results
The Hungry Whale
1680 North Montesano Street, Westport, Washington

Sample ID	Date Sampled	Location	Depth (feet)	PID Headspace (ppm)	TPH-G ¹	Benzene ²	Toluene ²	Ethylbenzene ²	Total Xylenes ²	Naphthalene ²
Test Pits										
TP-North	04/26/07	TP-North	4.5	--	8,000	1.6	120	96	800	--
TP-South	04/26/07	TP-South	4.5	--	<2	<0.02	0.03	<0.02	<0.06	--
TP109-04.5	04/26/07	TP-109	4.5	--	<2	<0.02	<0.02	<0.02	<0.06	--
Soil Borings - Well Installations										
B-20-03	06/11/07	B-20	3	2,980	5,600	2.4	110	69	500	--
B-20-07	06/11/07	B-20	7	1,677	12,000	27	430	180	1,200	--
B-20-17	06/11/07	B-20	17	100	76	0.11	0.64	0.70	3.4	--
B-20-28.5	06/11/07	B-20	28.5	49.9	7	0.54	0.28	0.08	0.28	--
B-21-07.5	06/11/07	B-21	7.5	2.1	<2	<0.02	<0.02	<0.02	<0.06	--
B-22-05	06/12/07	B-22	5	6.8	<2	<0.02	<0.02	<0.02	<0.06	--
B-22-09	06/12/07	B-22	9	764	2,000	<1	5.6	9.3	49	--
B-22-12	06/12/07	B-22	12	83.1	4	<0.02	<0.02	0.03	0.09	--
B-22-15.5	06/12/07	B-22	15.5	28.7	5	<0.02	<0.02	<0.02	0.10	--
B-23-04.5	06/12/07	B-23	4.5	2.2	<2	<0.02	<0.02	<0.02	<0.06	--
B-23-07.5	06/12/07	B-23	7.5	2,442	10,000	2.5	120	150	850	--
B-23-11	06/12/07	B-23	11	63.0	20	0.45	2.7	0.42	2.1	--
B-23-15	06/12/07	B-23	15	8.6	<2	<0.02	<0.02	<0.02	<0.06	--
B-24-04.5	06/12/07	B-24	4.5	2.4	<2	<0.02	<0.02	<0.02	<0.06	--
B-25-06	06/13/07	B-25	6	0.3	<2	<0.02	<0.02	<0.02	<0.06	--
P10-07	06/13/07	P10	7	5.4	<2	<0.02	<0.02	<0.02	<0.06	--
P10-10	06/13/07	P10	10	50.9	4	<0.02	<0.02	0.03	0.15	--
P10-12	06/13/07	P10	12	5.0	<2	<0.02	<0.02	<0.02	<0.06	--
P11-04	10/02/07	P11	4	911	550	<1	<1	2.8	24	--
P11-07	10/02/07	P11	7	1,990	2,200	<2	71	33	250	--
P11-10	10/02/07	P11	10	37.3	11	<0.02	0.08	0.18	1.4	--
P12-03	10/02/07	P12	3	2,449	5,100	11	73	67	480	--
P12-06	10/02/07	P12	6	>2,500	7,300	20	150	95	680	--
P12-08	10/02/07	P12	8	1,872	100	0.61	0.36	1.8	1.2	--
P13-03	10/02/07	P13	3	1,774	1,500	0.55	11	14	110 ^{ve}	--

**Table 1
Summary of Soil Analytical Results
The Hungry Whale
1680 North Montesano Street, Westport, Washington**

Sample ID	Date Sampled	Location	Depth (feet)	PID Headspace (ppm)	TPH-G ¹	Benzene ²	Toluene ²	Ethylbenzene ²	Total Xylenes ²	Naphthalene ²
P13-06	10/02/07	P13	6	2,131	5,200	14	110	66	480	--
P13-10	10/02/07	P13	10	79.2	11	3.2	0.06	0.19	0.10	--
P14-07	10/02/07	P14	7	16.9	<2	0.61	<0.02	<0.02	<0.06	--
P15-03	10/02/07	P15	3	2,194	1,600	2.2	34	24	150	--
P15-06	10/02/07	P15	6	>2,500	2,300	0.30	30	35	230	--
P15-08	10/02/07	P15	8	112	8	1.5	0.09	0.48	0.29	--
P16-03	10/02/07	P16	3	14.7	8	0.13	0.03	0.07	0.07	--
P16-06	10/02/07	P16	6	2,050	5,300	1.6	9.9	99	520	--
P16-08	10/02/07	P16	8	200	7	0.14	0.03	0.39	0.42	--
P17-07	10/02/07	P17	7	47.4	5	0.07	<0.02	<0.02	<0.06	--
P18-08	10/02/07	P18	8	0.0	<2	<0.02	<0.02	<0.02	<0.06	--
P19-03	10/02/07	P19	3	1.8	<2	<0.02	<0.02	<0.02	<0.06	--
P19-06	10/02/07	P19	6	0.0	<2	<0.02	<0.02	<0.02	<0.06	
P20-07	10/02/07	P20	7	0.0	<2	<0.02	<0.02	<0.02	<0.06	
P21-06	10/02/07	P21	6	0.0	<2	<0.02	<0.02	<0.02	<0.06	--
MTCA Method A Cleanup Levels for Soil ³					100/30 ^a	0.03	7	6	9	5

NOTES:

Bold indicates concentrations that exceed MTCA Method A Cleanup Levels for unrestricted land use.

Results reported in milligrams per kilogram unless otherwise indicated.

Chemical analyses conducted by Friedman & Bruya, Inc. of Seattle, Washington.

¹Analyzed by Northwest Method NWT PH-Gx.

²Analyzed by EPA Method 8021B or 8260B.

³MTCA Method A Cleanup Levels for Soil from Table 740-1 of Washington Administrative Code 173-340-900 Tables.

^a100 mg/kg when benzene is not present and 30 mg/kg when benzene is present.

-- = not analyzed

< = not detected at a concentration exceeding the laboratory reporting limit

> = detected at a concentration exceeding the operational range of the instrument

EPA = United States Environmental Protection Agency

MTCA = Model Toxics Control Act

PID = photoionization detector

PPM = parts per million

TPH-G = gasoline-range petroleum hydrocarbons



Table 2
Summary of Groundwater Analytical Results
The Hungry Whale
1680 North Montesano Street
Westport, Washington

Well/Sample ID	Sample Date	Depth to Groundwater ¹ (feet)	Groundwater Elevation (feet)	TPH-G ²	Benzene ³	Toluene ³	Ethylbenzene ³	Total Xylenes ³	Naphthalene ³	MTBE ³	EDC ³		
Monitoring Wells													
MW01 (UR) TOC: No elevation					Not Located								
MW02 (UR) TOC: 100.00	06/27/07	7.51	92.49	44,000	5,400	5,900	1,300	5,200	--	--	--		
MW03 (UR) TOC: 100.40	06/27/07	7.91	92.49	<100	<1	<1	<1	<3	--	--	--		
MW04* TOC: 99.17	06/27/07	6.90	92.27	SPH	SPH	SPH	SPH	SPH	--	--	--		
MW05 (UR) TOC: 99.60	06/27/07	6.79	92.81	<100	<1	<1	<1	<3	--	--	--		
MW06 (UR) TOC: 98.52	06/27/07	5.98	92.54	<100	<1	<1	<1	<3	--	--	--		
MW07 TOC: 99.73	06/27/07	7.29	92.44	110,000	15,000	13,000	2,600	18,000	--	--	--		
MW09* TOC: 99.01	06/27/07	6.50	92.51	SPH	SPH	SPH	SPH	SPH	--	--	--		
MW10 TOC: 99.18	06/27/07	6.51	92.67	50,000	1,300	2,200	1,200	6,700	--	--	--		
MW11 TOC: 98.97	06/27/07	6.89	92.08	<100	<1	<1	<1	<3	--	--	--		
MW12 TOC: 100.17	06/27/07	7.82	92.35	20,000	14,000	28,000	1,700	21,000	--	--	--		
MW13 (UR) TOC: 98.70	06/27/07	6.49	92.21	<100	<1	<1	<1	<3	--	--	--		
MW14 (UR) TOC: 99.53	06/27/07	7.36	92.17	<100	<1	<1	<1	<3	--	--	--		
MW16 TOC: No elevation					Not Located								
MW20 TOC: 100.09	06/27/07	7.82	92.27	130,000	6,900	14,000	2,800	15,000	--	--	--		
MW21 TOC: 99.88	06/27/07	7.62	92.26	<100	<1	<1	<1	<3	--	--	--		
MW22 TOC: 100.09	06/27/07	7.45	92.64	7,100	78	42	57	520	--	--	--		
MW23 TOC: 99.57	06/27/07	7.01	92.56	92,000	1,500	9,300	2,000	14,000	--	--	--		
MW24 TOC: 97.93	06/27/07	5.15	92.78	<100	<1	<1	<1	<3	--	--	--		
MW25 TOC: 98.74	06/27/07	6.45	92.29	<100	<1	<1	<1	<3	--	--	--		

Table 2
Summary of Groundwater Analytical Results
The Hungry Whale
1680 North Montesano Street
Westport, Washington

Well/Sample ID	Sample Date	Depth to Groundwater ¹ (feet)	Groundwater Elevation (feet)	TPH-G ²	Benzene ³	Toluene ³	Ethylbenzene ³	Total Xylenes ³	Naphthalene ³	MTBE ³	EDC ³
Push-Probe Investigations											
P01	04/26/07	--	--	110,000	780	10,000	3,600	21,000	--	--	--
P02	04/26/07	--	--	120,000	5,400	22,000 ^{ve}	3,200	19,000	--	--	--
P03	04/26/07	--	--	250,000	29,000	47,000	4,300	26,200	720	<100	<100
P04	04/26/07	--	--	150,000	8,500	25,000 ^{ve}	3,600	22,000	--	--	--
P05	04/26/07	--	--	100,000	9,500	10,000	1,700	14,000	--	--	--
P06	04/26/07	--	--	140,000	8,700	20,000 ^{ve}	2,700	19,000	--	--	--
P07	04/26/07	--	--	15,000	<10	21	210	1,580	100	<10	<10
P08	04/26/07	--	--	71,000	4,100	4,000	2,000	11,000	--	--	--
P11	10/02/07	--	--	87,000	1,200	9,300	2,500	19,000	--	--	--
P14	10/02/07	--	--	5,400	1,800	12	12	12	--	--	--
P18	10/02/07	--	--	5,500	11	7	300	980	--	--	--
P19	10/02/07	--	--	140	4	2	<1	<3	--	--	--
P20	10/02/07	--	--	<100	<1	<1	<1	<3	--	--	--
Drinking Water Sampling											
DW-C1	05/04/07	--	--	<100	<1	<1	<1	<3	--	--	--
DW-C2	05/04/07	--	--	<100	<1	<1	<1	<3	--	--	--
DW-H1	05/04/07	--	--	<100	<1	<1	<1	<3	--	--	--
DW-H2	05/04/07	--	--	<100	<1	<1	<1	<3	--	--	--
MTCA Method A Cleanup Levels for Groundwater ⁴				1,000/800 ^a	5	1,000	700	1,000	160	20	5

NOTES:

Results reported in µg/L.

Concentrations exceeding MTCA Method A cleanup levels for groundwater are shown in red.

Samples analyzed by Friedman & Bruya, Inc. of Seattle, Washington.

¹Depth to water as measured from a fixed spot on the well casing rim.

²Analyzed by Northwest Method NWTPH-Gx.

³Analyzed by EPA Method 8260B or 8021B.

⁴MTCA Method A Cleanup Levels from Table 720-1 of Washington Administrative Code 173-340-900.

^aCleanup level is 1,000 µg/L if benzene is not present and 800 µg/L if benzene is present.

^{ve}The value reported exceeded the calibration range for the analyte. The reported concentration is an estimate.

^{*}Groundwater elevation corrected for the presence of separate-phase hydrocarbons

< = not detected at a concentration exceeding the laboratory reporting limit

-- = not analyzed/measured

µg/L = micrograms per liter

EDC = 1,2-dichloroethane (ethylene dichloride)

EPA = United States Environmental Protection Agency

MTBE = methyl tertiary-butyl ether

MTCA = Model Toxics Control Act

SPH = separate-phase hydrocarbons

TOC = Top of casing elevation based on a relative site datum of 100.00 feet.

TPH-G = gasoline-range petroleum hydrocarbons

Table 3a
Soil Gas Sample Results
The Hungry Whale
Westport, Washington

Compound		Concentration (µg/m ³)								
		Sample ID	SG-1	SG-2	SG-3	SG-4	SG-5	SG-6	SG-7 ³	SG-6-DUP
	Table B-1 Screening Levels ¹ (µg/m ³)	Date sampled	12/20/2011	12/20/2011	12/20/2011	12/20/2011	12/20/2011	12/20/2011	12/20/2011	12/20/2011
TPH-g	NE ²	--	1,800	11,000	170,000,000	49,000,000	190,000,000	230,000,000	650	270,000,000
Benzene	32	--	<2.4	58	370,000	97,000	460,000	820,000	<2.4	970,000
Toluene	49,000	--	<2.8	35	380,000	16,000	1,200,000	400,000	8.7	480,000
Ethylbenzene	10,000	--	<3.2	87	310,000	49,000	260,000	110,000	<3.3	140,000
m,p-Xylene	1,000	--	7.3	140	1,100,000	85,000	1,200,000	600,000	9.2	760,000
o-Xylene	1,000	--	<3.2	34	270,000	6,200	350,000	110,000	<3.3	140,000
Naphthalene	30	--	<16	<16	<16,000	<16,000	<16,000	<16,000	<16	<15,000
Propylbenzene	NE	--	<3.7	14	28,000	8,400	28,000	15,000	<3.8	21,000
Tetrachloroethane	42	--	<5.0	<5.2	<5,200	<5,200	<5,200	<5,300	<5.2	<5,000
1,2-Dichlorobenzene	1,400	--	<4.5	<4.6	<4,600	<4,600	<4,600	<4,700	<4.6	<4,400
1,2-Dichloropropane	40	--	<3.4	<3.5	<3,600	<3,600	<3,500	<3,600	<3.5	<3,400
1,2,4-Trichlorobenzene	2,000	--	<22	<23	<23,000	<23,000	<22,000	<23,000	<23	<22,000
1,2,4-Trimethylbenzene	60	--	9.1	40	63,000	<3,800	99,000	58,000	3.9	86,000
1,3-Dichlorobenzene	NE	--	<4.5	<4.6	<4,600	<4,600	<4,600	<4,700	<4.6	<4,400
1,3,5-Trimethylbenzene	60	--	7.8	130	32,000	<3,800	47,000	28,000	<3.8	40,000
1,4-Dichlorobenzene	8,000	--	<4.5	<4.6	<4,600	<4,600	<4,600	<4,700	<4.6	<4,400
4-Ethyltoluene	NE	--	4.5	36	100,000	5,400	140,000	86,000	<3.8	120,000

Notes:

¹ - Sub-Slab Soil Gas Screening Levels; Washington Department of Ecology Model Toxics Control Act (MTCA), Method C Clean Up Levels (CUL), Review Draft October 2009

² - MTCA Method C CUL not established for this analyte.

³ - Sample possibly biased low due to detection of tracer gas (Helium) in sample.

Analytical values in **BOLD** indicate a value exceeding Table B-1 Screening Level

Table 3b
Indoor/Outdoor Air Sample Results
The Hungry Whale
Westport, Washington

Compound	Table B-1 Indoor Air Screening Levels ¹ (µg/m ³)	Sample # and Reported Concentration (µg/m ³)			
		OA-1	OA-2	IA-1	IA-2
		3/21/2012	3/21/2012	3/21/2012	3/21/2012
TPH-g	NE ²	<62	<65	280	110
Benzene	3.2	0.38	0.40	1.2	0.59
Toluene	4,900	0.55	0.30	13	2.1
Ethylbenzene	1,000	<0.13	<0.14	0.81	0.32
4-Ethyltoluene	NE ²	<0.75	<0.78	1.2	<0.78
m,p-Xylene	100	<0.26	<0.27	3.7	1.7
o-Xylene	100	<0.13	<0.14	1.3	0.59
Propylbenzene	NE ²	<0.75	<0.78	<0.79	<0.78
1,3,5-Trimethylbenzene	6	<0.75	<0.78	<0.79	<0.78
1,2,4-Trimethylbenzene	6	<0.75	<0.78	1.5	0.85

Notes:

All analysis by EPA Method TO-15 GC/MS SIM/Full Scan

¹ - Washington Department of Ecology Method C Indoor Air Screening Levels, Table B-1, Review Draft October 2009

² - MTCA Method C CUL not established for this analyte.

OA = Outdoor Air

IA = Indoor Air

Analytical values in **BOLD** indicate a value exceeding Table B-1 Screening Level

Table 4. Cumulative Summary (2007 - 2019) of Groundwater Analytical Results - TPH, VOCs, and Geochemical Parameters
The Hungry Whale
1680 North Montezano Street
Westport, Washington

Well Number (TOC in feet)	Sample Date	Depth to Groundwater (feet)	SPH Thickness (feet)	Groundwater Elevation (feet)	TPH-G ¹ (µg/L)	Volatile Organic Compounds ² (VOCs)				Geochemical Parameters							
						Benzene (µg/L)	Toluene (µg/L)	Ethyl- benzene (µg/L)	Total Xylenes (µg/L)	Dissolved Oxygen ³ (mg/L)	Oxygen Reduction Potential (ORP) ⁴ (mV)	Ferrous Iron ⁵ (mg/L)	Nitrate ⁶ as NO ₃ (mg/L)	Sulfate ⁶ as SO ₄ (mg/L)	Methane ⁷ (µg/L)	Total Alkalinity ⁸ as CaCO ₃ (mg/L)	Manganese ⁹ , Dissolved (µg/L)
MW-01 (13.72)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/12/16	5.81	0.00	7.91	<100	<0.200	<1.00	<0.500	<1.50	--	--	--	--	--	--	--	--
	06/19/19	7.81	0.00	5.91	<50	<1	<1	<1	<1	--	--	--	--	--	--	--	--
MW-02 (100.00)	6/27/07	7.51	0.00	92.49	44,000	5,400	5,900	1,300	5,200	--	--	--	--	--	--	--	--
	11/30/11	4.55	0.00	95.45	43,000	3,700	5,800	1,600	6,100	4.90 H	-196	5.6 H	<0.100	11.0	--	--	--
	3/6/12	4.61	0.00	95.39	6,200	1,400	68	250	230	0.79	-92	17.4	0.141	6.8	642	246	--
	6/13/12	5.60	0.00	94.40	14,000	1,400	1,800	550	1,500	3.36	-88.2	16 H	<0.50	3.6	817	228	--
	10/4/12	8.30	0.00	91.70	51,500	5,990	5,100	1,780	6,810	2.88	-120.4	27.2	<0.20	<1.0	3,320	297	257
	6/4/13	5.98	0.00	94.02	21,000	1,600	2,800	750	2,500	--	--	--	--	--	--	--	--
(13.69)	4/12/16	5.28	0.00	8.41	5,340	211	16.1	73.1	106	1.0	-103	21,500	<0.250	15.5	--	146	209
(13.69)	6/20/19	7.52	0.00	6.17	10,600	1,160	474	410	1,101	--	--	--	--	--	--	--	--
(13.69)	6/20/2019 DUP	7.52	0.00	6.17	12,100	1,370	627	452	1,283	--	--	--	--	--	--	--	--
MW-03 (UR) (100.40)	6/27/07	7.91	0.00	92.49	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	12/1/11	4.74	0.00	95.66	<250	<0.50	<0.50	<0.50	<0.50	--	-121	--	--	--	--	146	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	7.00	0.00	93.40	<50	<1.0	<1.0	<1.0	<3.0	2.30	-30.8	0.21	<0.20	2.4	<6.6	17.3	35.0
	6/4/13	6.28	0.00	94.12	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
(14.07)	4/12/16	5.65	0.00	8.42	<100	<0.200	<1.00	<0.500	<1.50	6.4	67	4,220	0.488	14.8	--	66.0	12.4
(14.07)	6/26/19	8.10	0.00	5.97	<50	<1	<1	<1	<1	--	--	--	--	--	--	--	--
MW-04 (99.17)	6/27/07	6.90	0.02	92.29	SPH (0.02')	SPH (0.02')	SPH (0.02')	SPH (0.02')	SPH (0.02')	--	--	--	--	--	--	--	--
	12/1/11	4.20	0.10	95.05	SPH (0.10')	SPH (0.10')	SPH (0.10')	SPH (0.10')	SPH (0.10')	--	--	--	--	--	--	66.0	--
	3/6/12	4.16	0.01	95.02	74,000/SPH	4,700/SPH	5,800/SPH	2,300/SPH	16,000/SPH	0.26	-80	--	--	--	--	--	--
	6/13/12	5.10	0.00	94.07	75,000	6,900	9,700	2,000	13,000	1.64	-19.0	--	--	--	--	--	--
	10/4/12	7.60	0.15	91.69	116,000/SPH	13,800/SPH	13,200/SPH	2,570/SPH	14,900/SPH	3.79	-39.4	39.6	<0.20	<1.0	13,000	283	1,130
	6/4/13	5.51	0.00	93.66	120,000/sheen	7,000/sheen	6,400/sheen	2,400/sheen	19,000/sheen	--	--	--	--	--	--	--	--
(12.85)	4/14/16	4.51	0.01	8.35	106,000/SPH	3,170/SPH	748/SPH	1,740/SPH	9,130/SPH	1.3	-100	45,200	<0.250	<1.00	--	112	714
(12.85)	6/20/19	6.97	0.01	5.89	66,000/SPH	8,310/SPH	5,910/SPH	1,620/SPH	6,890/SPH	--	--	--	--	--	--	--	--
MW-05 (99.60)	6/27/07	6.79	0.00	92.81	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	11/30/11	3.55	0.00	96.05	<250	<0.50	<0.50	<0.50	<0.50	10.1 H	-113	0.15 H	0.104	5.26	--	74.8	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	7.80	0.00	91.80	704	314	2.5	77.0	12.7	4.79	-114.2	2.5	0.30	19.1	293	150	92.2
	6/4/13	5.14	0.00	94.46	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
(13.30)	4/12/16	4.53	0.00	8.77	<100	<0.200	<1.00	<0.500	<1.50	6.2	89	3,540	0.271	12.7	--	74.8	<1.00
(13.30)	6/20/19	6.91	0.00	6.39	64.7	<1	3.63	3.56	21.27	--	--	--	--	--	--	--	--
MW-06 (98.52)	6/27/07	5.98	0.00	92.54	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	12/1/11	3.14	0.00	95.38	<250	<0.50	<0.50	<0.50	<0.50	--	-137	--	--	--	--	--	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/4/13	4.46	0.00	94.06	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
	4/12/16									Unable to Locate							

Table 4. Cumulative Summary (2007 - 2019) of Groundwater Analytical Results - TPH, VOCs, and Geochemical Parameters
The Hungry Whale
1680 North Montezano Street
Westport, Washington

Well Number (TOC in feet)	Sample Date	Depth to Groundwater (feet)	SPH Thickness (feet)	Groundwater Elevation (feet)	TPH-G ¹ (µg/L)	Volatile Organic Compounds ² (VOCs)				Geochemical Parameters							
						Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	Dissolved Oxygen ³ (mg/L)	Oxygen Reduction Potential (ORP) ⁴ (mV)	Ferrous Iron ⁵ (mg/L)	Nitrate ⁶ as NO ₃ (mg/L)	Sulfate ⁶ as SO ₄ (mg/L)	Methane ⁷ (µg/L)	Total Alkalinity ⁸ as CaCO ₃ (mg/L)	Manganese ⁹ , Dissolved (µg/L)
	6/19/19					Unable to Locate											
MW-07	6/27/07	7.29	0.00	92.44	110,000	15,000	13,000	2,600	18,000	--	--	--	--	--	--	--	--
	11/29/11	4.48	0.00	95.25	110,000	6,200	15,000	2,400	23,000	7.70 H	-114	5.1 H	<0.100 H	2.10 H	--	--	--
(99.73)	3/6/12	4.50	0.00	95.23	100,000	4,300	13,000	1,800	18,000	0.29	25	10.0	<0.100	0.60	692	53.0	--
	6/13/12	5.40	0.00	94.33	71,000	6,600	13,000	2,100	19,000	8.60	-24.8	31	<0.50	<0.50	1,490	160	--
	10/4/12	8.05	0.05	91.72	129,000/SPH	9,350/SPH	12,600/SPH	2,320/SPH	22,100/SPH	14.02	98.7	39.3	<0.20	<1.0	4,730	230	1,250
(13.41)	6/4/13	5.80	0.00	93.93	140,000/sheen	8,200/sheen	14,000/sheen	2,200/sheen	23,000/sheen	--	--	--	--	--	--	--	--
(13.41)	4/14/16	4.97	0.00	8.44	214,000	5,730	12,500	2,400	24,900	1.4	-44	44,200	<0.250	<1.00	--	129	743
	6/20/19	7.63	0.00	5.78	105,000	8,440	8,820	2,160	15,470	--	--	--	--	--	--	--	--
MW-09	6/27/07	6.50	0.08	92.57	SPH (0.08')	SPH (0.08')	SPH (0.08')	SPH (0.08')	SPH (0.08')	--	--	--	--	--	--	--	--
	12/1/11	3.57	0.01	95.45	1,000	110	26	21	84	--	636	--	--	--	--	--	--
(99.01)	3/6/12	3.55	0.01	95.47	1,800	460	8.8	36	55	0.14	-135	--	--	--	--	--	--
	6/13/12	4.50	0.00	94.51	7,200	1,600	460	200	810	1.10	-79.90	--	--	--	--	--	--
	10/4/12	7.28	0.00	91.73	22,200	4,630	1,340	603	3,600	1.14	-13.8	26.4	<0.20	<1.0	7,190	164	466
(12.69)	6/4/13	4.92	0.00	94.09	8,300	1,800	180	120	270	--	--	--	--	--	--	--	--
(12.69)	4/14/16	4.06	0.00	8.63	36,500	4,250	1,030	455	2,620	1.1	-141	63,100	<0.250	<1.00	--	228	1,290
	6/20/19	6.54	0.00	6.15	16,500	4,390	60.5	436	778.8	--	--	--	--	--	--	--	--
MW-10	6/27/07	6.51	0.00	92.67	50,000	1,300	2,200	1,200	6,700	--	--	--	--	--	--	--	--
	11/30/11	3.59	0.00	95.59	6,200	610	53	390	390	4.80 H	-103	7.0 H	<0.100	9.99	--	--	--
(99.18)	3/6/12	3.53	0.00	95.65	2,200	150	13	43	140	0.00	-125	9.10	<0.100	4.0	1,330	105	--
	3/6/12 DUP	3.53	0.00	95.65	2,100	180	20	68	210	--	--	--	--	--	--	--	--
	6/13/12	4.50	0.00	94.68	6,900	640	440	330	1,400	0.92	-82.4	30 H	<0.50	<0.50	1,450	185	--
	10/4/12	7.44	0.00	91.74	16,900	1,340	464	930	2,620	1.60	32.4	40.1	<0.20	4.3	7,750	250	1,460
(12.86)	6/4/13	4.94	0.00	94.24	15,000	1,300	360	500	1,400	--	--	--	--	--	--	--	--
(12.86)	4/13/16	4.23	0.00	8.63	22,800	1,390	63.9	555	2,300	1.10	-153.0	72,200	<0.250	<1.00	--	256	1,230
(12.86)	4/13/16 DUP	4.23	0.00	8.63	21,600	1,340	<100	457	1,730	--	--	--	--	--	--	--	--
	6/21/19	6.68	0.00	6.18	5,640	296	11.4	312	293.6	--	--	--	--	--	--	--	--
MW-11	6/27/07	6.89	0.00	92.08	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	11/30/11	4.37	0.00	94.60	<250	20	27	3.7	16	5.70 H	128	0.090 H	<0.100	6.63	--	--	--
(98.97)	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
(12.77)	6/4/13	5.73	0.00	93.24	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
(12.77)	4/14/16	4.48	0.00	8.29	<100	<0.200	<1.00	<0.500	<1.50	3.3	-77	140	<0.250	5.05	--	78	1.12
	6/20/19	7.32	0.00	5.45	<50	<1	<1	<1	2.50	--	--	--	--	--	--	--	--
MW-12	6/27/07	7.82	0.00	92.35	20,000	14,000	28,000	1,700	21,000	--	--	--	--	--	--	--	--
	11/29/11	5.01	0.00	95.16	130,000	9,000	20,000	2,700	20,000	2.90 H	627	5.8 H	<0.100 H	0.447 H	--	--	--
(100.17)	3/6/12	5.12	0.00	95.05	100,000	8,900	24,000	2,700	22,000	0.54	-139	--	--	--	--	--	--
	6/13/12	6.20	0.00	93.97	100,000	6,800	19,000	2,500	21,000	2.74	-105.8	--	--	--	--	--	--
	10/4/12	9.00	0.88	91.85	SPH	SPH	SPH	SPH	SPH	--	--	--	--	--	--	--	--
(13.87)	6/4/13	6.40	0.00	93.77	160,000/sheen	8,600/sheen	21,000/sheen	2,400/sheen	22,000/sheen	--	--	--	--	--	--	--	--
	4/14/16	5.61	0.00	8.26	252,000/sheen	5,020/sheen	16,300/sheen	2,650/sheen	29,600/sheen	1.1	-118	46,800	<0.250	169	--	273	2,770

Table 4. Cumulative Summary (2007 - 2019) of Groundwater Analytical Results - TPH, VOCs, and Geochemical Parameters
The Hungry Whale
1680 North Montesano Street
Westport, Washington

Well Number (TOC in feet)	Sample Date	Depth to Groundwater (feet)	SPH Thickness (feet)	Groundwater Elevation (feet)	TPH-G ¹ (µg/L)	Volatile Organic Compounds ² (VOCs)				Geochemical Parameters							
						Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	Dissolved Oxygen ³ (mg/L)	Oxygen Reduction Potential (ORP) ⁴ (mV)	Ferrous Iron ⁵ (mg/L)	Nitrate ⁶ as NO ₃ (mg/L)	Sulfate ⁶ as SO ₄ (mg/L)	Methane ⁷ (µg/L)	Total Alkalinity ⁸ as CaCO ₃ (mg/L)	Manganese ⁹ , Dissolved (µg/L)
(13.87)	6/19/19	7.82	0.00	6.05	98,900	3,360	10,800	2,470	17,890	--	--	--	--	--	--	--	--
(13.87)	6/19/16 DUP	7.82	0.00	6.05	109,000	3,440	13,200	2,600	19,240	--	--	--	--	--	--	--	--
MW-13	6/27/07	6.49	0.00	92.21	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	11/30/11	5.55	0.00	93.15	<250	<0.50	<0.50	<0.50	<0.50	10.6 H	-105	0.070 H	<0.100	1.81	--	--	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
(98.70)	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/4/13	4.99	0.00	93.71	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
(12.36)	4/14/16	3.79	0.00	8.57	<100	<0.200	<1.00	<0.500	<1.50	8.9	56	1,680	<0.250	1.75	--	<20.0	1.24
(12.36)	6/19/19	6.50	0.00	5.86	<50	<1	<1	<1	1.44	--	--	--	--	--	--	--	--
MW-14	6/27/07	7.36	0.00	92.17	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	11/30/11	4.44	0.00	95.09	<250	<0.50	<0.50	<0.50	<0.50	--	76	--	--	--	--	--	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
(99.53)	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/4/13	5.91	0.00	93.62	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
(13.24)	4/12/16	5.22	0.00	8.02	<100	<0.200	<1.00	<0.500	<1.50	0.9	22.3	369	0.867	3.55	--	64.6	<1.00
(13.24)	6/19/19	7.41	0.00	5.83	<50	<1	<1	<1	<1	--	--	--	--	--	--	--	--
MW-16 No elevation	Not Located																
MW-20	6/27/07	7.82	0.00	92.27	130,000	6,900	14,000	2,800	15,000	--	--	--	--	--	--	--	--
(100.09)	Not Located																
	6/4/13	6.21	0.00	93.88	100,000/sheen	8,800/sheen	9,800/sheen	2,600/sheen	11,000/sheen	--	--	--	--	--	--	--	--
(13.66)	4/13/16	5.44	0.00	8.22	184,000	6,500	14,500	3,240	19,400	1.5	-137	64,500	<0.250	8.7	--	379	968
(13.66)	6/20/19	7.61	0.00	6.05	88,400	7,550	9,040	3,440	11,460	--	--	--	--	--	--	--	--
MW-21	6/27/07	7.62	0.00	92.26	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	11/30/11	4.82	0.00	95.06	<250	<0.50	<0.50	<0.50	<0.50	--	138	--	--	--	--	--	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
(99.88)	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/4/13	6.22	0.00	93.66	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
(13.57)	4/12/16	5.63	0.00	7.94	<100	<0.200	<1.00	<0.500	<1.50	8.3	127	368	<.250	3.12	--	31.1	2.30
(13.57)	6/19/19	7.58	0.00	5.99	<50	<1	<1	<1	<1	--	--	--	--	--	--	--	--
MW-22	6/27/07	7.45	0.00	92.64	7,100	78	42	57	520	--	--	--	--	--	--	--	--
	11/30/11	4.50	0.00	95.59	3,000	<2.00	17	47	160	6.10 H	125	4.4 H	<0.100	9.30	--	--	--
	3/6/12	4.50	0.00	95.59	<250	0.90	2.2	1.6	9.3	0.57	-31	--	--	--	--	--	--
(100.09)	6/13/12	5.45	0.00	94.64	1,500	0.92	4.9	61	43	2.38	-209.7	--	--	--	--	--	--
	10/4/12	8.34	0.00	91.75	3,230	8.8	21.2	118	121	2.52	-158.3	1.5	<0.20	5.2	1,910	230	136
	6/4/13	5.82	0.00	94.27	730	0.23	1.2	6.1	33	--	--	--	--	--	--	--	--
(13.77)	4/13/16	5.16	0.00	8.61	2,010	<0.200	1.15	7.08	19.1	1.1	12	2,870	<0.250	95	--	306	136
(13.77)	4/13/16 DUP	5.16	0.00	8.61	1,890	0.349	1.06	6.31	18.0	--	--	--	--	--	--	--	--

Table 4. Cumulative Summary (2007 - 2019) of Groundwater Analytical Results - TPH, VOCs, and Geochemical Parameters
The Hungry Whale
1680 North Montesano Street
Westport, Washington

Well Number (TOC in feet)	Sample Date	Depth to Groundwater (feet)	SPH Thickness (feet)	Groundwater Elevation (feet)	TPH-G ¹ (µg/L)	Volatile Organic Compounds ² (VOCs)				Geochemical Parameters							
						Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	Dissolved Oxygen ³ (mg/L)	Oxygen Reduction Potential (ORP) ⁴ (mV)	Ferrous Iron ⁵ (mg/L)	Nitrate ⁶ as NO ₃ (mg/L)	Sulfate ⁶ as SO ₄ (mg/L)	Methane ⁷ (µg/L)	Total Alkalinity ⁸ as CaCO ₃ (mg/L)	Manganese ⁹ , Dissolved (µg/L)
(13.77)	6/21/19	7.59	0.00	6.18	1,490	1.78	1.87	15.30	47.78	--	--	--	--	--	--	--	--
MW-23	6/27/07	7.01	0.00	92.56	92,000	1,500	9,300	2,000	14,000	--	--	--	--	--	--	--	--
	11/30/11	3.92	0.00	95.65	51,000	470	3,700	1,100	7,100	--	-121	--	--	--	--	35.6	--
(99.57)	11/30/11 DUP	3.92	0.00	95.65	47,000	560	4,000	1,200	7,700	--	--	--	--	--	--	--	--
	3/6/12	3.95	0.00	95.62	55,000	630	5,700	2,200	12,000	0.56	-107	12.6	<0.100	6.6	527	136	--
	6/13/12	4.95	0.00	94.62	56,000	830	5,600	2,300	15,000	1.28	-103.7	15 H	<0.50	12	387	169	--
	10/4/12	7.95	0.15	91.74	70,500	1,320	6,850	1,580	10,000	3.86	-112.8	13.5	<0.20	1.6	2,170	176	219
	6/4/13	5.40	0.00	94.17	88,000/sheen	770/sheen	5,200/sheen	2,800/sheen	17,000/sheen	--	--	--	--	--	--	--	--
(13.23)	4/13/16	4.84	0.00	8.39	158,000/sheen	280/sheen	4,860/sheen	3,230/sheen	21,700/sheen	1.1	-105	16,600	<0.250	1.32	--	96.1	128
(13.23)	6/20/19	7.10	0.00	6.13	52,100	374	4,350	1,840	10,450	--	--	--	--	--	--	--	--
MW-24	6/27/07	5.15	0.00	92.78	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	12/1/11	2.14	0.00	95.79	<250	<0.50	<0.50	<0.50	<0.50	--	-133	--	--	--	--	--	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
(97.93)	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/4/13	3.47	0.00	94.46	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
(11.61)	4/12/16	2.74	0.00	8.87	<100	<0.200	<1.00	<0.500	<1.50	1.4	99	5,170	<0.250	<1.00	--	35.6	105
(11.61)	6/26/19	5.51	0.00	6.10	<50	<1	<1	<1	<1	--	--	--	--	--	--	--	--
MW-25	6/27/07	6.45	0.00	92.29	<100	<1	<1	<1	<3	--	--	--	--	--	--	--	--
	12/1/11	3.68	0.00	95.06	<250	<0.50	<0.50	<0.50	<0.50	--	123	--	--	--	--	--	--
	3/6/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
(98.74)	6/13/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/4/12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/4/13	5.02	0.00	93.72	<80	<0.20	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
	4/13/16	4.25	0.00	8.16	2,820	76.3	<1.00	45.5	101	1.2	25	9,690	<0.250	6.24	--	65.0	235
(12.41)	5/20/16	5.77	0.00	6.64	94.4	<1.00	<1.00	1.10	1.08	--	--	--	--	--	--	--	--
(12.41)	1/9/18	3.36	0.00	9.05	123	2.15	<1.00	<1.00	33.7	--	--	--	--	--	--	--	--
(12.41)	6/19/19	6.52	0.00	5.89	<50	<1	<1	<1	1.60	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels ¹⁰		N/A	N/A	N/A	800/1,000 ¹¹	5	1,000	700	1,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:

µg/L = micrograms per liter

mV = millivolts

mg/L = milligram per liter

"--" = Not measured or analyzed

BOLD = value exceeds MTCA Method A cleanup levels

Top of well casings professionally surveyed by Berglund, Schmidt & Associates on April 11 - 12, 2016.

N/A = Not applicable

<0.20 = Analyte not detected a method reporting limit of 0.20 µg/L.

H = Holding time for sample preparation or analysis exceeded

TOC = Top of casing measured in feet

¹ TPH as Gasoline (TPH-G) analysis by Method NWTPH-Gx.

² VOC analysis by EPA Method 8260B, 8260C, or 8021B.

Table 4. Cumulative Summary (2007 - 2019) of Groundwater Analytical Results - TPH, VOCs, and Geochemical Parameters
The Hungry Whale
1680 North Montesano Street
Westport, Washington

Well Number (TOC in feet)	Sample Date	Depth to Groundwater (feet)	SPH Thickness (feet)	Groundwater Elevation (feet)	TPH-G ¹ (µg/L)	Volatile Organic Compounds ² (VOCs)				Geochemical Parameters						
						Benzene (µg/L)	Toluene (µg/L)	Ethyl- benzene (µg/L)	Total Xylenes (µg/L)	Dissolved Oxygen ³ (mg/L)	Oxygen Reduction Potential (ORP) ⁴ (mV)	Ferrous Iron ⁵ (mg/L)	Nitrate ⁶ as NO ₃ (mg/L)	Sulfate ⁶ as SO ₄ (mg/L)	Methane ⁷ (µg/L)	Total Alkalinity ⁸ as CaCO ₃ (mg/L)

³ Dissolved Oxygen analysis collected as a field parameter, except samples collected November 2011, which were analyzed by laboratory

⁴ Oxygen Reduction Potential collected as a field parameter

⁵ Ferrous Iron analysis by Method SM3500-Fe B

⁶ Nitrate and Sulfate analysis by Ion Chromatography by EPA Method 300.0

⁷ Methane analysis by Method RSK-175M

⁸ Total Alkalinity analysis by Method SM 2320B

⁹ Manganese analysis by EPA Method 6010

¹⁰ Washington State Department of Ecology Model Toxics Control Act (MTCA) Method A Cleanup Level for groundwater. November 2007.

¹¹ MTCA Method A Cleanup Level for TPH-G in groundwater is 800 µg/L if benzene is detected; but is 1,000 µg/L if benzene is not detected.

SPH = Separate Phase Hydrocarbons

Groundwater Elevation calculated using "Groundwater Elevation = TOC-(Depth to Water -(SPH thickness*0.77))" where 0.77 is a generic density of gasoline.