



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):	706159
Parcel #(s):	1023059032
County:	King
FSID #:	99997139
CSID #:	16615
UST #:	

SITE INFORMATION

<u>Site Name (Name over door):</u> Highland Cleaners	<u>Site Address (including City, State and Zip):</u> 4820 NE 4th St Renton, WA 98059	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u>	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner, Title, Business:</u> Washington Restaurant Properties LLLP	<u>Site Owner Address (including City, State and Zip):</u> 8015 SE 28th St, Suite 301 Mercer Island, WA 98040	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Brooke Pariser NAP Management Inc	<u>Site Owner Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u> brooke@naprop.com
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u>		

<u>Latitude (Decimal Degrees):</u> 47.48964
<u>Longitude (Decimal Degrees):</u> -122.15407

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):

Brooke Pariser submitted two reports, documenting recent work done by EAI to make a preliminary assessment of the presence of chlorinated solvents on the property.

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

Chlorinated solvent contamination above cleanup or screening levels was documented in the EAI reports in soil, soil vapor, and indoor air. Chlorinated solvents were present in groundwater at a concentration below, but close to, the Method A cleanup level. No remedial actions have been completed. Recommendation: add to Confirmed and Suspected Contaminated Sites List.

Investigator: Kim Wooten	Date Submitted: 4/23/2021
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OBSERVATIONS**Please check this box if you included information on the Supplemental Page at end of report.**

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

There is one single story retail building on the property, built in approximately 1999. Since 2007, Highland Cleaners has occupied a tenant space in the building. The Cleaners had a dry cleaning machine that used chlorinated solvents (specifically tetrachloroethylene, or PCE) from 2007 to 2019. The dry cleaning machine was replaced by a non-chlorinated solvent machine in 2019.

Environmental Associates Inc (EAI) completed two rounds of testing on the property in 2021. Testing was focused in the area near the dry cleaner tenant space, to determine if the subsurface had been impacted by chlorinated solvents.

The first round of sampling was done in February 2021, and included sampling of soil, groundwater, and soil vapor. Soil was sampled in four locations (see figure below), with soil boring depths of 8 to 11 feet below ground surface (bgs). Multiple samples were taken from most of the borings at depths between 3 and 6 feet bgs. Groundwater was encountered in each boring at approximately 8 feet bgs, and was sampled using temporary well screens. Soil vapor was collected from 3 locations within the dry cleaner tenant space.

Soil results indicate PCE contamination at locations B2 and B3, with concentrations above the MTCA Method A cleanup level in the 3 feet bgs sample at both locations. Samples collected at 6 feet bgs in these locations did not contain PCE above laboratory reporting limits. No degradation products of PCE were present above laboratory reporting limits in any sample. Groundwater from B3 contained PCE at a concentration of 4.9 ug/L, just below the Method A cleanup level of 5 ug/L. Groundwater samples from the other 3 borings did not contain PCE or its degradation products at concentrations above laboratory reporting limits. Soil vapor contained concentrations of trichloroethylene (TCE) and/or PCE above the Method B screening levels at locations VP-2 and VP-3.

The second round of sampling, done in March 2021, focused on indoor air quality. Air samples were collected from the dry cleaners, both adjacent tenant spaces, and outdoors (see Figure below). PCE was detected in the dry cleaner tenant space below the Method B cleanup level. TCE was present in both the dry cleaner and tea cafe spaces, with a concentration below the cleanup level in the tea cafe sample and above the cleanup level in the dry cleaner sample. The concentration of TCE in the dry cleaner space sample (0.42 ug/m³) was below the action level for short-term TCE risk established in Ecology Implementation Memo No. 22 (7.5 ug/m³ for commercial buildings).

Documents reviewed:

EAI. February 2021. Limited Subsurface Sampling and Testing, Highland Cleaners, 4820 Northeast 4th Street, Renton, Washington 98059.

EAI. March 2021. Limited Air Sampling and Testing, Highland Cleaners, 4820 Northeast 4th Street, Renton, Washington 98059.

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

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

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

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

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

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

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

How did the Site come to be known: Site Discovery (received a report): _____ (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:

_____ in Soil
_____ in Groundwater
_____ in Other (specify matrix: _____)

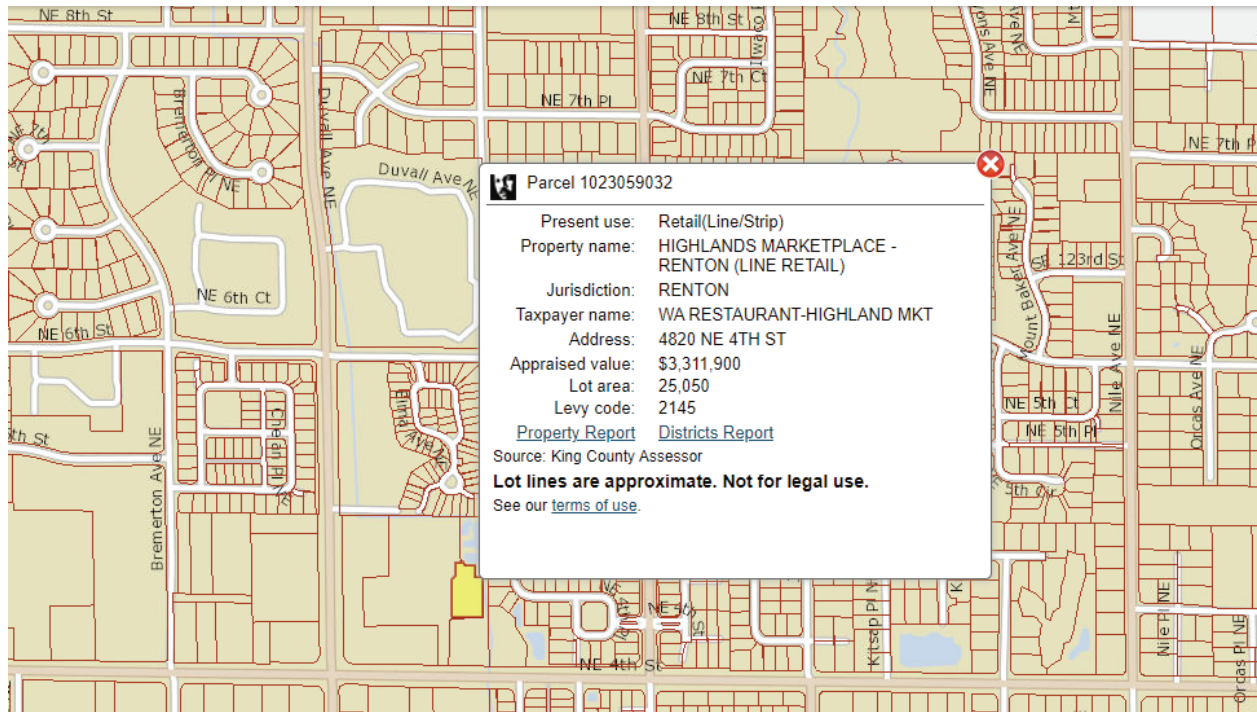
Facility/Site ID No. (if known):

99997139

Cleanup Site ID No. (if known):

16615

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



Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting

Top: Soil boring and soil vapor sampling locations. North is at the top of both figures. Figure from EAI Limited Subsurface Sampling and Testing Report.

Bottom: Air sampling locations. Figure from EAI Limited Air Sampling and Testing Report.

