



INITIAL INVESTIGATION FIELD REPORT

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

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

715365
0926059084
King
36189742
16672

SITE INFORMATION

<u>Site Name (Name over door):</u> Woodinville West Business Park	<u>Site Address (including City, State and Zip):</u> 16750 Woodinville-Redmond Road NE Woodinville, WA 98072	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Mike Staton SLR Consulting	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> (425) 420-9854 <u>Email</u> mstaton@slrconsulting.com
<u>Site Owner, Title, Business:</u> Terreno Realty Corporation	<u>Site Owner Address (including City, State and Zip):</u> 101 Montgomery St, Ste 200 San Francisco, CA 94104	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Cody Saunders, Sr VP Terreno Realty Corporation	<u>Site Owner Contact Address (including City, State and Zip):</u> 101 Montgomery St, Ste 200 San Francisco, CA 94104	<u>Phone</u> (415) 655-4595 <u>Email</u> cody@terreno.com
<u>Previous Site Owner(s):</u> Woodinville CD LLC	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u> Coit Services Seattle Division		

<u>Latitude (Decimal Degrees):</u> 47.74912
<u>Longitude (Decimal Degrees):</u> -122.16542

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.

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

A release notification and summary of completed site characterization activities was submitted by SLR Consulting on behalf of Woodinville CD, LLC, the site owner until December 2021.

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

Halogenated solvents have been identified on the property above cleanup levels. Site characterization is in progress, but no cleanup action has been performed. Recommendation: add to Confirmed and Suspected Contaminated Sites List.

Investigator: Kim Wooten

Date Submitted: 7/11/2022

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

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

The property includes two warehouse buildings. Identified contamination is associated with Building C, the northernmost building on the parcel. Building C includes 3 tenant spaces. Current tenants include Seattle Pump and Equipment Co., Intertek PSI, and Coit Services. Coit operated a dry cleaning machine that used tetrachloroethene (PCE) from approximately 1999-2007 in a different tenant space from the one they currently occupy. A prior tenant, Wincraft, also reportedly used trichloroethene (TCE) as part of their sign and screen printing operations.

Phase II Environmental Site Assessments were conducted as part of pre-property sale due diligence in November 2019 and December 2021. PCE was identified in shallow soils near the former Coit dry cleaning machine location at concentrations above the applicable Method A cleanup level. Additional sampling included groundwater from temporary wells, sub-slab soil vapor, and indoor air. Vinyl chloride was present in groundwater above the applicable Method A cleanup level. PCE, TCE, and vinyl chloride were present in sub-slab soil vapor above the applicable Method B screening levels. Indoor air samples reportedly did not contain concentrations of any of the contaminants above the applicable Method B cleanup levels or the laboratory reporting limits.

Additional soil and groundwater sampling was conducted in 2022 to further evaluate the lateral extent of contaminated soil, to determine if there was contamination associated with operations in the former Wincraft tenant space, and to further evaluate groundwater conditions. The groundwater sample from MW-1 had vinyl chloride present above the applicable Method A cleanup levels. Soil sampling results did not indicate that the Wincraft operations were a source of chlorinated solvents in the subsurface, so contamination appears to be related to the dry cleaning machine operated by Coit until 2007.

The release notification letter indicates that additional sampling is planned as part of the remedial investigation.

Documents reviewed:

SLR. June 7, 2022. Letter Re: Notification of Recently Discovered Historical Release, Woodinville West Business Park, Building C, 16750 Woodinville-Redmond Road Northeast, Woodinville, Washington.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	C	C		S		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:

____ VOC in Soil

____ VOC in Groundwater

____ VOC in Other (specify matrix: Air _____)

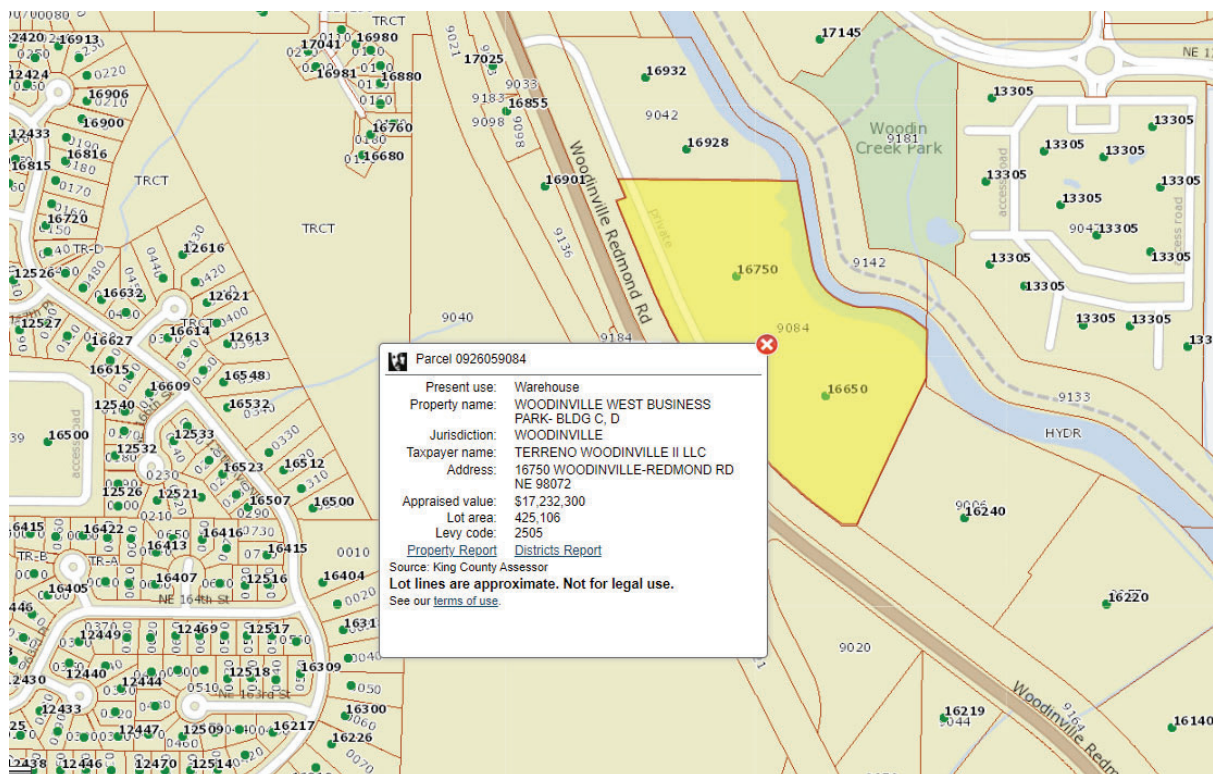
Facility/Site ID No. (if known):

36189742

Cleanup Site ID No. (if known):

16672

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

Sample locations from completed investigations.

