



# 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 #:

720317
P73914
Skagit
99999771
16833

## SITE INFORMATION

<u>Site Name (Name over door):</u> 503 Bella St	<u>Site Address (including City, State and Zip):</u> 503 Bella St Sedro Woolley, WA 98284	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Kim Eldridge, Town Treasurer Town of Hamilton	<u>Site Contact Address (including City, State and Zip):</u> 584 Maple Street (PO Box 528) Hamilton, WA 98255	<u>Phone</u> (360) 826-2882 <u>Email</u> info@townofhamiltonwa.com
<u>Site Owner, Title, Business:</u> Umpqua Bank	<u>Site Owner Address (including City, State and Zip):</u> PO Box 230727 Tigard, OR 97281	<u>Phone</u> (866) 486-7782 <u>Email</u>
<u>Site Owner Contact, Title, Business:</u>	<u>Site Owner Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u> Jordan D. Mayfield, owned 2016–2022	<u>Additional Info (for any Site Information Item):</u> The property was purchased by Umpqua Bank through a foreclosure auction on 10/7/2022.	
<u>Alternate Site Name(s):</u> Mayfield Property / Umpqua Bank Hamilton		

Latitude (Decimal Degrees): 48.52939

Longitude (Decimal Degrees): -121.9874

## INSPECTION INFORMATION

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

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 4/5/23, 11am	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs taken? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

## RECOMMENDATION

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <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):

Ecology received a call from a citizen reporting 14 unlicensed and uninsured junk vehicles located at 503 Bella St (subject property), including two occupied motor homes. The caller is concerned that sewage is being dumped onto the property because there is no septic system on the property. Kim Eldridge, Town Treasurer, called to report that there is likely soil contamination from the vehicles.

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

Petroleum contamination of soil is suspected based on the staining observed throughout the property in areas associated with vehicle/RV/machinery storage.  
Recommendation: list on the Confirmed and Suspected Contaminated Sites list.

Investigator: Hannah K. Hennig

Date Submitted: 4/18/2023

**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 subject property is associated with tax parcel P73914 located on 0.33 acres of land. The northwest corner of the property is developed with a 1,344 square foot home and detached garage, and there is an unpaved driveway on the west side of the property. The rest of the property is undeveloped and vegetated with the exception of a small shed located on the northeast corner. According to the county database map (Figure 1), the majority of the detached garage and driveway are located on the west-adjointing parcel (P96048), which may represent a second parcel associated with the subject property (Figure 2).

There are no surface water features located on the subject property or the adjoining parcels. Approximately 800 feet to the south is an unnamed body of surface water that appears to be a tributary of the Skagit River. The property is located within the 10-year migration region of the Hamilton Water Department Group A Community Water System (#30700).

Ecology's Toxics Cleanup Program (TCP) spoke with the Town of Hamilton's Treasurer, Kim Eldridge, on March 3rd to get more information about potential soil contamination. Kim stated that she had not directly witnessed leaking vehicles, but received complaints about them from neighbors. She also shared that the current owner (Umpqua Bank) will have completed an eviction of the former tenants by March 14th. On March 28th, TCP received photos of the subject property from Skagit County's Environmental Health (Skagit EH) department, which documented the state of the property during their site visits on January 20th, February 13th and 27th, and March 7th (photos available in Skagit EH Photo Log). Skagit EH is overseeing cleanup enforcement actions related to septic and solid waste issues. In the photos from March 7th, soil appeared dry with a dark area consistent with petroleum staining near a stored car (Figure 3).

On April 5th, TCP accompanied Skagit EH on an unannounced site visit (photos available in Ecology Photo Log). Two RVs and several cars had been removed since March 7th, but otherwise the subject property appeared generally unchanged. At the time of the visit, it had not rained for approximately 48 hours; the soil and grass appeared dry with the exception of standing water in potholes along the roadway and south end of the driveway. A sheen was not observed on the standing water. Areas of stained soil were observed underneath an RV, two cars, and a riding mower; staining was also observed in open areas on the driveway and grass where vehicles may have been previously stored (Figures 4 and 5). Bottles of auto fluids were observed in multiple garbage piles, and stained gravel was observed beneath two bottles of engine oil (Figure 6).

Documents reviewed:

Skagit County Environmental Health. Email "Re: Follow-up: ERTS 720317 - Joint Site Visit?" with photo links. March 28, 2023.

Ecology. "Photo Log - Skagit EH Site Visits" created from all Skagit EH's emailed photos. March 28, 2023.

Ecology. "Photo Log - 20230405 Ecology and Skagit EH Joint Visit." April 18, 2023.

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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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	S					Petroleum Diesel
	Petroleum Gasoline	S					Petroleum Gasoline
	Petroleum Other	S					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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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						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):

99999771

Cleanup Site ID No. (if known):

16833

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.



**Figure 1.** Aerial map of subject property with parcel P73914 (owner: Umpqua Bank) shaded in yellow. Source: Skagit County iMap database.

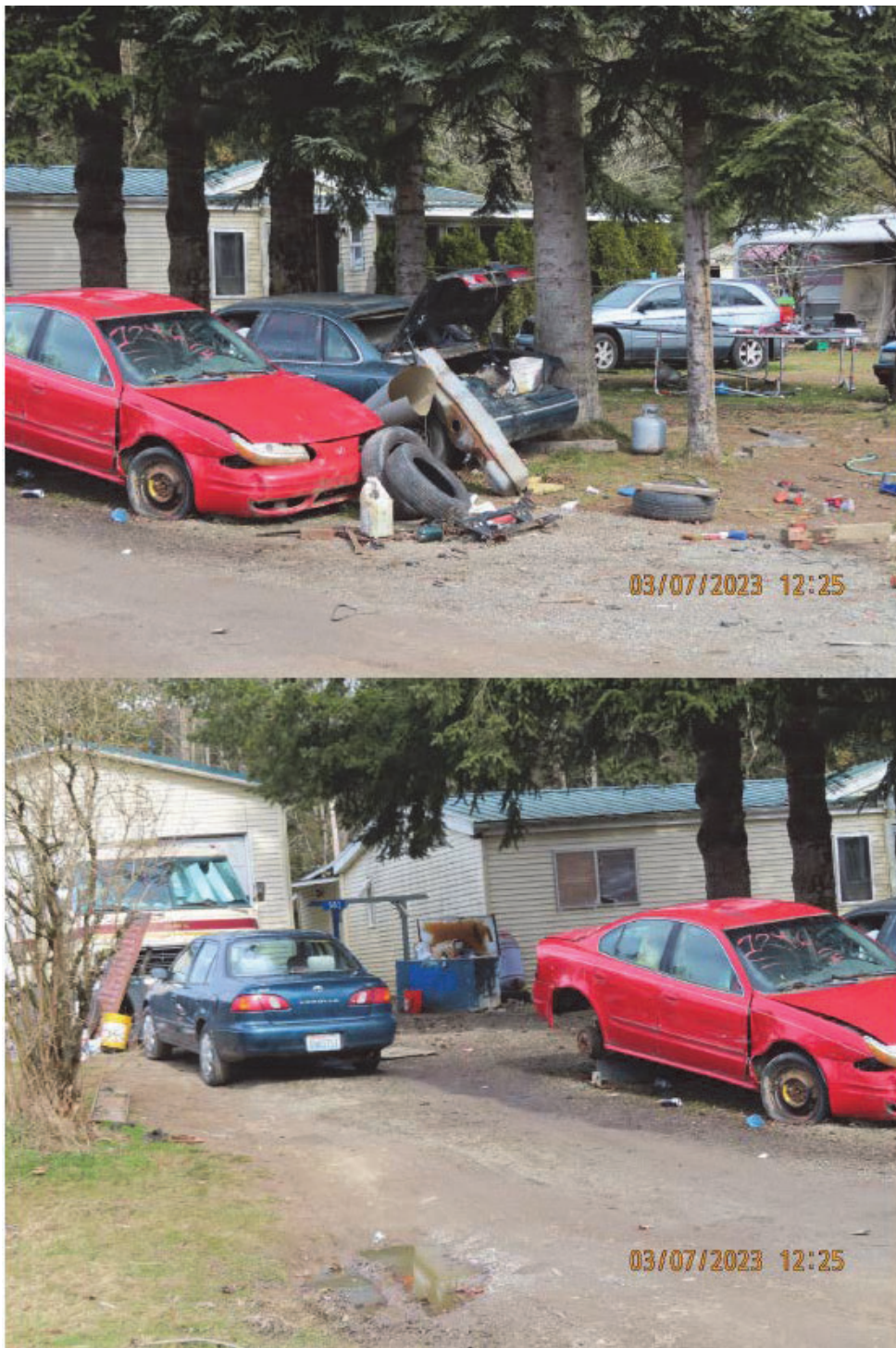


## Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting



**Figure 2.** Aerial photo of the subject property with the west-adjointing parcel P96048 shaded in yellow. Owner: Edward and Patricia Loewen, 507 Bella St. Source: Skagit County iMap database.



**Figure 3.** Possible soil staining near a red vehicle shown from two view points during Skagit EH's site visit on March 7th. Source: Dale Patrick, Skagit County Environmental Health.





**Figure 4.** Examples of small areas of stained soil in (A) an open grassy area and (B) underneath an RV stored on the subject property. Source: Ecology, 4/5/2023 site visit.





**Figure 5.** Soil/gravel staining. The area of staining near the bottom of the photo is located where a blue vehicle was observed during Skagit EH's previous visit (see Figure 3). Note: the white and silver vehicles near the top of the image are from Skagit EH and Ecology, not the property. Source: Ecology, 4/5/2023 site visit.



**Figure 6.** Bottles of engine oil and small areas of stained gravel. Source: Ecology, 4/5/2023 site visit.