INITIAL INVESTIGATION FIELD REPORT

WASHINGTON STATE DEPARTMENT OF ECOLOGY

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

ERTS #(s):	719681
Parcel #(s):	0004000041
County:	King
FSID #:	57361549
CSID #:	16877
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Auburn VW	3109 Auburn Way N Auburn, WA 98002	
Site Contact, Title, Business: Dan Hatch Bluestone Environmental, NW	Site Contact Address (including City, State and Zip):	Phone Email danh@bluestonenw.com
Site Owner, Title, Business: Bryce Clary Clary Auburn RE, LLC	Site Owner Address (including City, State and Zip): P.O. Box 127 Longview, WA 98632	Phone (360) 423-1700 Email bryce.clary@budclary.com
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s): Conducere Investments, LLC Alternate Site Name(s):	Additional Info (for any Site Information Item): A previous release (CSID 12228, Auburn Way Properties) associated with this FSID is on the lot line between this parcel (0004000041 at 3109 Auburn Way N) and the south-adjacent parcel (0004000039 at 3025 Auburn Way N). PLIA issued an NFA on 5/6/19. This IIFR is for a separate release.	

Latitude (Decimal Degrees):	47.33568
Longitude (Decimal Degrees):	-122.22363

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 ☐ No ☒	Date/Time:	Entry Notice: Announced ☐	Unannounced ☐
Photographs taken? Yes ☐	No ☐	Note: Attach photographs or upload to PIMS	
Samples collected? Yes ☐	No ☐	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):		**LIST on Confirmed and Suspected Contaminated Sites List**: ☒
Release or threatened release does not pose a threat	☐	
No release or threatened release	☐	
Refer to program/agency (Name: _____)	☐	
Independent Cleanup Action Completed (contamination removed)	☐	

COMPLAINT (Brief Summary of ERTS Complaint):

A subsurface investigation conducted at the Site property parcel in 2022 identified petroleum and cPAH exceedances in soil, and petroleum and arsenic exceedances in groundwater. Subsequent soil boring and groundwater monitoring well installations were completed to further delineate and define the exceedances.

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

Petroleum and cPAH exceedances in soil are present in soils underlying the Site building. Diesel-range petroleum contamination in groundwater extends under the Site building and to the west, and may extend off-property. The contamination source was not identified. Elevated arsenic is present and may be associated with native soil conditions. Groundwater flow is to the west and north, with seasonal elevation changes. Recommendation: List on CSCSL due to presence of contaminants exceeding MTCA cleanup levels.

Investigator: Vance Atkins	Date Submitted: 6/14/2023

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.):

Based on observations during a Phase I ESA performed in 2022, a subsurface investigation was conducted at the Site parcel in the vicinity of trench drains and an oil-water separator within the property service building. Initially, six soil borings were completed around the drainage features, with four soil samples and one groundwater grab sample collected at each boring. Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) were detected in one soil sample at concentrations exceeding MTCA Method A soil cleanup levels. Oil-range petroleum hydrocarbons were detected in one groundwater sample at concentrations exceeding the MTCA Method A groundwater cleanup level. Arsenic was detected in all five groundwater samples at concentrations exceeding the MTCA Method A groundwater cleanup level.

Subsequent soil borings were completed around the two borings with cPAH and petroleum exceedances to better delineate the contamination, and four monitoring wells were installed at the Site parcel. Two wells were installed at the approximate locations of the two borings with the cPAH and petroleum exceedances, and one well each was installed to the west and east of the two wells, in assumed upgradient and downgradient directions, respectively. An additional well was installed to the south of the service building.

Groundwater was measured at approximately 7.5 to 10 feet below ground surface over three sampling events between May and August 2022, demonstrating seasonal elevation changes. Groundwater flow direction was consistently to the west and north.

Based on the findings of the two rounds of soil borings and monitoring well installations, the presence of petroleum hydrocarbons and cPAHs in soil appeared to be limited. The petroleum source was not identified, and cPAHs were suspected to be associated with undocumented fill or asphalt debris in backfill materials.

Diesel and oil-range petroleum hydrocarbons exceeding the MTCA Method A groundwater cleanup level were identified in groundwater underlying and to the west of the Site service building. The source of the petroleum was not identified, and additional investigation was recommended.

Elevated arsenic detected in soil and groundwater was evaluated with respect to published background arsenic studies and prior remedial actions at the Site parcel (CSID 12228). Elevated arsenic had been detected in native soils at the Site, indicating non-anthropogenic sources.

A supplemental groundwater sampling event was conducted in January 2023. Petroleum hydrocarbons either did not exceed groundwater cleanup levels, or were not detected at laboratory reporting limits. Arsenic concentrations were similar to previous detections, and dissolved and total arsenic concentrations were similar.

Documents reviewed:

Bluestone Environmental, NW. Updated Subsurface Investigation Report, Auburn VW Dealership Property, Auburn, WA. August 16, 2022.

Bluestone Environmental, NW. Updated Groundwater Data, ERTS 719681, Auburn Volkswagen, 3109 Auburn Way N., Auburn, WA 98002. January 26, 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 (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). *Use this when TEX contaminants are present independently of gasoline.*
	Polynuclear Aromatic Hydrocarbons (PAH)	C					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	C	C				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						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). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic	B	C				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 Ordinance						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
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☐ No Further Action Required

Model Remedy Used? ☐
If yes, was this a transformer spill? ☐

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

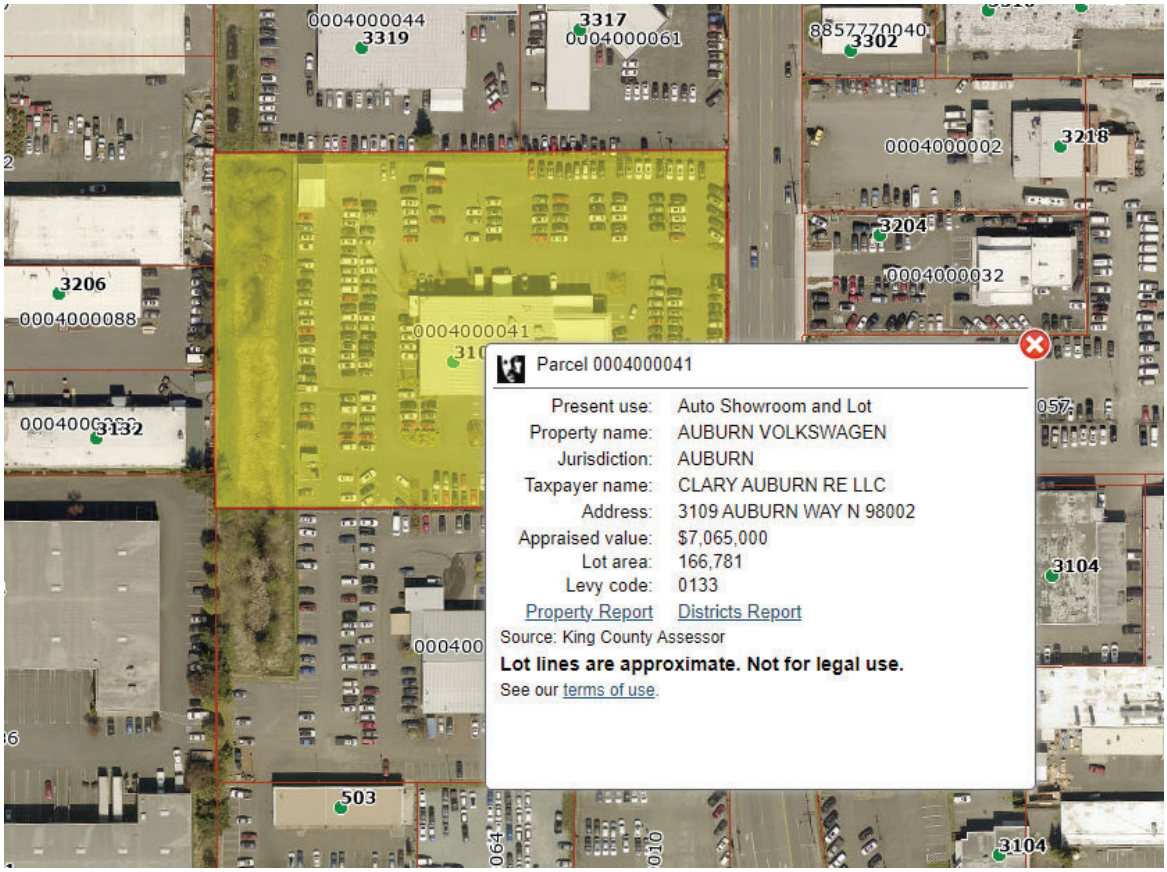
cPAHs, D in Soil

Arsenic, D in Groundwater

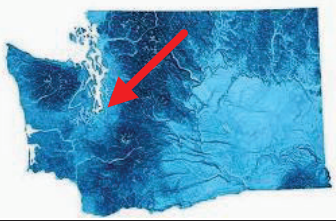
_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
57361549
Cleanup Site ID No. (if known):
16877

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.



BLUESTONE ENVIRONMENTAL, NW



Site Location Maps

Auburn Dealership

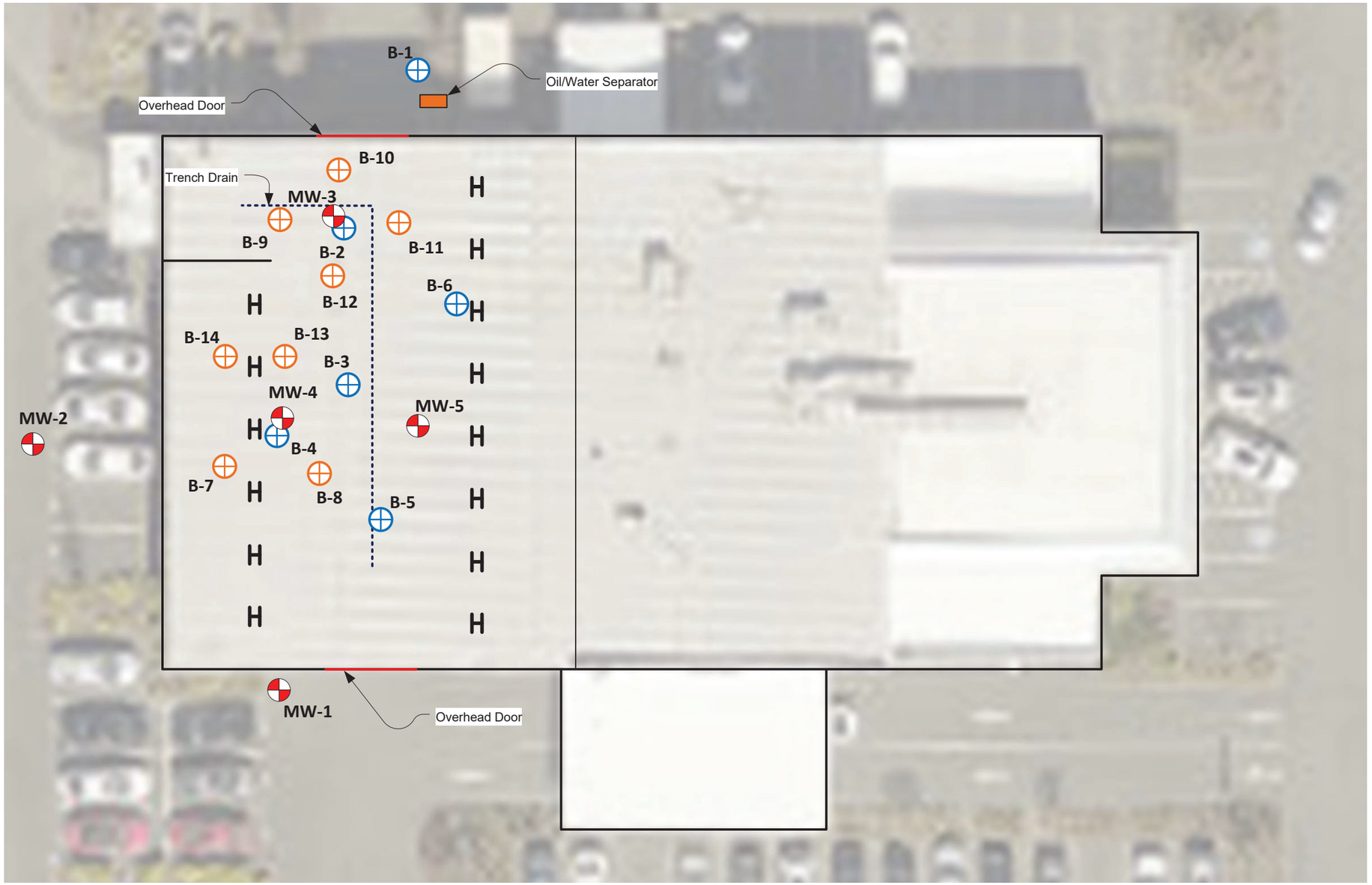
3109 Auburn Way North

Auburn, WA

Figure 1

Drawing References: Getty Image, King County iMaps

Project No. BE-0107-E F1.vsdx



General Legend

- Building Outline
- Groundwater Monitoring Well Location (May 23, 2022)
- Trench Drain in Shop Floor
- July 20,2022 Soil Boring Location
- April 24, 2022 Soil Boring Location
- H — Underground Hoist Location

Site Diagram, Features, and Exploration Locations

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure 2

N

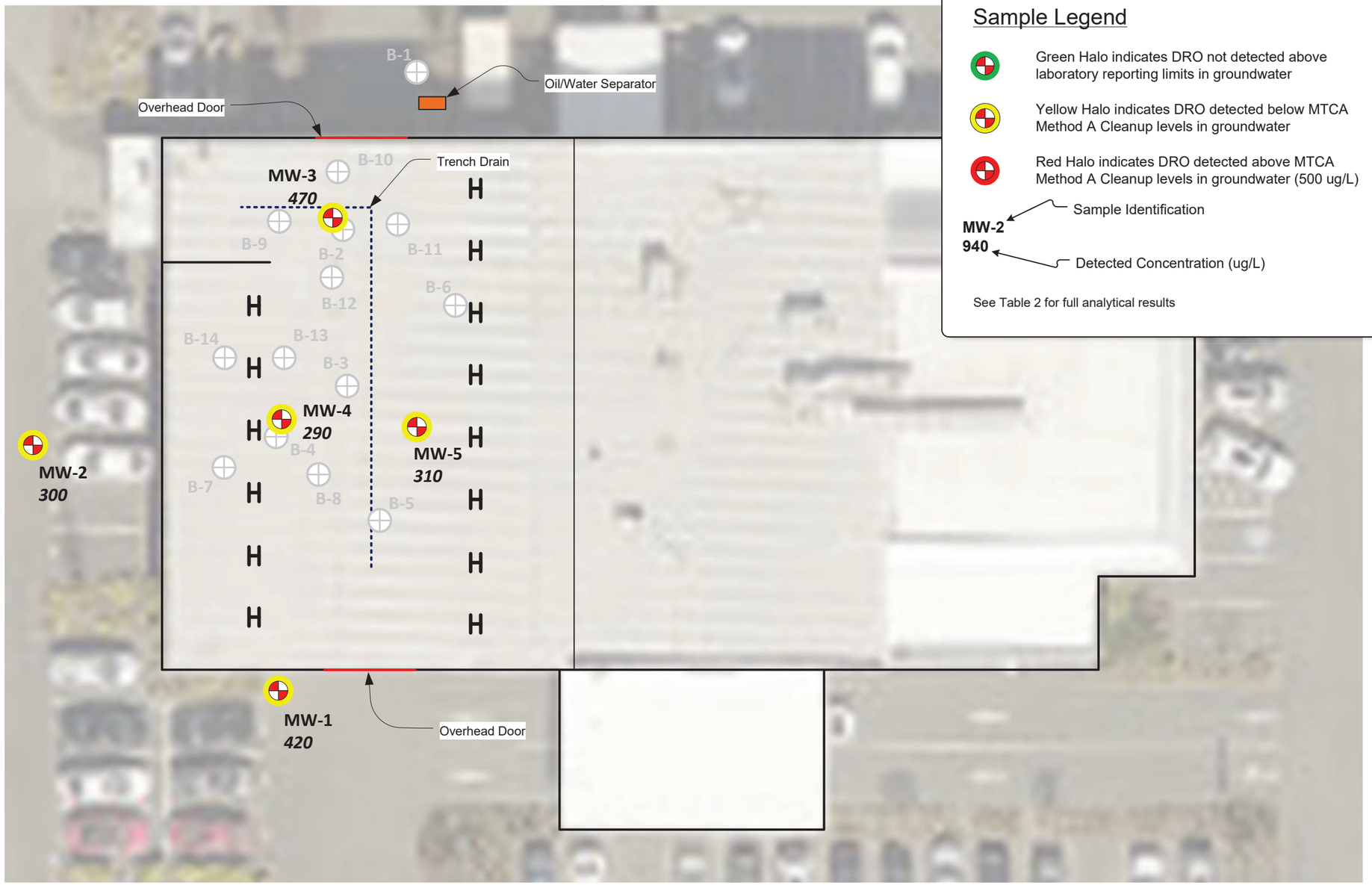
Scale: 1" = 20'
0 ft. 12 ft. 20 ft. 40 ft.

BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F2.vsdx

Drawing Date: 1/25/2023

Drawing References: King County iMaps, Bluestone Measurements



Sample Legend

- Green Halo indicates DRO not detected above laboratory reporting limits in groundwater
- Yellow Halo indicates DRO detected below MTCA Method A Cleanup levels in groundwater
- Red Halo indicates DRO detected above MTCA Method A Cleanup levels in groundwater (500 ug/L)

MW-2
940

Sample Identification

Detected Concentration (ug/L)

See Table 2 for full analytical results

General Legend

- Building Outline
- Trench Drain in Shop Floor
- Soil Boring Location
- H — Underground Hoist Location
- Groundwater Monitoring Well Location

DRO Concentrations in Groundwater (May 26, 2022)

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure 3a

N

Scale: 1" = 20'

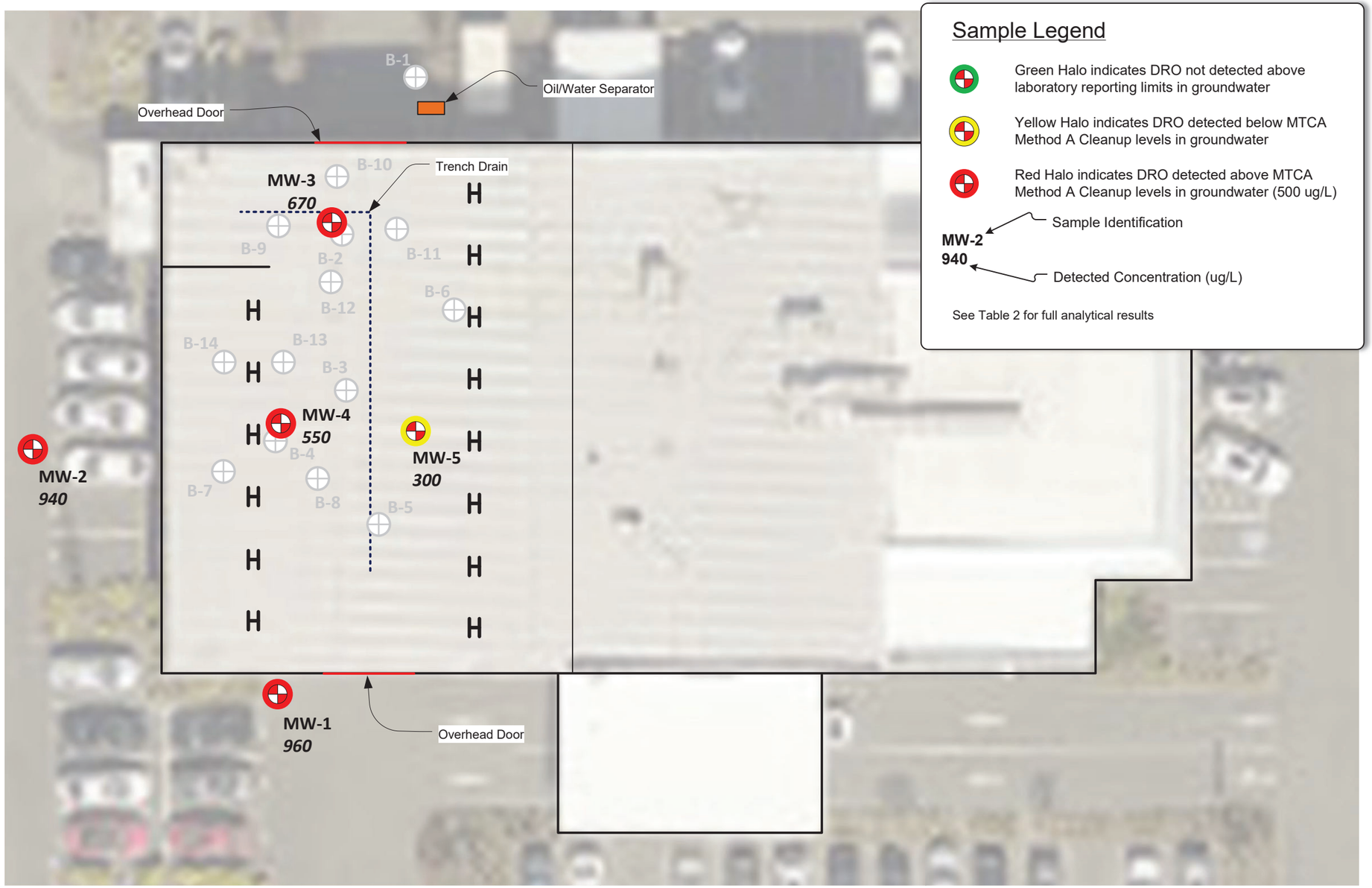
0 ft. 12 ft. 20 ft. 40 ft.

BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F3a.vsdx

Drawing Date: 1/25/2023

Drawing References: King County iMaps, Bluestone Measurements



Sample Legend

- Green Halo indicates DRO not detected above laboratory reporting limits in groundwater
- Yellow Halo indicates DRO detected below MTCA Method A Cleanup levels in groundwater
- Red Halo indicates DRO detected above MTCA Method A Cleanup levels in groundwater (500 ug/L)

MW-2
940

Sample Identification

Detected Concentration (ug/L)

See Table 2 for full analytical results

General Legend

- Building Outline
- Trench Drain in Shop Floor
- Soil Boring Location
- H — Underground Hoist Location
- Groundwater Monitoring Well Location

DRO Concentrations in Groundwater
(July 26, 2022)

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure
3b

N

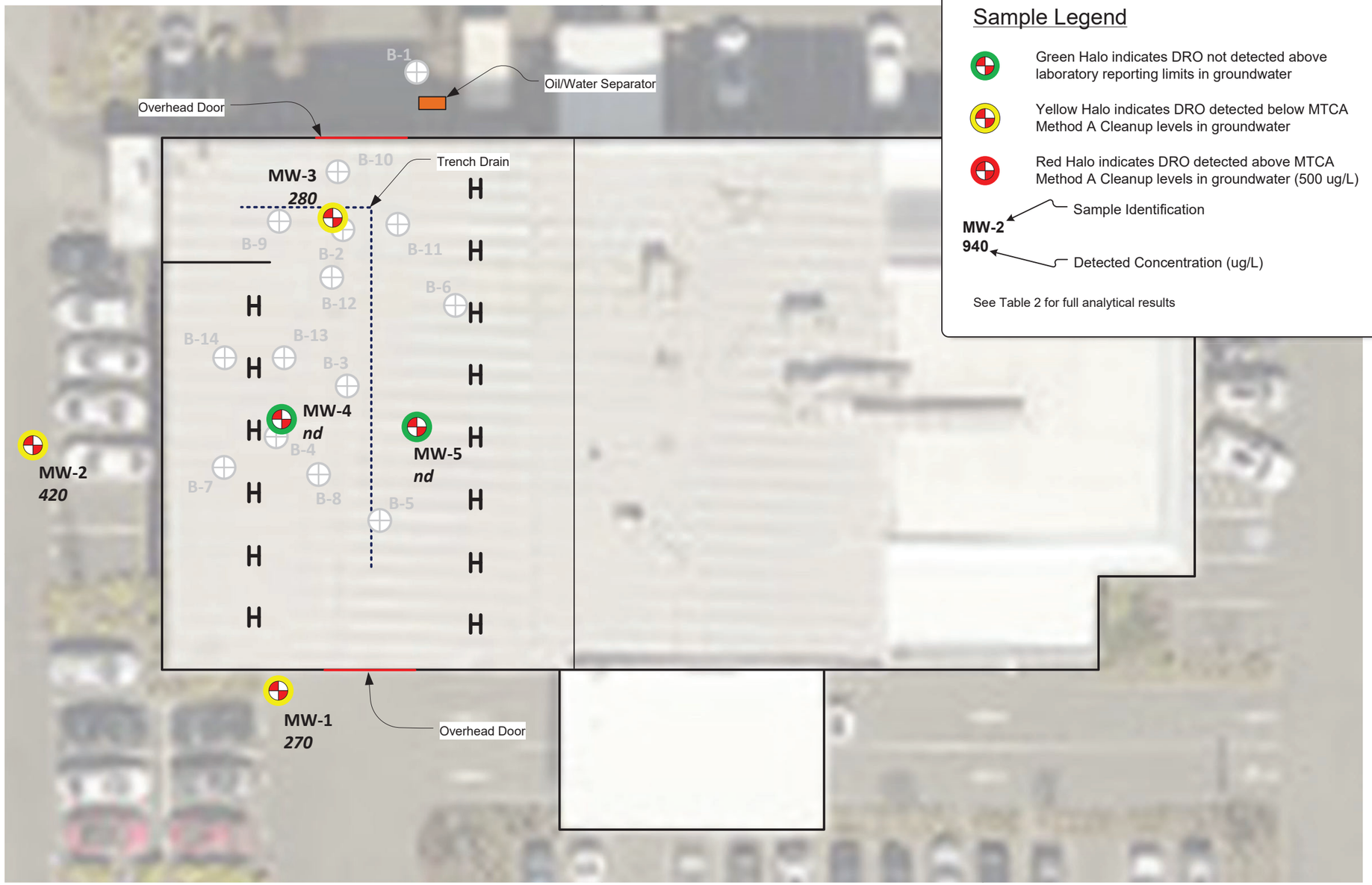
Scale: 1" = 20'
0 ft. 12 ft. 20 ft. 40 ft.

BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F3b.vsdx

Drawing Date: 1/25/2023

Drawing References: King County iMaps, Bluestone Measurements



Sample Legend

- Green Halo indicates DRO not detected above laboratory reporting limits in groundwater
- Yellow Halo indicates DRO detected below MTCA Method A Cleanup levels in groundwater
- Red Halo indicates DRO detected above MTCA Method A Cleanup levels in groundwater (500 ug/L)

MW-2
940

Sample Identification

Detected Concentration (ug/L)

See Table 2 for full analytical results

General Legend

- Building Outline
- Trench Drain in Shop Floor
- Soil Boring Location
- H — Underground Hoist Location
- Groundwater Monitoring Well Location

DRO Concentrations in Groundwater
(January 10, 2023)

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure
3c

N

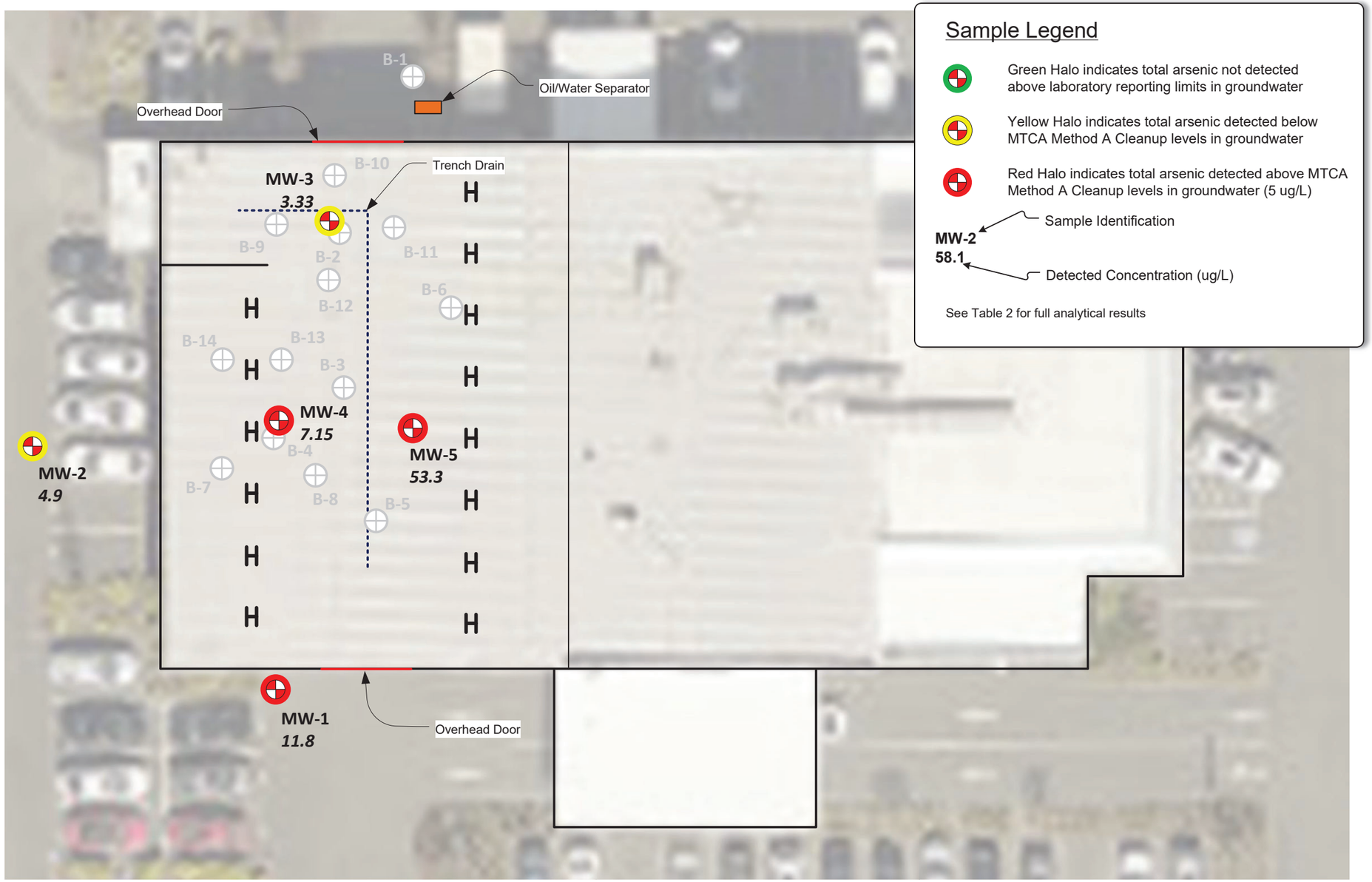
Scale: 1" = 20'
0 ft. 12 ft. 20 ft. 40 ft.

BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F3c.vsdx

Drawing Date: 1/25/2023

Drawing References: King County iMaps, Bluestone Measurements



Sample Legend

- Green Halo indicates total arsenic not detected above laboratory reporting limits in groundwater
- Yellow Halo indicates total arsenic detected below MTCA Method A Cleanup levels in groundwater
- Red Halo indicates total arsenic detected above MTCA Method A Cleanup levels in groundwater (5 ug/L)

MW-2
58.1

Sample Identification

Detected Concentration (ug/L)

See Table 2 for full analytical results

General Legend

- Building Outline
- Trench Drain in Shop Floor
- Soil Boring Location
- H — Underground Hoist Location
- Groundwater Monitoring Well Location

Total Arsenic Concentrations in Groundwater (May 26, 2022)

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure 4a

N

Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

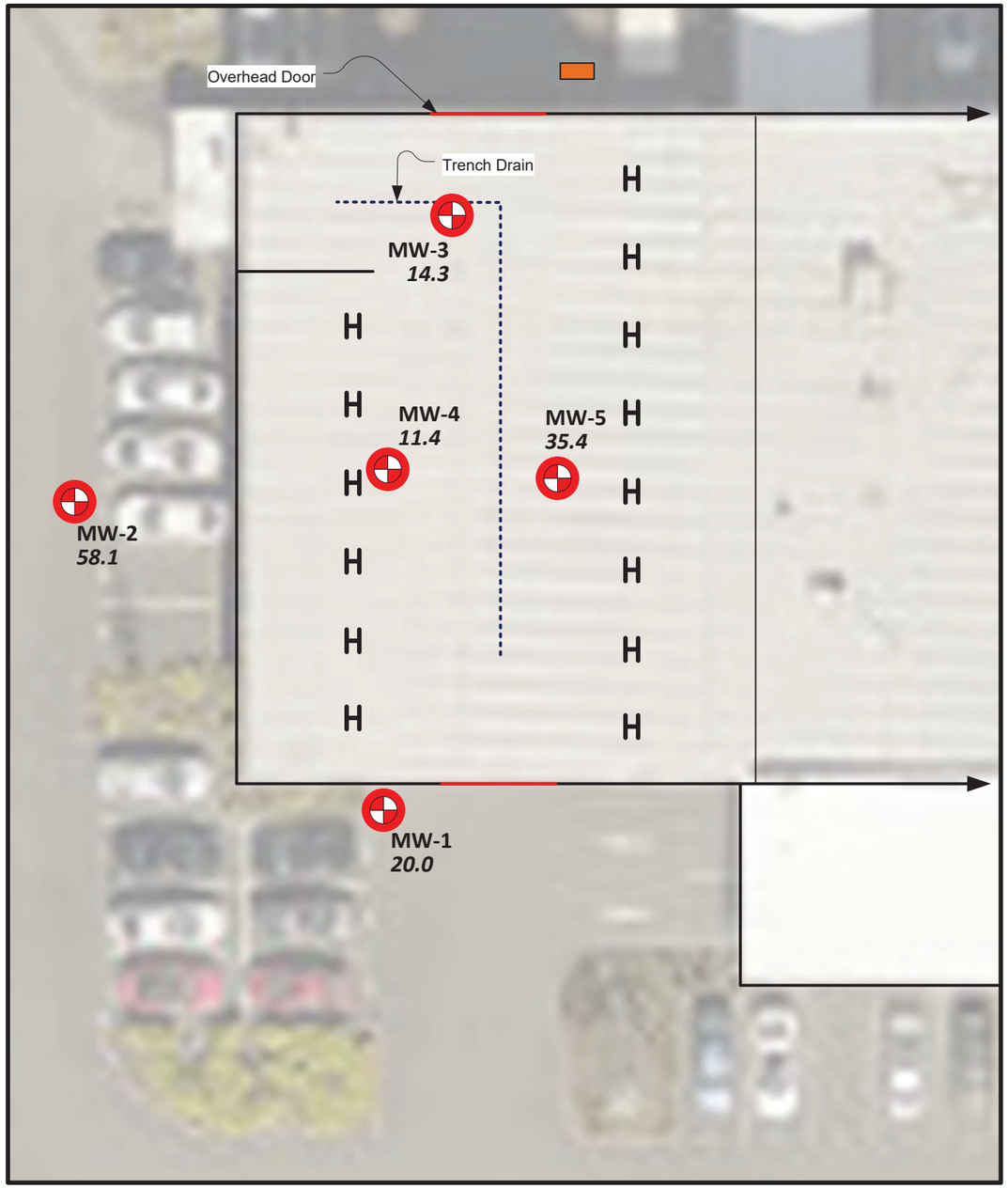
BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F4a.vsdx

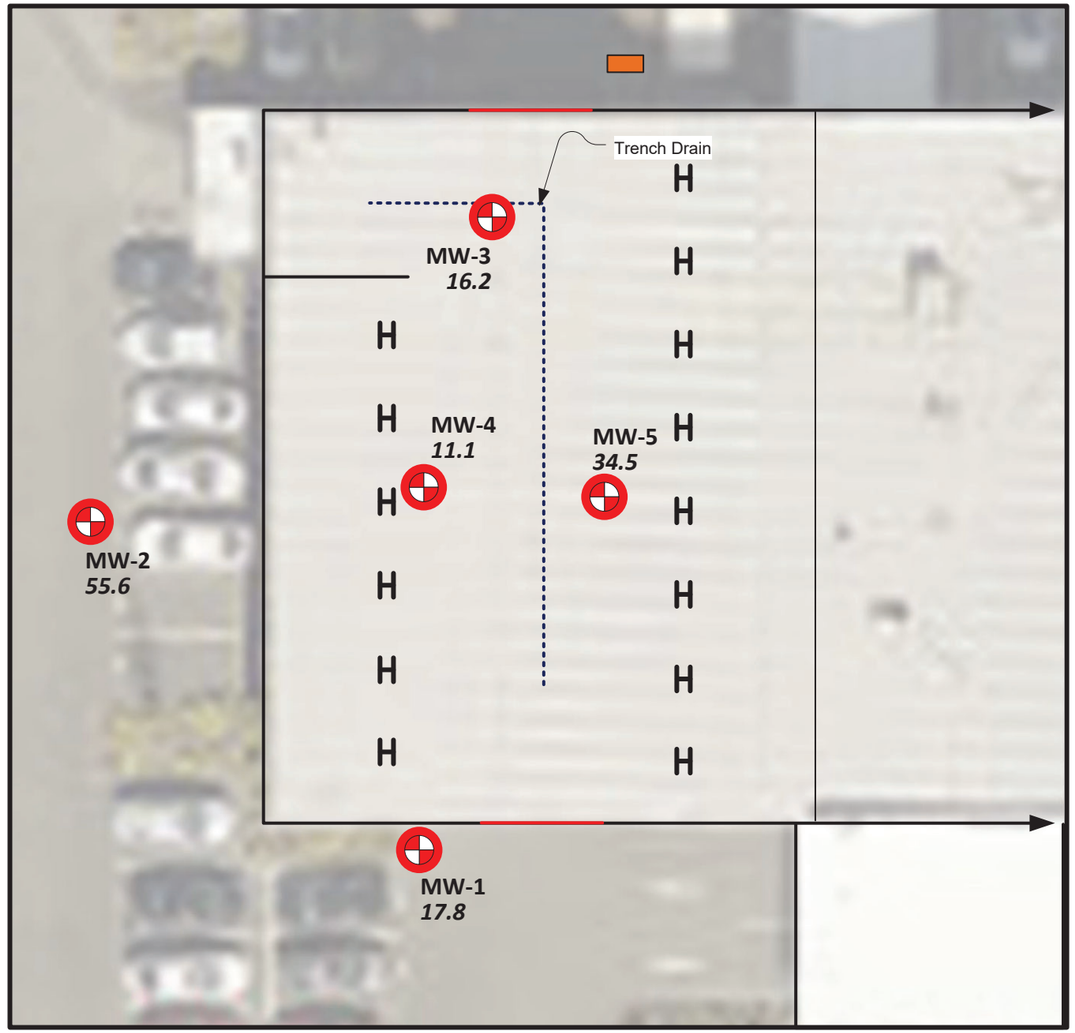
Drawing Date: 1/25/2023

Drawing References: King County iMaps, Bluestone Measurements

Total Arsenic



Dissolved Arsenic



Sample Legend

- Green Halo indicates total/dissolved arsenic not detected above laboratory reporting limits in groundwater
- Yellow Halo indicates total/dissolved arsenic detected below MTCA Method A Cleanup levels in groundwater
- Red Halo indicates total/dissolved arsenic detected above MTCA Method A Cleanup levels in groundwater (5 ug/L)
- MW-2 / 58.1 — Sample Identification / Detected Concentration (ug/L)

See Table 2 for full analytical results

General Legend

- Building Outline
- Trench Drain in Shop Floor
- Soil Boring Location
- H — Underground Hoist Location
- Groundwater Monitoring Well Location

Total and Dissolved Arsenic Concentrations in Groundwater (July 26, 2022)

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure 4b

N

Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

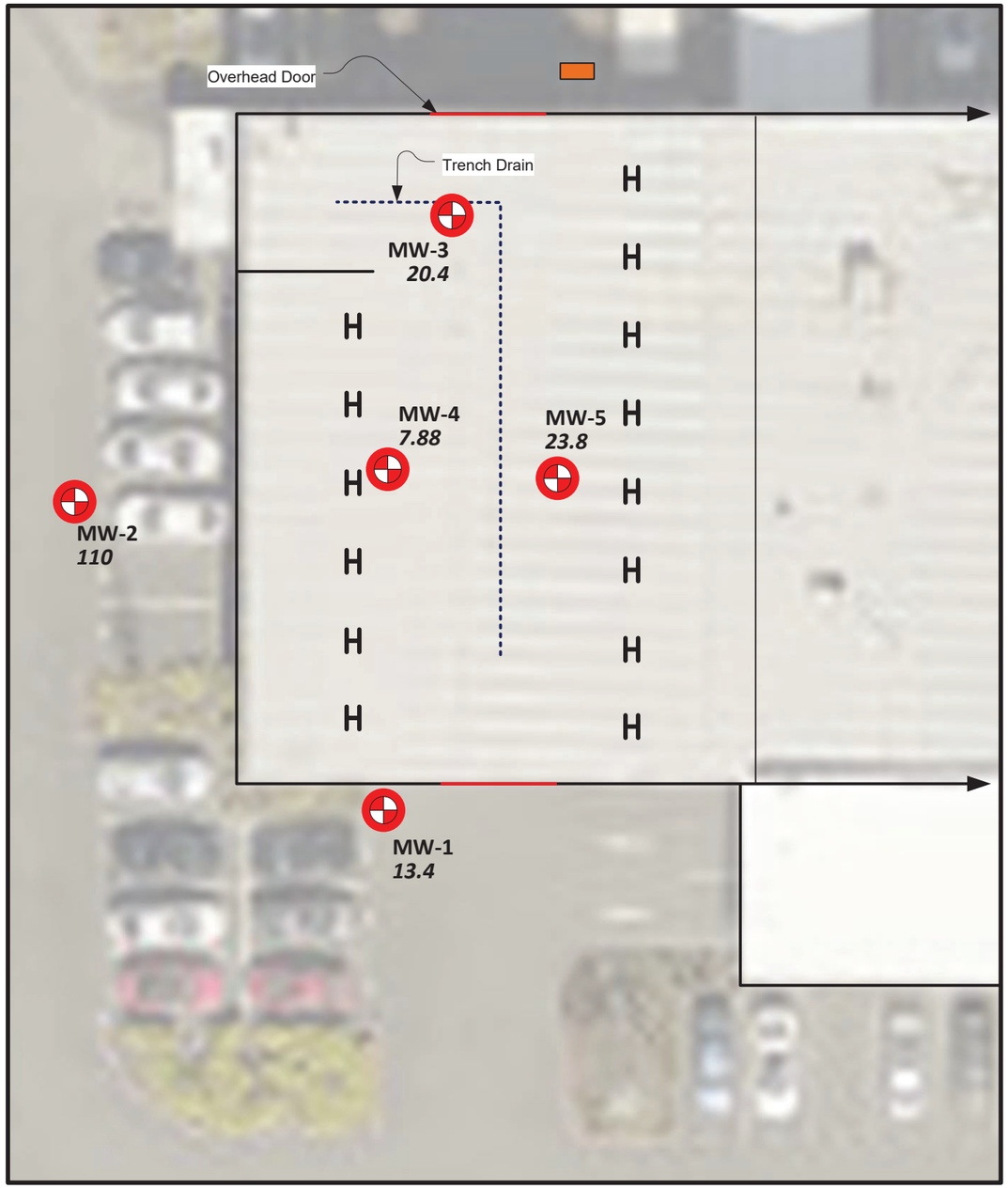
BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F4b.vsdx

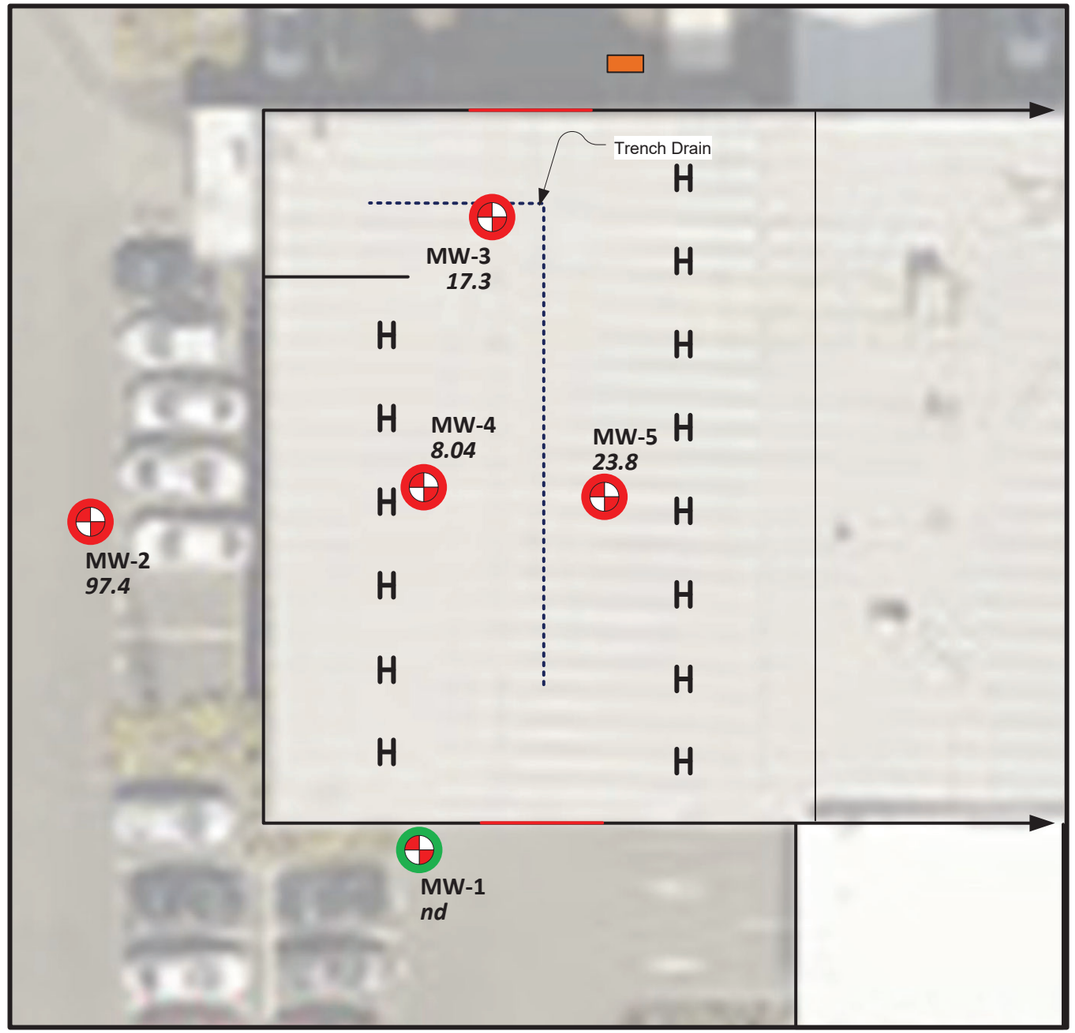
Drawing Date: 1/25/2023

Drawing References: King County iMap, Bluestone Site Measurements

Total Arsenic



Dissolved Arsenic



Sample Legend

- Green Halo indicates total/dissolved arsenic not detected above laboratory reporting limits in groundwater
- Yellow Halo indicates total/dissolved arsenic detected below MTCA Method A Cleanup levels in groundwater
- Red Halo indicates total/dissolved arsenic detected above MTCA Method A Cleanup levels in groundwater (5 ug/L)
- MW-2 / 58.1 — Sample Identification / Detected Concentration (ug/L)

See Table 2 for full analytical results

General Legend

- Building Outline
- Trench Drain in Shop Floor
- Soil Boring Location
- H — Underground Hoist Location
- Groundwater Monitoring Well Location

Total and Dissolved Arsenic Concentrations in Groundwater (January 10, 2023)

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure 4c

N

Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

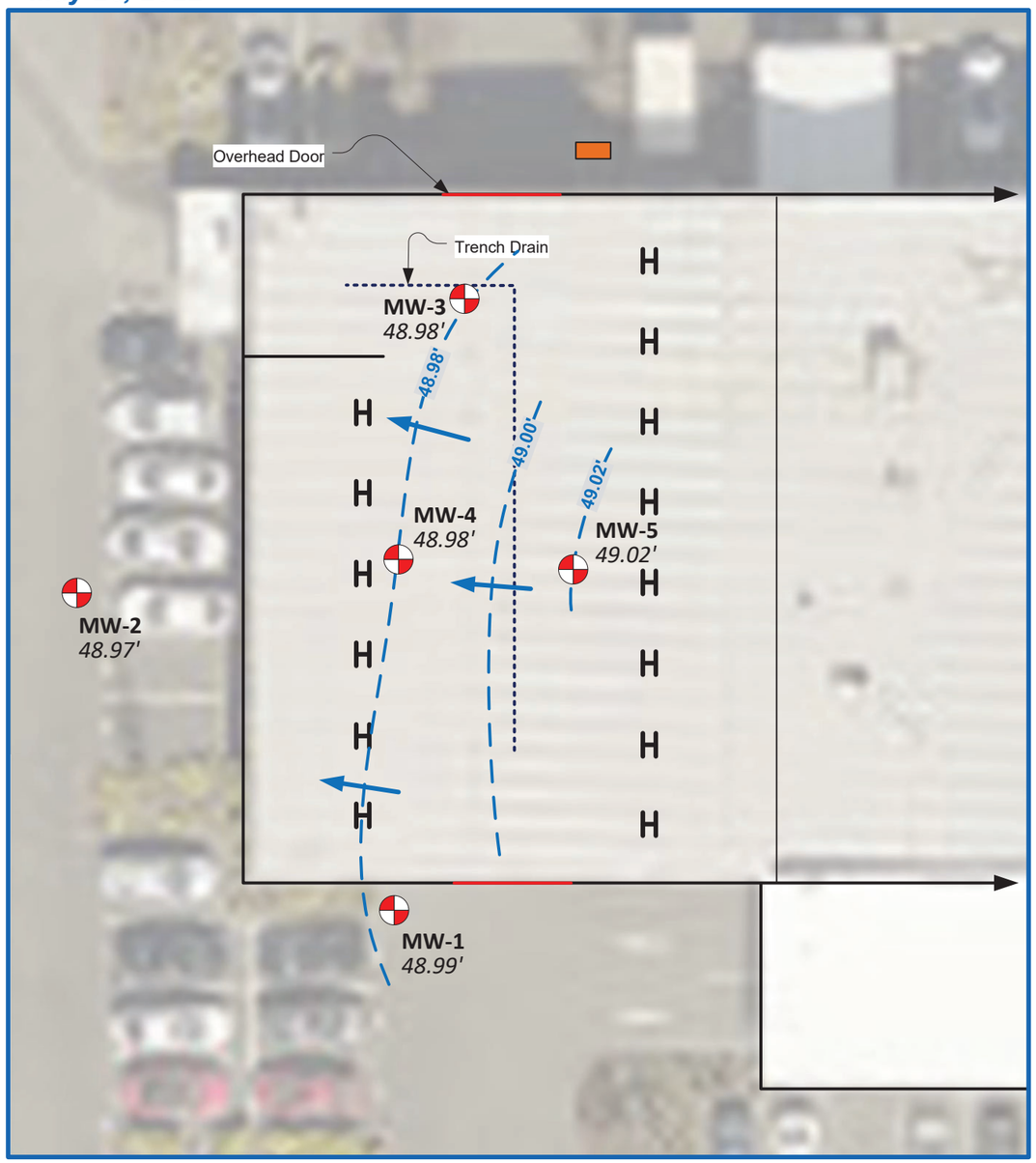
BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F4c.vsdx

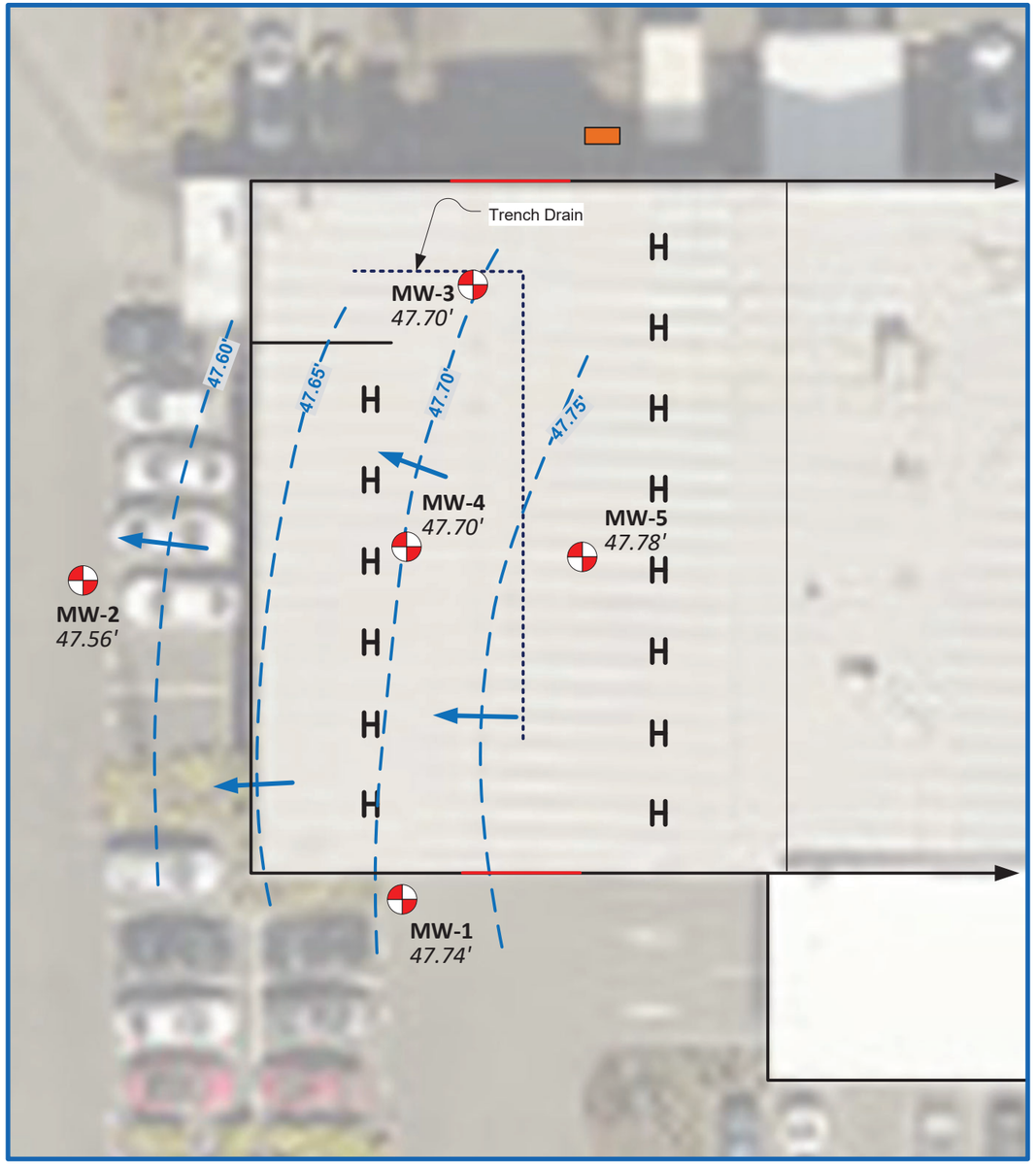
Drawing Date: 1/25/2023

Drawing References: King County iMap, Bluestone Site Measurements

May 26, 2022



July 26, 2022



General Legend

- Building Outline
- Interpreted General Groundwater Gradient
- Groundwater Monitoring Well Location with Groundwater Elevation (Bluestone)
- Inferred Groundwater Elevation Contour

The contours represent an interpretation of available data, for the indicated date. Site groundwater contours may change with additional measurements and/or data points, weather changes, construction activities, and/or other influences.

Groundwater Elevations & Interpreted Gradient, May 2022 & July 2022

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure 5a

Scale: 1" = 20'
0 ft. 12 ft. 20 ft. 40 ft.

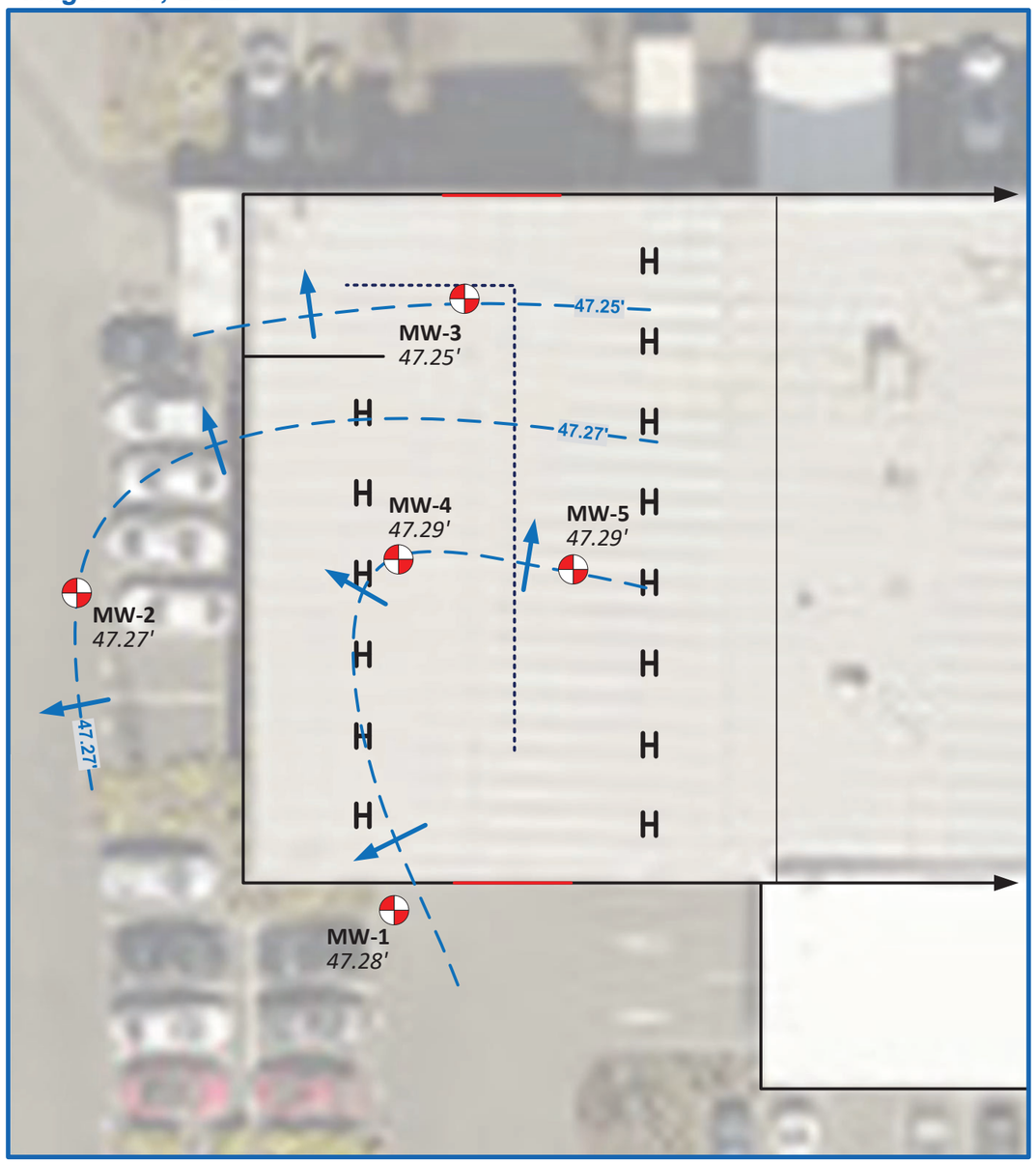
BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F5a GW Elev Contour.vsdx

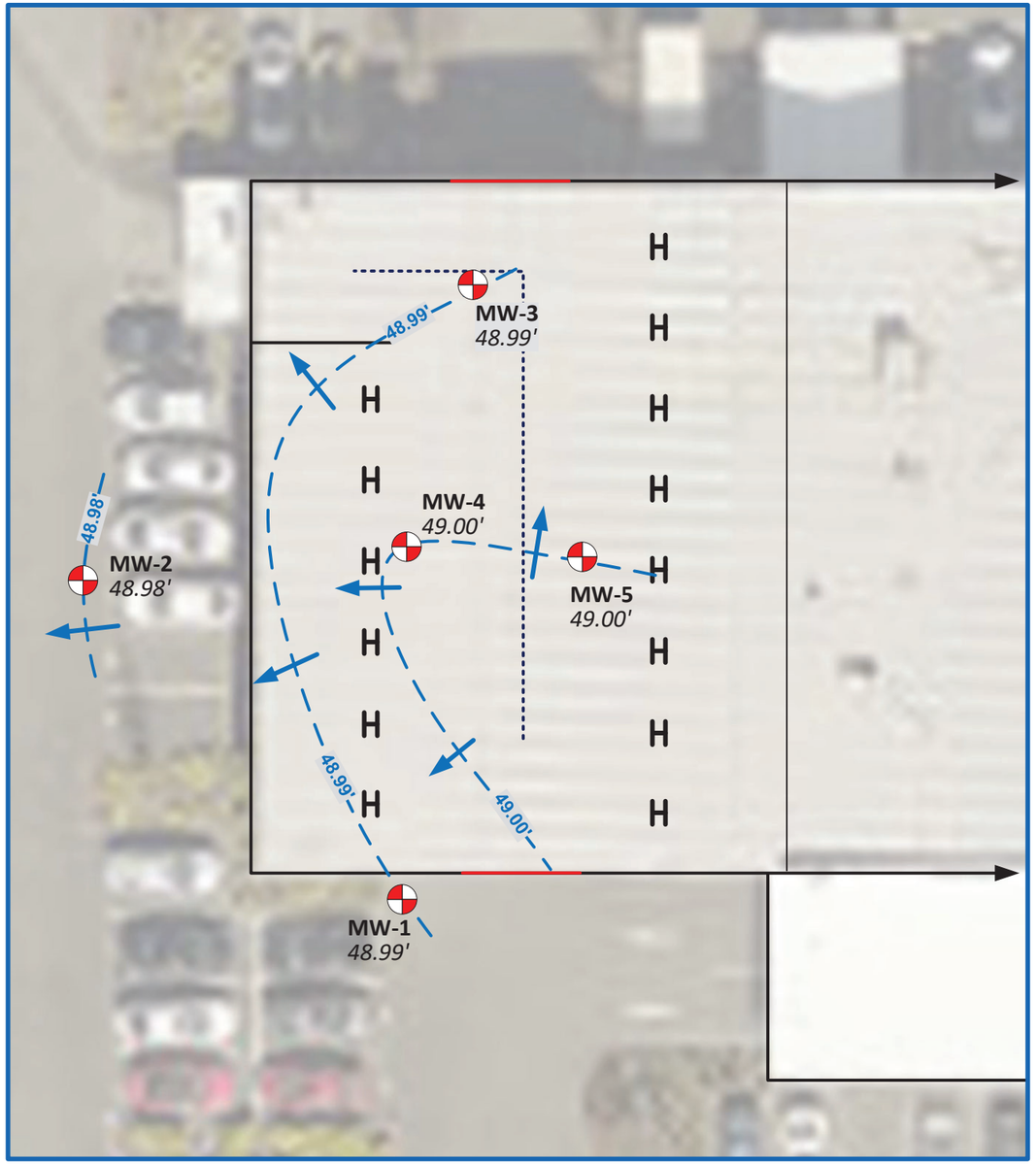
Drawing Date: 1/25/2023

Drawing References: King County iMap, Bluestone Site Measurements

August 11, 2022



January 10, 2023



General Legend

- Building Outline
- Interpreted General Groundwater Gradient
- Groundwater Monitoring Well Location with Groundwater Elevation (Bluestone)
- Inferred Groundwater Elevation Contour

The contours represent an interpretation of available data, for the indicated date. Site groundwater contours may change with additional measurements and/or data points, weather changes, construction activities, and/or other influences.

Groundwater Elevations & Interpreted Gradient, August 2022 & January 2023

Auburn VW
3109 Auburn Way North, Auburn, WA

Figure and notations are in color. Black and white copies may not be suitable for use.

Figure 5b

N

Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

BLUESTONE ENVIRONMENTAL, NW

Project No. BE-0107-E F5b GW Elev Contour.vsdx

Drawing Date: 1/25/2023

Drawing References: King County iMap, Bluestone Site Measurements