



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):	718768
Parcel #(s):	1286300012
County:	King
FSID #:	100000799
CSID #:	16946
UST #:	

SITE INFORMATION

<u>Site Name (Name over door):</u> Remond Flex	<u>Site Address (including City, State and Zip):</u> 6900 188th Ave NE Redmond, WA 98052	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Mindy Graddon SoundEarth Strategies, Inc.	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> (206) 306-1900 <u>Email</u> mgraddon@soundearthinc.com
<u>Site Owner, Title, Business:</u> Redmond WA 188 LLC	<u>Site Owner Address (including City, State and Zip):</u> 1910 Fairview Ave E Ste 200 Seattle, WA 98102	<u>Phone</u> <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>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u>		

<u>Latitude (Decimal Degrees):</u> 47.66718
<u>Longitude (Decimal Degrees):</u> -122.08622

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):

11/4/22 online ERTS submittal: "As part of a historical review conducted during a Phase I and II ESA, soil and groundwater samples were collected from the property and analyzed for one or more of PAHs, metals, gasoline-range petroleum hydrocarbons, diesel-range petroleum hydrocarbons, heavy oil-range petroleum hydrocarbons and BTEX. Groundwater results were not above applicable MTCA Method A cleanup levels for PAHs or total and dissolved arsenic. Soil samples exceeded MTCA Method A for PAHs with TEQ results above the cleanup level of 0.1 mg/kg ranging from 0.104 mg/kg to 0.333 mg/kg in select areas of the property and observed in shallow soil. Aerial photographs suggest that the property was historically part of the gravel mine that currently operates on adjoining properties (Cadman, Inc.)."

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

The site has confirmed cPAHs, associated with fill material widely used throughout the property, in one location. Consultants are working on a Remedial Investigation / Feasibility Study / Cleanup Action Plan, and reportedly intend on applying to Ecology's Voluntary Cleanup Program (VCP) with these documents. Recommendation: Add to contaminated sites list.

Investigator: Parker Knoop	Date Submitted: 8/7/2023
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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.):

This property was historically used for agricultural purposes, access roads, and tree clearing, and was later occupied by Cadman Gravel Company. In a Phase 1 ESA performed by SoundEarth Strategies, Inc. (SoundEarth), the potential presence of fill material was identified based on the previous property use as a gravel mine. 35 feet of fill material was encountered during redevelopment of the west-adjointing property. Contaminants related to the fill material that was found includes petroleum hydrocarbons and cPAHs in soil, and arsenic in groundwater. SoundEarth describes the arsenic impacted groundwater as reportedly a result of storm and process water discharged to groundwater from the gravel mine.

Seven test pits were completed from a range of 3 to 5 feet below ground surface (bgs). The property is relatively large, so the test pit locations were based on areas likely to be graded during redevelopment activities. The only MTCA cleanup level (CUL) exceedance found was at test pit 7. This location had a cPAH TEQ concentration of 0.13mg/kg which exceeds Ecology's CUL of 0.1mg/kg.

SoundEarth recommended excavating the petroleum impacted soil and disposing of it at a permitted facility instead of a clean fill site, although regulatory reporting on this soil is not necessary, because petroleum is below CULs. They recommended fully characterizing the cPAH contamination around test pit 7.

SoundEarth is working on an RI/FS and CAP and reportedly intends to enroll in Ecology's VCP upon completion of these documents.

Documents reviewed:

Limited Subsurface Soil Investigation Report, Redmond Property, 6900 188th Avenue Northeast, Redmond, Washington. SoundEarth Strategies, Inc., Seattle, Washington. July 29, 2021.

Phase I Environmental Site Assessment, Redmond Flex, 6900 188th Avenue Northeast, Redmond, Washington. SoundEarth Strategies, Inc., Seattle, Washington. December 28, 2021.

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)	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	B					Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel	B					Petroleum Diesel
	Petroleum Gasoline	B					Petroleum Gasoline
	Petroleum Other	B					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). <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:

cPAHs in Soil

____ in Groundwater

____ in Other (specify matrix: ____)

Facility/Site ID No. (if known):

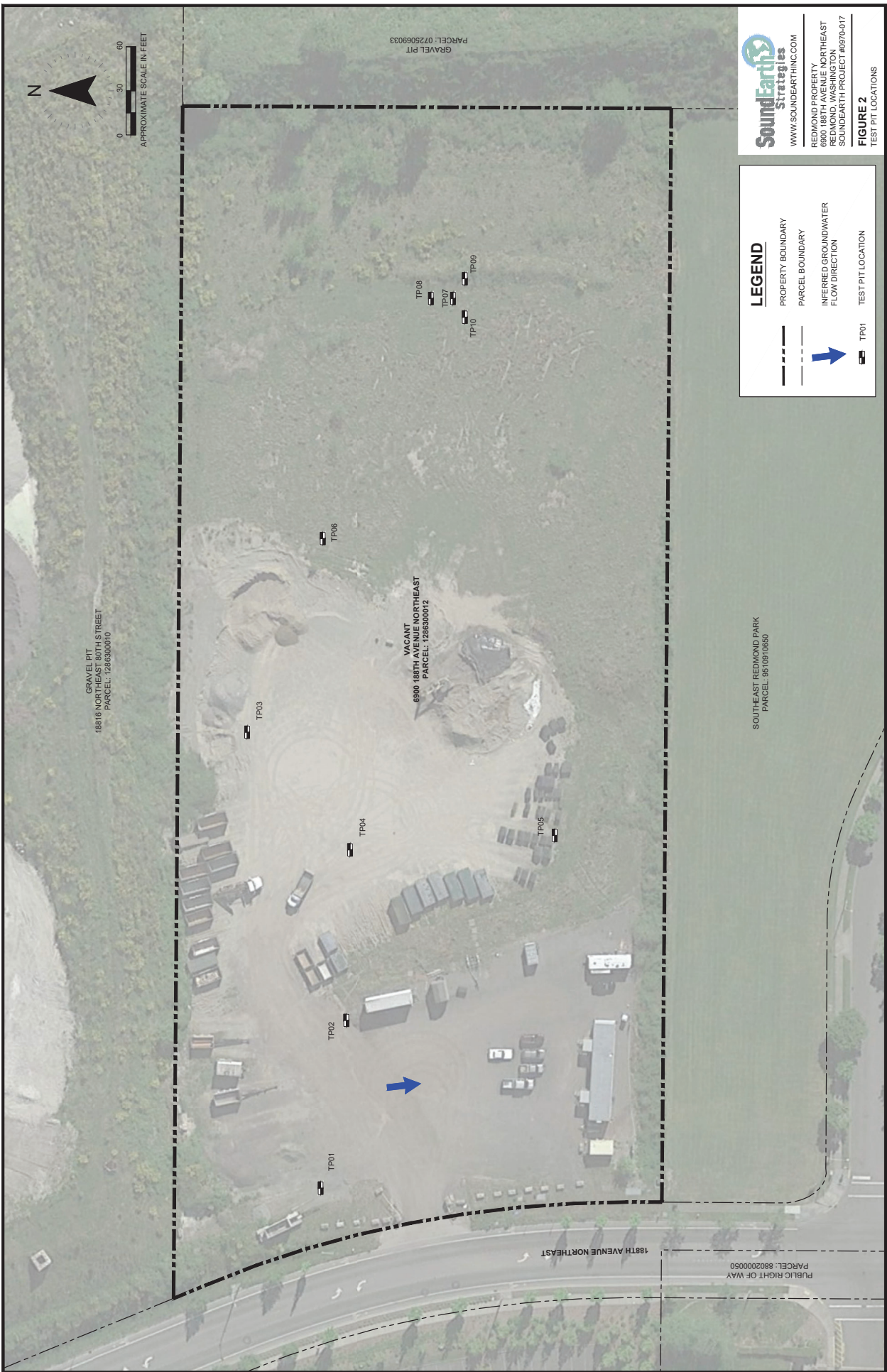
100000799

Cleanup Site ID No. (if known):

16946

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.





SoundEarth Strategies
 WWW.SOUNDEARTHINC.COM

REDMOND PROPERTY
 6800 188TH AVENUE NORTHEAST
 REDMOND, WASHINGTON
 SOUNDEARTH PROJECT #6970-017

FIGURE 2
 TEST PIT LOCATIONS