DEPARTMENT OF ECOLOGY
State of Washington

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

ERTS #(s):	**724401**
Parcel # (s):	**0630125004080000, 0630125005000000, and 0630125004360000**
County:	**Clallam**
FSID #:	**68724**
CSID #:	**17037**
UST #:	Click to enter text.

SITE INFORMATION

Site Name (Name over door): Starbucks Diesel Release	Site Address (including City, State, and Zip): 2013-2027 East 1st Street in Port Angeles, Washington 98362	Phone n/a Email n/a
Site Contact, Title, Business: Elizabeth Rachman, Vice President, Principal Hydrogeologist, Atlas Geosciences NW	Site Contact Address (including City, State, and Zip): n/a	Phone (253) 237-7366 Email lrachman@atlasgeonw.com
Site Owner, Title Business: 1485 Olney St LLC	Site Owner Address (including City, State, and Zip): 1201 Pacific Ave, Suite 1400,Tacoma, WA 98402	Phone n/a Email n/a
Site Owner Contact, Title, Business: Ben Norbe	Site Owner Contact Address (Including City, State, and Zip): n/a	Phone 253-732-9919 Email ben.norbe@kidder.com
Previous Site Owner(s): JOKRIJO LLC	Additional Info (for any Site Information Item): **n/a**	
Alternate Site Name(s): **n/a**		

Latitude (Decimal Degrees):	**123.3988405°W**	**Longitude** (Decimal Degrees):	**48.1070373°N**

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: Click to enter text.	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: **Click to enter text.**)	☐	
Independent Cleanup Action Completed (contamination removed)	☐	

COMPLAINT (Brief Summary of ERTS Complaint):

TPH-related impacts to soil and groundwater were identified during a 2022 UST Site Investigation Report

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

The soil and groundwater on this site were not fully characterized. TPH-Dx was detected in the orphaned tank, however (PDF pg. 4, UST Site Assessment Report), TPH-Dx was not analyzed for the soil samples(PDF pg. 64-73, UST Site Assessment Report). TPH-Gx and BEX were detected in the soil above Method A CULs

and at least TPH-Gx contaminated PCS remains onsite (PDF pg. 11, UST Site Assessment Report). Perched groundwater was encountered during excavation but was not sampled (PDF pg. 6, UST Site Assessment Report). Refer to Table 830-1 in MTCA, for sampling requirements. If Method B is used for CULs, refer to the Guidance for Remediation of Petroleum Contaminated Sites for the protocol. Ennis Creek runs through the northern portion of the property (PDF pg. 32, Phase I) and the site will require a TEE to confirm exposure pathways. Recommend listing the Site.

Investigator: **Katie McNulty**	Date Submitted: 10/13/2023

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 site, located at 2013 East 1st Street in Port Angeles, Washington consists of three parcels, 0630125004080000, 0630125005000000, and 0630125004360000. Ennis Creek runs through the northern portion of the property, and the southern portion of the property is currently being redeveloped for commercial use.

The soil and groundwater on this site were not fully characterized. In 2022, a 900-gallon UST of unknown origin was discovered and removed from the site. In addition to the removal of the tank, 382 tons of PCS was excavated and removed from the site. UST Site Assessment Reports the UST as containing diesel (PDF pg. 4, UST Site Assessment Report), gasoline (PDF pg. 3, UST Site Assessment Report), and heating oil tank (email correspondence with Atlas Geosciences NW), however, TPH-Dx was not analyzed for the soil samples (PDF pg. 64-73, UST Site Assessment Report). Refer to MTCA table 830-1 for required analysis methods. TPH-Gx and BEX were detected in the soil above Method A CULs and at least TPH-Gx PCS remains onsite (PDF pg. 11, UST Site Assessment Report). Perched groundwater was encountered during excavation but was not sampled (PDF pg. 6, UST Site Assessment Report). Refer to Table 830-1 in MTCA, for sampling requirements.

If Method B is used for CULs, refer to the Guidance for Remediation of Petroleum Contaminated Sites for the protocol. Ennis Creek runs through the northern portion of the property (PDF pg. 32, Phase I) and the site will require a TEE to confirm exposure pathways. Recommend listing the Site. The Site may qualify to use a Model Remedy once fully characterized to compliance and all exposure pathways are identified.

Documents reviewed:

July 18, 2023 Addendum to CBA Purchase and Sale Agreement
July 18, 2023 Commercial & Investment Real Estate Purchase and Sale Agreement
December 12, 2022 Krazan Underground Storage Tank Site Assessment Report
October 24, 2022 A1 Soil Cleanup Levels: Worksheet for Soil Data Entry; Not Correctly Completed
September 11, 2020 Atlas Geosciences NW Phase I Environmental Site Assessment

CONTAMINANT GROUP	CONTAMINANT	*SOIL*	*GROUNDWATER*	*SURFACE WATER*	*AIR*	*SEDIMENT*	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds	Select	Select	Select		Select	Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents	Select	Select	Select	Select	Select	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)	Select	Select	Select	Select	Select	Hydrocarbons composed of two or more benzene rings.
	Tributyltin	Select	Select	Select		Select	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	**S**	**S**	Select	Select	Select	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	**C**	**S**	Select	Select	Select	Benzene
	Other Non-Halogenated Organics	**C**	**S**	Select	Select	Select	TEX
	Petroleum Diesel	**S**	**S**	Select		Select	Petroleum Diesel
	Petroleum Gasoline	**C**	**S**	Select	Select	Select	Petroleum Gasoline
	Petroleum Other	**S**	**S**	Select		Select	Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE	Select	Select	Select	Select	Select	Polybrominated di-phenyl ether
	Other Halogenated Organics	Select	Select	Select	Select	Select	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	Select	Select	Select	Select	Select	PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)	Select	Select	Select	Select	Select	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)	Select	Select	Select	Select	Select	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*
	Per- and polyfluoroalkyl substances (PFAS)	Select	Select	Select	Select	Select	Aqueous Film-Forming Foam
Metals	Metals – Other	Select	Select	Select		Select	Cr, Se, Ag, Ba, Cd
	Lead	**S**	**S**	Select		Select	Lead
	Mercury	Select	Select	Select	Select	Select	Mercury
	Arsenic	Select	Select	Select		Select	Arsenic

CONTAMINANT GROUP	CONTAMINANT	*SOIL*	*GROUNDWATER*	*SURFACE WATER*	*AIR*	*SEDIMENT*	DESCRIPTION
Pesticides	Non-halogenated pesticides	Select	Select	Select	Select	Select	Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides	Select	Select	Select	Select	Select	Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)
Other Contaminants	Radioactive Wastes	Select	Select	Select	Select	Select	Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic	Select	Select	Select		Select	Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic	Select	Select	Select	Select	Select	Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos	Select	Select	Select	Select	Select	All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances	Select	Select	Select		Select	Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures	Select	Select	Select		Select	Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures	Select	Select	Select		Select	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	Select	Select	Select	Select	Select	Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes	Select	Select	Select	Select	Select	Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes	Select	Select	Select	Select	Select	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)** **7/27/2023**
☐ **ERTS Complaint**
☐ **Other (please explain):** Click to enter text.

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If *No*, please explain why: Click to enter text.

NAICS Code (if known): Click to enter text.
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
Click to enter text.

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Unites needed, please explain why: Click to enter text.

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 Click to enter text.**)** Click to enter text.

Specific confirmed contaminants include:
TPH-Gx, B, E, X in Soil
Click to enter text. in Groundwater
Click to enter text. in Other (specify matrix: Choose an item.

Facility/Site ID No. (if known):
Click to enter text.
Cleanup Site ID No. (if known):
Click to enter text.

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 for Observations Page

Please use this box for any text that requires special formatting

Releases of hazardous substances from Leaking Underground Storage Tanks must be reported to the Department of Ecology within 24 hours of discovery, all other environmental incidents within 90 days of discovery.

Refer to Guidance for Remediation of Petroleum Contaminated Sites during PCS evaluation and excavation activities.

The UST Site Assessment Reports the UST as containing diesel, gasoline, and heating oil tank, refer to MTCA table 830-1 for required analysis methods.

Sample collection on the side walls should be collected at depths where contamination is most likely to be present and the lowest soil sample should be within compliance of 15 ft bgs.

Perched groundwater is common in glacial deposits, UST Site Assessment Report states groundwater was encountered, but not sampled. Groundwater sampling must occur to close all exposure pathways.

The Method B CULs were not correctly calculated. Before Method B can be used, all exposure pathways must be identified. A TEE is required for Method B, there is a critical area located on the site and groundwater was encountered during excavation; these factors may disqualify the site for the use of Method B CULs. To determine the number of soil samples that needed to calculate Method B CULs, refer to Table 8.5 of Guidance for Remediation of Petroleum Contaminated Sites. When diesel and gasoline range compounds are present on site, both VPH and EPH must be analyzed. When a contaminant is known to exist on-site, particularly at detections above Method A CULs, you may not enter a zero value for the measured soil concentrations.

The Phase I report states there is soil of an unknown origin stored on-site, however, there is no record of the fate of this soil, or any sampling of the soil (PDF pg. 31, Phase I).