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):	726893
Parcel #(s):	7883608611
County:	King
FSID #:	100002761
CSID #:	17094
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Guardian Towing	8914 14th Ave S Seattle, WA 98108	
Site Contact, Title, Business: Jessica Gomez Seattle, Office of Housing	Site Contact Address (including City, State and Zip): 700 5th Avenue, Suite 5700 Seattle, WA 98104	Phone (206) 684-5081 Email jessica.gomez@seattle.gov
Site Owner, Title, Business:	Site Owner Address (including City, State and Zip):	Phone Email
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s):	Additional Info (for any Site Information Item): Site discovery letter included address/parcel of 1412 S Henderson St / 7883608608	
Alternate Site Name(s): Seattle Housing Project		

Latitude (Decimal Degrees):	47.52342
Longitude (Decimal Degrees):	-122.31470

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):

11/21/23 Seattle Office of Housing notified Ecology of contamination at property they acquired in June 2022. Phase I and II were conducted on the two parcels, showing heavy oil, TPH, and PAH TEQ above MTCA Method A cleanup levels in soil, and heavy oil, TPH, arsenic, lead, and chromium above screening levels in groundwater.

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

Subsurface investigation activities reported soil and groundwater sample laboratory analytical results with concentrations of contaminants exceeding MTCA Method A cleanup levels. Recommendation: list site on Contaminated Sites List (CSL).

Investigator: Cecilia Henderson Date Submitted: 2/29/2024

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.):

In June 2021, ATC Group Services LLC (ATC) completed Phase I Environmental Site Assessments (ESAs) on the two subject properties. ATC identified a Recognized Environmental Condition (REC) on the 8914 14th Avenue South property associated with property operation as a vehicle sales, towing, and storage facility and the observed presence of suspected petroleum stains on the gravel ground surface.

On June 15, 2021, ATC completed Phase II ESA activities on the 8914 14th Avenue South property including advancement of five soil borings to 20 feet below ground surface (bgs). ATC collected six total soil samples for laboratory analysis of gasoline, diesel, and heavy oil-range total petroleum hydrocarbons (TPH-G, TPH-D, & TPH-O); total metals; total mercury; benzene, toluene, ethylbenzene, and xylenes (BTEX); and polycyclic aromatic hydrocarbons (PAHs). Groundwater was observed between six and ten feet bgs. ATC collected a groundwater sample from each boring using temporary well screening and submitted groundwater samples for laboratory analysis of TPH-G, TPH-D, and TPH-O; dissolved metals; dissolved mercury; hexavalent chromium; BTEX; and PAHs. Samples were submitted to Fremont Analytical.

Soil sample laboratory analytical results reported concentrations of TPH-O, benzo(a)-anthracene, benzo(a)pyrene, and total carcinogenic PAHs (cPAHs) modified by Toxicity Equivalency Factors (TEFs) (calculated Toxic Equivalent Concentration [TEQ]) exceeding MTCA Method A cleanup levels. Soil sample results also reported concentrations of total chromium exceeding the MTCA Method A cleanup level for hexavalent chromium; soil samples were not analyzed for hexavalent chromium.

Groundwater sample laboratory analytical results reported concentrations of TPH-O, arsenic, lead, dissolved chromium, and hexavalent chromium exceeding MTCA Method A cleanup levels. Ecology notes that the sample hold time was exceeded for hexavalent chromium analysis and the hexavalent chromium concentration was more than double the reported total chromium concentration in groundwater sample SB-5.

The properties are intended to be redeveloped into affordable housing, with an anticipated construction date of 2025.

See page 6 for vicinity and sample location figures.

Documents reviewed:

Geotechnical Investigation, 8914 14th Avenue South & 1412 South Henderson Street, Seattle WA. Atlas Technical Consultants, LLC, Boise ID. May 14, 2021.

Phase I Environmental Site Assessment, 1412 South Henderson Street, Seattle WA. ATC Group Services LLC, Seattle WA. June 10, 2021.

Phase I Environmental Site Assessment, 8914 14th Avenue South, Seattle WA. ATC Group Services LLC, Seattle WA. June 10, 2021.

Phase II Subsurface Investigation Report, 8914 14th Avenue South, Seattle WA. ATC Group Services LLC, Seattle WA. July 22, 2021.

Release Report, 8914 14th Avenue South & 1412 South Henderson Street, Seattle WA. Seattle Office of Housing, Seattle WA. November 17, 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	B				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	B				Benzene
	Other Non-Halogenated Organics	B	B				TEX
	Petroleum Diesel	B	B				Petroleum Diesel
	Petroleum Gasoline	B	B				Petroleum Gasoline
	Petroleum Other	C	C				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	C	C				Cr, Se, Ag, Ba, Cd
	Lead	B	C				Lead
	Mercury	B	B				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):** 11/21/2023 (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:

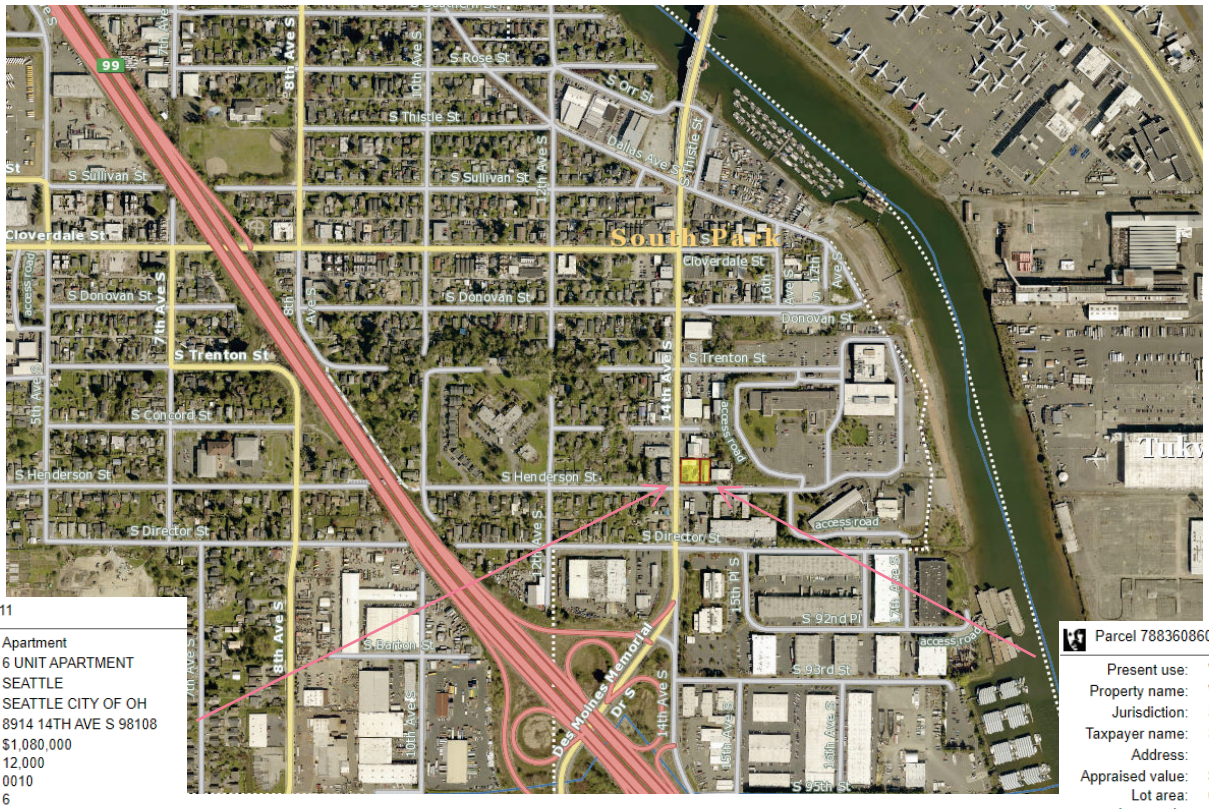
_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
100002761
Cleanup Site ID No. (if known):
17094

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.



Parcel 7883608611

Present use:	Apartment
Property name:	6 UNIT APARTMENT
Jurisdiction:	SEATTLE
Taxpayer name:	SEATTLE CITY OF OH
Address:	8914 14TH AVE S 98108
Appraised value:	$1,080,000
Lot area:	12,000
Levy code:	0010
# of units:	6
# of buildings:	1

Parcel 7883608608

Present use:	Warehouse
Property name:	WAREHOUSE
Jurisdiction:	SEATTLE
Taxpayer name:	SEATTLE CITY OF OH
Address:	1412 S HENDERSON ST 98108
Appraised value:	$529,200
Lot area:	6,000
Levy code:	0010

Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting