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):	698487
Parcel #(s):	P75106
County:	Skagit
FSID #:	21878497
CSID #:	17121
UST #:	101886

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Lake McMurray Store	22805 State Route 9 Mount Vernon, WA 98274	
Site Contact, Title, Business: Diane Kamacho Diane's Tank Removal Service	Site Contact Address (including City, State and Zip): PO Box 77738 Seattle, WA 98177	Phone (206) 510-9497 Email dianestank@hotmail.com
Site Owner, Title, Business: Yumi Coger (listed on ERTS) Lake McMurray Store	Site Owner Address (including City, State and Zip):	Phone (360) 445-3565 Email ycoger@gmail.com
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s): Alternate Site Name(s):	Additional Info (for any Site Information Item):	

Latitude (Decimal Degrees):	
Longitude (Decimal Degrees):	

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: 2/11/2021		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):

5/28/20 ERTS submittal: Ecology TAG #: A3148
Site is undergoing permanent closure for 3 USTs. Diane Kamacho recieved a verbal laboratory result from Friedman & Bruya for Gx at 1,100ppm in soil. The owner has been notified along with the owner's insurance company, Colony Insurance. An insurance claim was filed. Cleanup conducted with insurance consultant involvement.

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

I am recommending NFA due to removal of 1574 tons of contaminated soil. The over excavation walls and bottom were below Method A for soil. Ecology asked for drilled well to determine if GW was affected since excavation had water in it. The down gradient well sample toward the lake was non-detect for gasoline and diesel.

Investigator: Annette Ademasu Date Submitted: 11/21/2024

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.):

Limited Site Assessment & Tank Closure Report 8/27/2020: Three tanks removed (3000 gallon gas, 1000 gallon gas, 1000 gallon diesel). The tanks were STIP3 tanks manufactured with anodes, and were in good shape, no holes visible, minor rust. GW flow is expected toward east (lake is east). Soil samples were mostly non-detect except 2 soil samples exceeded Method A: B2 at 5'bgs 1100 mg/Kg gasoline and F5 at 6'bgs at 170 mg/Kg gasoline (both north of tanks adjacent to building). One water sample taken from excavation water (not representative of GW) at 510 ug/L gasoline which is below Method A.

Site Visit 2/11/2021: Observed soil removal equipment on-site, with metal sheeting over small excavation, fenced off area. Spoke by phone with Diane Kamancho, Site Assessor, she said due to snow coming they did not start contaminated soil removal today, will wait until after snow. Many delays due to Covid, Utility Pole, insurance claim approvals of work, etc.

Remedial Action final Report 1/4/2023: Over excavated and removed 1574 tons of PCS and re-sampled. All soil samples below method A cleanup levels for petroleum. No GW wells drilled, so I called the Site Assessor and requested a drilled GW sample be taken to determine if GW affected, since excavation water samples during contaminated soil removal showed gasoline, but is not representative of GW, since it was from pit.

Groundwater Sampling Report 8/30/2023 & invoice 9/27/2023 for additional lab sample: It was recommended to go back out with drill rig and take a representative sample of GW to determine if GW affected. The Boring depth was 20' bgs. The GW sample was taken downgradient 10 feet from east side of excavation toward lake. Lab analysis request was for gasoline, but laboratory analyzed for diesel and it was non-detect. Site Assessor notified laboratory of mistake, and the lab responded with another analysis and it was non-detect for gasoline and diesel.

Documents reviewed:

Limited Site Assessment & Tank Closure Report. Diane's Tank Removal Services, LLC, Seattle, WA. August 27, 2020.

Remedial Action Final Report. Diane's Tank Removal Services, LLC, Seattle, WA. January 4, 2023.

Groundwater Sampling Report Monitoring Well No. 1. Diane's Tank Removal Services, LLC, Seattle, WA. August 30, 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)						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						Petroleum Diesel
	Petroleum Gasoline	RB					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						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):** 5/28/2020 (Date Report Received)
☐ **ERTS Complaint**
☐ **Other (please explain):** _____

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

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: _____)

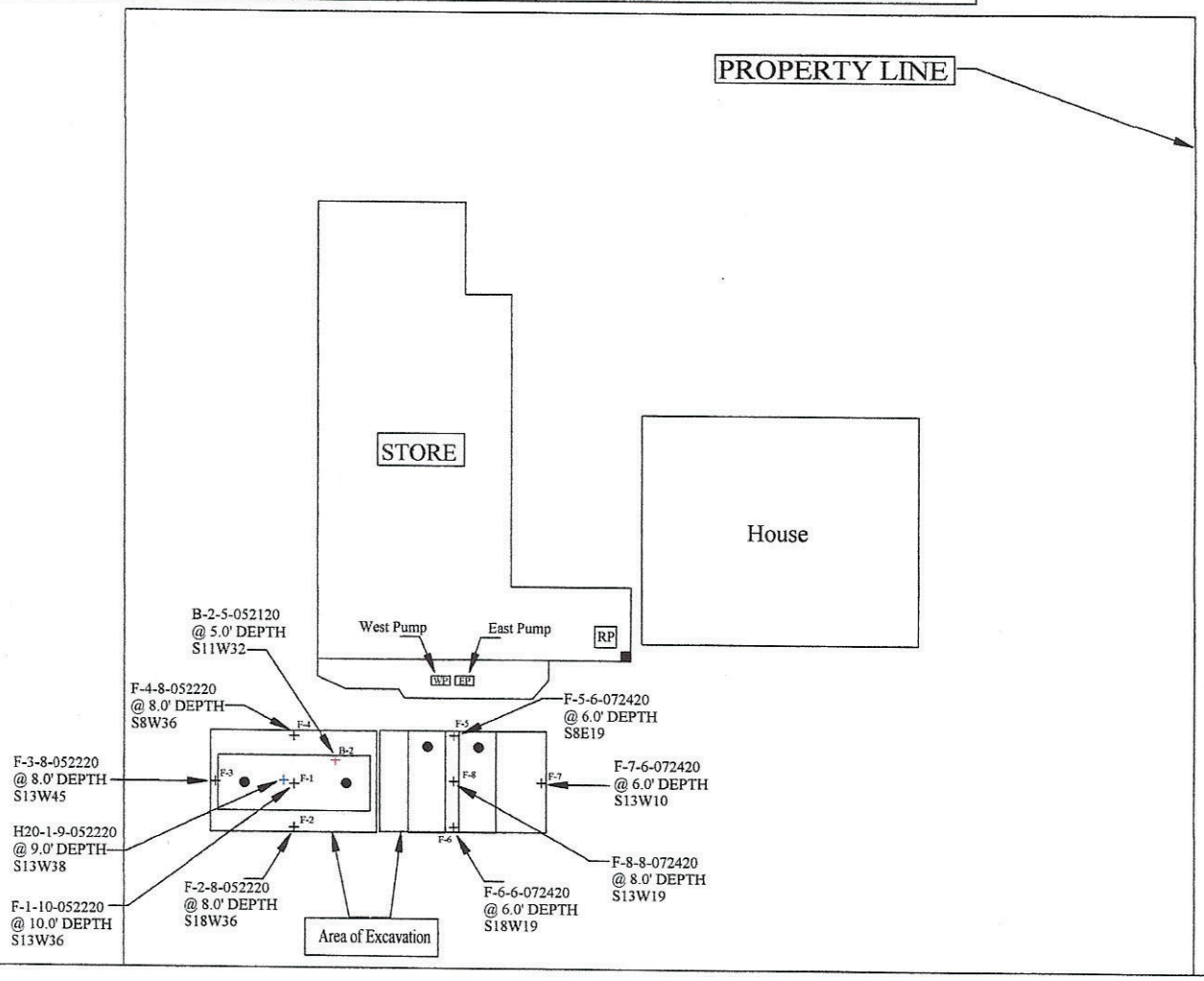
Facility/Site ID No. (if known):
21878497
Cleanup Site ID No. (if known):
17121

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.

SITE ANALYTICAL RESULTS:

Boring #	Depth	Diesel	Benzene	Toluene	EthylBenzene	TotalXylenes	Gasoline	RCRA 8
B-2-5-052120	5'	860	<0.02	0.21	1.7	0.84	1,100	3.69/76.5/<1/39.5/5.41/<1/<1/<1
F-1-10-052220	10'	<50					<5	
F-2-8-052220	8'	<50					<5	
F-3-8-052220	8'	<50					<5	
F-4-8-052220	8'	<50					<5	
F-5-6-072420	6'	100	<0.02	0.45	0.94	2.0	170	
F-6-6-072420	6'	<50	<0.02	<0.02	<0.02	<0.06	<5	
F-7-6-072420	6'	<50	<0.02	<0.02	<0.02	<0.06	<5	
F-8-8-072420	8'	<50	<0.02	<0.02	<0.02	<0.06	<5	
E-PUMP-1-2-052220	2'	430					<5	
W-PUMP-1-2-052220	2'	<50					<5	
Stk-1-072420 (stockpile)		<50	<0.02	<0.02	<0.02	<0.06	<5	
H20-1-9-052220	9'	<350					510	

RP = REFERENCE POINT FROM WHICH SOIL SAMPLE LOCATIONS ARE DERIVED



STATE ROUTE 9

Date: July 24, 2020	Project Name: LAKE MCMURRAY STORE PROJECT	Scale: 1" = 20'
Diane's Tank Removal Services, LLC P.O. Box 77738 Seattle, Washington 98177	Project Address: 22809 State Route 9 Mount Vernon, Washington 98274	Grade N Direction