



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):

Parcel # (s):

County:

FSID #:

CSID #:

UST #:

NONE

31300300100

Thurston

100003221

17156

Click to enter text.

SITE INFORMATION

| | | |
|--|--|--|
| Site Name (Name over the door): Irving R. Newhouse Senate Building Petroleum Release | Site Address (including City, State, and Zip): 223 Sid Synder Ave. SW, Olympia, WA 98501 | Phone Click to enter text. Email Click to enter text. |
| Site Contact, Title, Business: Ian Young, Senior Geologist GeoEngineers, Inc. | Site Contact Address (including City, State, and Zip): 2101 4th Avenue, Suite 950, Seattle, WA 98121 | Phone 206.920.8635 Email iyoung@geoengineers.com |
| Site Owner, Title Business: Washington State Dept. of Enterprise Services | Site Owner Address (including City, State, and Zip): PO BOX 41480 Olympia, WA 98504-1480 | Phone Click to enter text. Email Click to enter text. |
| Site Owner Contact, Title, Business: Click to enter text. | Site Owner Contact Address (Including City, State, and Zip): Click to enter text. | Phone Click to enter text. Email Click to enter text. |
| Previous Site Owner(s): Click to enter text. | Additional Info (for any Site Information Item): Click to enter text. | |
| Alternate Site Name(s): Click to enter text. | | |

| | | | |
|-----------------------------|-----------------|------------------------------|-------------------|
| Latitude (Decimal Degrees): | 47.03489 | Longitude (Decimal Degrees): | -122.90248 |
|-----------------------------|-----------------|------------------------------|-------------------|

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: Click to enter text. | Entry Notice: | Announced <input type="checkbox"/> | Unannounced <input type="checkbox"/> |
| Photographs taken? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Note: Attach photographs or upload to PIMS | | |
| Samples Collected? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Note: Attach record with media, location, depth, etc. | | |

RECOMMENDATION

| | |
|---|--|
| No Further Action (Check the appropriate box below): | LIST on 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: Click to enter text.) <input type="checkbox"/> | |
| Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/> | |

COMPLAINT (Brief Summary of ERTS Complaint):

Petroleum contamination was discovered during demolition/construction activities on the property.

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

The site was potentially remediated and is pending review by a cleanup program.

| | |
|--|---------------------------------|
| Investigator: Aaren Fiedler, LG | Date Submitted: 1/9/2025 |
|--|---------------------------------|

OBSERVATIONS ☐ Please check this box if you included information on the Supplemental Page at the end of the report.

Description (If a site visit is made, please be sure to include the following: site observations, site features, and cover, chronology of events, sources/past practices likely responsible for the contamination, presence of water supply wells and other potential exposure pathways, etc.):

Petroleum contamination was discovered in soil during demolition or construction activities occurring on the property.

It is being assumed to have come from a UST as the area is known to have both a current and historical heavy use of USTs.

This contamination appears to be unrelated to the heating oil tank located in the north-east corner of the property and reported under ERTS724985 and ERTS729373.

3 Kings is claiming a >50-foot separation distance from groundwater. The Site is >120 feet above the nearby Capital Lake, and that claim seems plausible. No groundwater was observed in the excavation.

There is not sufficient evidence of a strictly gasoline release but rather evidence that the fuels used were less than pure or of low quality or that the UST was used to hold something other than heating oil for some amount of time. This is typical of older and forgotten USTs.

Initial sampling indicated MTCA Method A soil CUL exceedances of Diesel range total petroleum hydrocarbons (TPH-D) and Gasoline range total petroleum hydrocarbons (TPH-G) in the area of samples S1 @ 7', S2 @ 7', HA-S @ 7', HA-S2 @ 8' with below CUL concentrations in the vicinity of HA-SURFACE WATER @ 9' and HA-SE @ 8'. Various volatile organic compounds (VOCs) were also present in the contaminated area.

Cleanup was performed in stages as areas of the contamination become accessible around the demolition and construction activities at the Site.

Those cleanup activities did reduce TPH-D and TPH-G to below MTCA Method A soil CULs or laboratory reporting limits (RL) and VOCs were removed to below the laboratory RL.

The release may have been cleaned up and is required to go through review and assessment by a cleanup program.

Documents reviewed:

Ian Young (GeoEngineers), Newhouse Senate Building - Release/Cleanup Reporting and Closure, Email, addressed to Tim Mullin (Ecology), November 19, 2024.

GeoEngineers, Project Schedule, Memorandum, addressed to Pollution Liability Insurance Agency Technical Assistance Program, November 11, 2024.

3 Kings, Heating Oil Tank Decommissioning Report, March 19, 2024.

3 Kings, Petroleum-Impacted Soil Cleanup Report, March 27, 2024.

| 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, or 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) | RB | 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, and antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin) |
| | Methyl tertiary-butyl ether | Select | Select | Select | Select | Select | MTBE is a volatile oxygen-containing organic compound used as a gasoline additive to promote complete combustion and help reduce air pollution. |
| | Benzene | Select | Select | Select | Select | Select | Benzene |
| | Other Non-Halogenated Organics | RB | Select | Select | Select | Select | TEX |
| | Petroleum Diesel | RB | Select | Select | | Select | Petroleum Diesel |
| | Petroleum Gasoline | RB | Select | Select | Select | Select | Petroleum Gasoline |
| | Petroleum Other | Select | Select | Select | | Select | Oil-range organics |
| Halogenated Organics (see notes at bottom) | PBDE | Select | Select | Select | Select | Select | Polybrominated diphenyl 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). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatiles analysis 8270</i> |
| | 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 | Select | Select | 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 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 Ordnance | 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 the contaminant matrix above with the 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 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 derivatives. 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 (Date Report Received)
☐ 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 the property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):

Heating Oil Tank

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 **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 [Click to enter text.](#)) [Click to enter text.](#)

Specific confirmed contaminants include:

Petroleum Hydrocarbon in Soil

Facility/Site ID No. (if known):

[Click to enter text.](#)

Cleanup Site ID No. (if known):

[Click to enter text.](#)

[Click to enter text.](#) in Groundwater

[Click to enter text.](#) in Other (specify matrix: [Choose an item.](#)

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.

Click to enter text.

Ecology Figure 1: Release Location with Parcels



January 9, 2025

UST Sites 1

Active/Inactive

Active

Inactive

TCP Cleanupsites 1

Cleanup Status

Complete

LUST Sites 1

ECY Program Data 1

EcologyProgram

HAZWASTE

EIM_Locations

IsLocationAWell

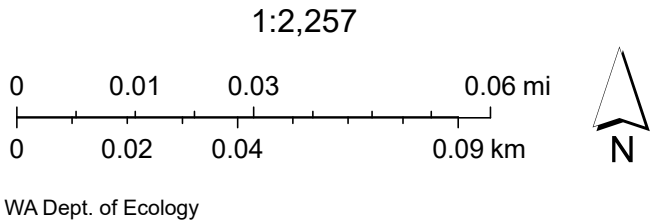
Non-well Location

roads

NHD Waterbodies

NHD Waterbodies

Lake, Pond, Reservoir



NOTE: There appears to be an east-west misalignment between the parcel boundary layer and the base-map layer.

Thurston County Assessor

Parcel Number: 31300300100

Date: 1/7/2025

| | | | |
|---------------------------|---|---------------------------|---|
| Situs Address: | 223 SID SNYDER AVE SW | Sect/Town/Range: | 23 18 2W |
| Owner: | WASH-DEPT OF ENTERPRISE SERVICES | Size: | 1.32 Acres |
| Address: | PO BOX 41480 | UseCode: | 67 Service - Governmental |
| | OLYMPIA, WA 98504-1480 | TCA Number: | 110 |
| Taxpayer: | WASH-DEPT OF ENTERPRISE SERVICES | Neighborhood: | 28FB |
| Address: | PO BOX 41480 | Property Type: | XMP |
| | OLYMPIA, WA 98504-1480 | Taxable: | YES |
| Abbreviated Legal: | Section 23 Township 18 Range 2W Plat ALLEN E J BLK 3 LTS 1-9 008023 | Active Exemptions: | Government Property - Property is exempt from property tax and the assessed value may not represent market value. |
| | | School District: | OLYMPIA S.D. #111 |

Market Values

| Tax Year | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|---------------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Assessment Year | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
| Market Value Land | \$637,100 | \$558,300 | \$618,000 | \$652,300 | \$797,500 | \$761,700 | \$677,700 | \$861,100 | \$663,700 | \$598,550 |
| Market Value Buildings | \$9,367,400 | \$4,937,600 | \$7,015,100 | \$4,498,800 | \$4,669,500 | \$5,115,900 | \$4,680,400 | \$4,543,400 | \$5,443,200 | \$3,562,500 |
| Market Value Total | \$10,004,500 | \$5,495,900 | \$7,633,100 | \$5,151,100 | \$5,467,000 | \$5,877,600 | \$5,358,100 | \$5,404,500 | \$6,106,900 | \$4,161,050 |

Commercial Structures

| Building | Year Built | Floor | Square Feet | No. Floors | Total Sq. Ft. | Quality | Condition |
|--------------|------------|-------|-------------|------------|---------------|-----------|-----------|
| GOVRNMT-BLDG | 1928 | 1 | 8040 | 1 | 8040 | VERY-GOOD | AVERAGE |
| GOVRNMT-BLDG | 1928 | 2 | 8128 | 1 | 8128 | VERY-GOOD | AVERAGE |
| GOVRNMT-BLDG | 1928 | 0 | 8128 | 1 | 8128 | VERY-GOOD | AVERAGE |
| OFC-BSMT-STG | 1936 | 0 | 1221 | 1 | 1221 | AVERAGE | AVERAGE |
| OFC-BSMT-STG | 1928 | 0 | 1736 | 1 | 1736 | AVERAGE | AVERAGE |
| OFFICE | 1928 | 1 | 1736 | 1 | 1736 | AVERAGE | AVERAGE |
| OFFICE | 1928 | 2 | 1233 | 1 | 1233 | AVERAGE | AVERAGE |
| OFFICE | 1936 | 1 | 1245 | 1 | 1245 | AVERAGE | AVERAGE |
| OFFICE | 1936 | 2 | 1221 | 1 | 1221 | AVERAGE | AVERAGE |
| | | | | | ----- | | |
| | | | | | 32688 | | |

Detached Structures

| Structure | Year Built | Square Feet | Quality | Condition |
|--------------|------------|-------------|---------|-----------|
| PVNG-ASPHALT | 1980 | 4878 | AVERAGE | AVERAGE |

Land Characteristics

| | | | |
|---------------------------|------------|--------------------------|------------------|
| Land Flag | 5830 | Land Influence(s) | GE-GD EXPOSURE |
| Lot Square Footage | 57571 | | GA-GOOD ACCESS |
| Lot Acreage | 1.32 | | LT-LIGHT TRAFFIC |
| Effective Frontage | Not Listed | | |
| Effective Depth | Not Listed | | |
| Water Source | Not Listed | | |
| Sewer Source | Not Listed | | |

The Assessor's Office maintains property records on approximately 112,000 parcels in Thurston County for tax purposes. Though records are updated regularly, the accuracy and timeliness of published data cannot be guaranteed. Any person or entity that relies on information obtained from this website does so at his or her own risk. Neither Thurston County nor the Assessor will be held liable for damage or losses caused by use of this information. **All critical information should be independently verified.**

Office of the Assessor

Steven J. Drew, Assessor

3000 Pacific Ave SE, Olympia WA 98501

Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933