



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):

Parcel #(s):

County:

FSID #:

CSID #:

UST #:

SITE INFORMATION

<u>Site Name (Name over door):</u>	<u>Site Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u>	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner, Title, Business:</u>	<u>Site Owner Address (including City, State and Zip):</u>	<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>		

Latitude (Decimal Degrees):

Longitude (Decimal Degrees):

Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

INSPECTION INFORMATION

Inspection Conducted?	Date/Time:	Entry Notice:	Announced ☐	Unannounced ☐
Yes ☐ No ☐				
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):

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

Investigator:

Date Submitted:

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.):

Documents reviewed:

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)						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						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). <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:

_____ in Soil

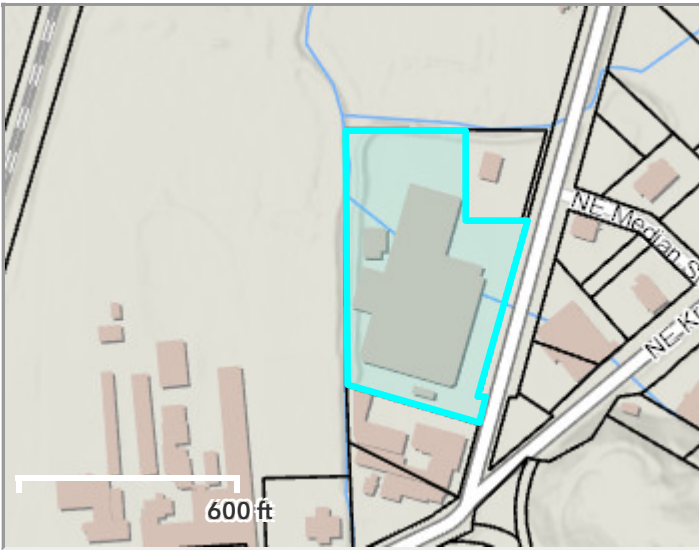
_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

Cleanup Site ID No. (if known):

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.



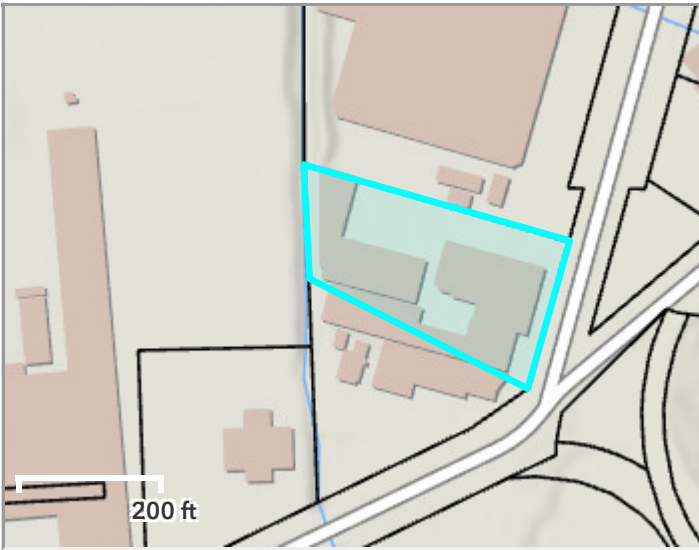
Address 1757 N National Ave
Parcel Number **005605093001**
Owner Sunbirds
Account # 027813

Assessed Value
\$2,589,200

Taxes Owed
\$9,697.78

General Information

Parcel Number	005605093001	Owner	Sunbirds
Address	1757 N National Ave		11151 S Steeplechase Dr Kennewick, WA 99338
Use Code	53 Retail - General Mrchds	Tax Payer	Sunbird'S
TCA.(Tax Code Area)	020		11151 S Steeplechase Dr Kennewick, WA 99338
Current Use	No	Partial Legal Description	Section 20 Township 14N Range 02W PT SW4 SEC 20 & PT NW4 SEC 29 LY WLY NATIONAL AVE DESC 165/410
Total Acres	6.400		



Address 1685 N National Ave
Parcel Number **005614000000**
Owner Velasco Esparza, Luis G Et Al
Account # 2198634

Assessed Value
\$599,300

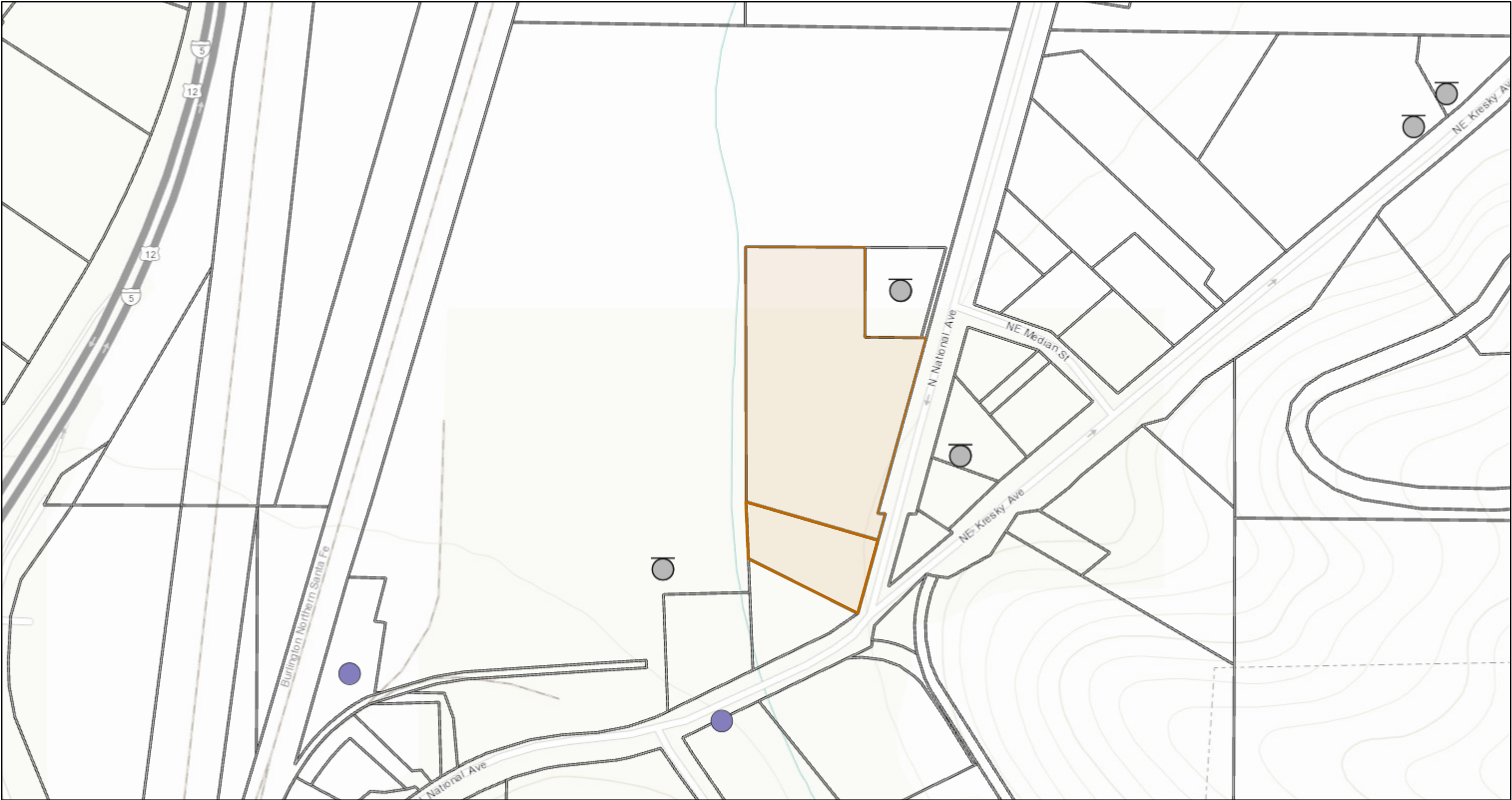
Taxes Owed
\$2,247.73

General Information

Parcel Number 005614000000
Address 1685 N National Ave
Use Code 52 Retail - Hardware
TCA (Tax Code Area) 020
Current Use No
Total Acres 1.240

Owner Velasco Esparza, Luis G Et Al
323 N B St
Aberdeen, WA 98520
Tax Payer Velasco Esparza, Luis G Et Al
323 N B St
Aberdeen, WA 98520
Partial Legal Description Section 20 Township 14N Range
02W PT NE4 NW4 SEC 29 & P T
SE4 SW4 SEC 20

ERTS726990 - National Ave Orphan USTs

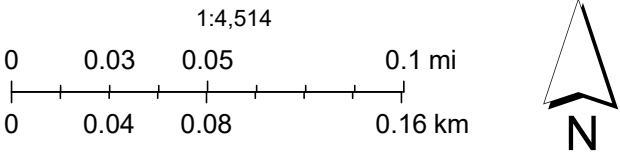


February 2, 2024

UST Sites 1 TCP Cleanupsites 1 Complete

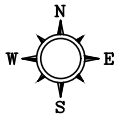
Active/Inactive Cleanup Status

Inactive Awaiting Cleanup



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, WA Dept. of Ecology

FILENAME	DRAWN BY	CHECKED BY	APPROVED BY	PROJECT NUMBER
22-157_SUNBIRDS-0523.DWG	JGM	5/11/2023	EM	5/11/2023



PROJECT LOCATION

NOTES

1. THE LOCATIONS OF ALL FEATURES SHOWN ARE APPROXIMATE
2. THIS DRAWING IS FOR INFORMATION PURPOSES. IT IS INTENDED TO ASSIST IN SHOWING FEATURES DISCUSSED IN AN ATTACHED DOCUMENT.

REFERENCE

DRAWING CREATED FROM AERIAL PHOTOGRAPH AND NOTES PROVIDED BY AEG ATLAS, LLC.
VICINITY IMAGE SOURCE: U.S. GEOLOGICAL SURVEY-2020, 7.5 MINUTE QUADRANGLE MAP
CENTRALIA, WASHINGTON

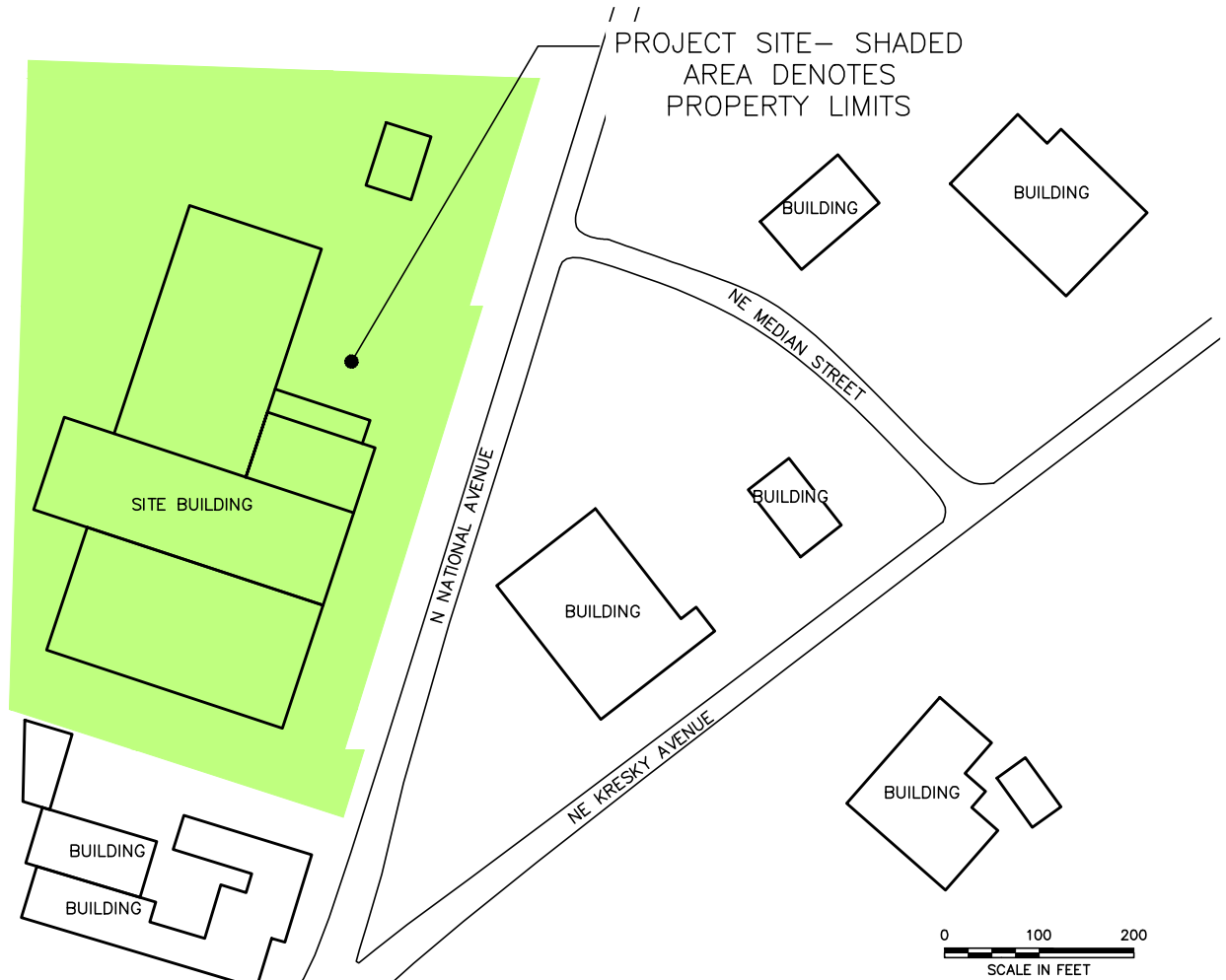
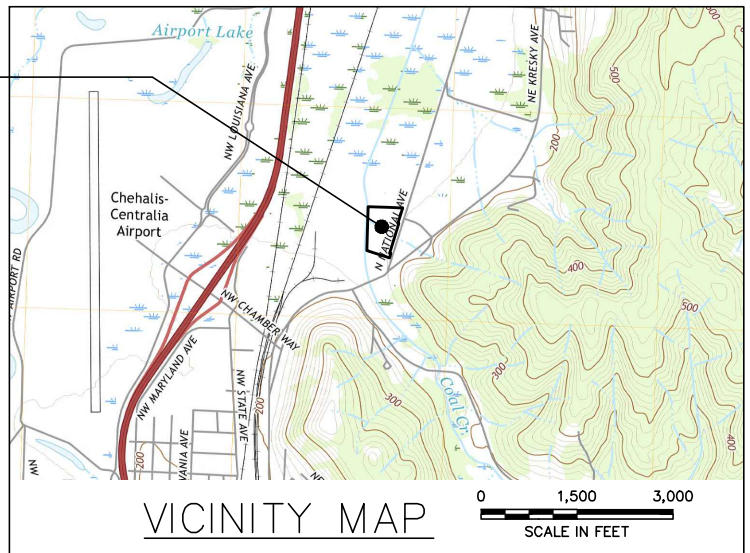


FIGURE 1

VICINITY MAP

SUNBIRDS SHOPPING CENTER

1757 N NATIONAL AVE
CHEHALIS, WASHINGTON

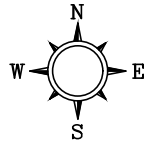
PROJECT
NUMBER 22-157

APPROVED BY
PH 12/19/2023

CHECKED BY
PH 12/19/2023

DRAWN BY
JGM 12/19/2023

FILENAME
22-157_SUN-S_V-1223.DWG



LEGEND	
---	APPROXIMATE PROPERTY BOUNDARY
B-1 ●	AEG BORING LOCATION
B10 ●	ROBINSON NOBLE BORING LOCATION
MW-1 ◆	MONITORING WELL LOCATION
MW-5 ◆	DECOMMISSIONED MONITORING WELL LOCATION
■	EXCAVATION AREA (MAY 2022)
■	EXCAVATION AREA (NOVEMBER 2022)
■	EXCAVATION AREA (OCTOBER 2023)

- NOTES
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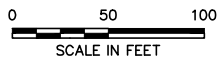
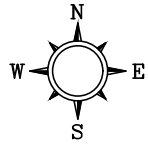


FIGURE 2
SITE MAP

SUNBIRD SHOPPING CENTER

1757 N NATIONAL AVE
CHEHALIS, WASHINGTON

SOURCE: AERIAL PHOTOGRAPHY; © GOOGLE



LEGEND	
---	APPROXIMATE PROPERTY BOUNDARY
SW-W ●	SOIL SAMPLE LOCATION
MW-14 ⊕	DECOMMISSIONED MONITORING WELL LOCATION
---	EXCAVATION (OCTOBER 2023)
S	SEWER LINE

- NOTES
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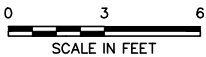


FIGURE 3

UST EXCAVATION
OCTOBER 2023

SUNBIRD SHOPPING CENTER

1757 N NATIONAL AVE
CHEHALIS, WASHINGTON

Table 1 - Summary of Soil Analytical Results
Sunbird Shopping Center (22-157)
Chehalis, Washington

Sample Number	Depth Collected (feet)	Date Collected	Total Petroleum Hydrocarbons (TPH)			Volatile Organic Compounds				MTCA 5 Metals				
			Gasoline	Diesel	Heavy Oil	Benzene	Toluene	Ethylbenzene	Xylenes	Lead	Cadmium	Chromium	Arsenic	Mercury
PCS and UST Removal - AEG, October 2023														
TC	--	10/4/2023	29	69	<310	0.020	<0.086	<0.043	<0.13	--	--	--	--	--
SW-N	4	10/4/2023	19	<64	<320	<0.018	<0.092	<0.046	<0.14	--	--	--	--	--
SW-E	4	10/4/2023	2,200	510	<350	<0.023	<0.11	<0.057	<0.17	--	--	--	--	--
SW-W	4	10/4/2023	1,100	180	4,900	<0.019	<0.093	<0.047	<0.14	--	--	--	--	--
SW-S	4	10/4/2023	40	<66	<330	<0.020	<0.099	<0.049	<0.15	--	--	--	--	--
SW-W-2	4	10/4/2023	86	<66	<330	<0.020	<0.098	<0.049	<0.15	--	--	--	--	--
SW-W-3	4	10/5/2023	14	<65	<330	<0.019	<0.097	<0.048	<0.14	--	--	--	--	--
Floor-1	6	10/5/2023	14	<81	<400	<0.028	<0.14	<0.071	<0.21	--	--	--	--	--
SW-W-4	4	10/5/2023	13	<56	<280	<0.014	<0.069	<0.034	<0.10	--	--	--	--	--
SW-W-5	4	10/5/2023	580	<82	<410	<0.030	<0.15	<0.074	<0.22	--	--	--	--	--
SW-W-6	4	10/5/2023	560	<67	<340	<0.021	<0.10	<0.052	<0.16	--	--	--	--	--
SW-N-2	4	10/5/2023	40	<67	<340	<0.021	<0.10	<0.052	<0.16	--	--	--	--	--
SW-N-3	4	10/6/2023	140	<65	<320	<0.025	<0.12	<0.062	<0.19	--	--	--	--	--
SW-E-4	4	10/6/2023	<9.0	<55	<280	<0.018	<0.090	<0.045	<0.14	--	--	--	--	--
SW-E-3	4	10/6/2023	63	<70	<350	<0.028	<0.14	<0.070	<0.21	--	--	--	--	--
SW-E-2	4	10/6/2023	1,500	350	<380	<0.033	<0.17	<0.083	<0.25	--	--	--	--	--
SW-S-2	4	10/6/2023	1,300	<64	<320	<0.017	<0.087	<0.043	<0.13	--	--	--	--	--
SW-E-7	4	10/6/2023	420	810	<330	<0.019	<0.094	<0.047	<0.14	--	--	--	--	--
SW-W-8	4	10/6/2023	81	<54	4,500	<0.015	<0.073	<0.037	0.21	--	--	--	--	--
SW-W-9	4	10/6/2023	<12	<60	<300	<0.024	<0.12	<0.060	<0.18	--	--	--	--	--
MTCA Method A Cleanup Levels			100	2,000		0.03	7	6	9	250	2	2,000	20	2

Notes:

All values are presented in milligrams per kilogram (mg/kg)

< = Not detected at the listed laboratory detection limits

-- = Not analyzed for constituent/not available/not applicable

PQL = Practical Quantification Limit (laboratory detection limit)

Red Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup level

Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels

E = Reported value is above the calibration range and is an estimate