Limited Phase II Environmental Site Assessment

June 11, 2023

Ecology Tag No.	A5786
Ecology Site ID No.	5064
Ecology Facility Site ID No.	77275183

Prepared by:

Kevin Wilkerson - RSA No. 874113
POB 1583
Sumner, WA. 98390

Prepared for:

River Edge Market, LLC
4211 Preston Fall City Rd. SE
Fall City, WA. 98024

Chevron
4211 Preston Fall City Rd. SE
Fall City, WA. 98024

Attention: Tandeep Jolly

Re. Limited Phase II Environmental Site Assessment Report

NES, Inc. is please to submit our report describing the findings of the Phase II ESA for River Edge Market. This assessment was prepared in general accordance with the Phase II ESA Process (ASTM Designation: E1903-11).

The purpose of the Phase II ESA was to evaluate the recognized environmental conditions identified on the subject site.

If you have any questions or require further clarification of the report finding, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to you.

Yours very truly,

NES, Inc.

Kevin Wilkerson – RSA #874113

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Appendix A – Analytical

Appendix B – WA. State 173.360

Executive Summary

1.0 INTRODUCTION

The subject property is located at 4211 Preston Fall City Road – Fall City, WA. 98024 – Parcel No. 2475900030 - Lat. 47.56717 Long. -121.88819. The site was built in 1955, the subject site is 0.13 acres. The site consists of a convenience store (1.076 sq. ft), steel canopy with 4 Wayne Dispensers (multi hose) with two underground storage tanks (3) 10,000-gallon SW corrosion resistant coating and (1) 5,000-gallon DW corrosion resistant coating. These tanks are located on the East section of the parking lot. The product lines are DW flex piping which are contained and have sensors located in the turbine sumps. The tanks are monitored by a Veeder Root TLS 450 tank monitor system. The samples were collected from the tank field and product line chase. This site is listed on the WA. State Dept. of Ecology Lust List – Cleanup Site No. 10475 from a release that was reported June 26, 1989. The process was started but they never finished the completion for an "NFA" No Further Action. The last date for submittal was completed on August 8, 2013, to Dept. of Ecology.

1.1 General Site Information (Site Contacts and Stakeholders)

Tandeep Jolly: 425-663-0506

River Edge Market, LLC "Chevron" 4211 Preston Fall City Road SE Fall City, WA. 9804

WA: State Department of Ecology; 360-407-7000

Location information: 54 Retail Food – Convenience Store with Gas

Tax Description

FALL CITY ADD LESS CO RD – Plat Block: 1 – Plat Lot: 6-7-8-9

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2.0 Field Investigations

2.1 Site Characterizations

- The soil samples were collected from the tank field by truck AMS Power Probe Track Machine advancing to depths 53

  -14' below grade. Samples were taken from the tank field, product line chase. The soil encountered was brown sand to brown sand with gravel. The soil is dense and is consistent with (SW and GC mix) as described in the Unified Soil Classification System. Water was not encountered during the investigation.
- **Samples were collected by Kevin Wilkerson – RSA #874113**
- **PID (Photo Ionization Detector) performed with sampling**
- **Sheen Testing performed with sampling**
- **Solinst Interface Meter – Model 122**
- **Master flex L/S – Water sampling**

2.2 Scope of work

NES, Inc. performed the visual, physical, photographic field inspection, soil collection and review. We complied and submitted the final report on July. Inquires or further information regarding this report, the presentation of the information and the interpretation of the data should be referred to Mr. Wilkerson, of NES, Inc.

- Located underground utilities
- Advance Geoprobe to collect water and soil samples;
- Submitting samples for laboratory analysis; and
- Preparing this report and summarizing our observations and findings

This report is generated to define the condition of the specified properties with respect to subsurface contamination and compliance with current Department of Ecology regulation pursuant to WAC 173-360.

2.3 Subsurface Soil Sampling

The soil samples were collected by a AMS Power Probe Track Machine. The tank depth is approximately 5-14 feet Bgs – max sampling depth was 14 feet Bgs. The samples were advanced with 3'-5' sections of threaded 1 ½" diameter drive rods to the desired depth. A 2' stainless steel tube sampler equipped with a 2'x1 ½" polycarbonate insert was fitted to the end of the drive rod. The drive rods are pulled from the sample location and the sample tube was removed to recover the soil from the sample tube. The soil encountered was brown sand to brown sand with gravel. The soil is dense and is consistent with SW and GC mix as described in the Unified Soil Classification System. After the collection, the soil samples were collected and placed in four-ounce glass jars, which were laboratory-certified. Samples were placed into the jars, leaving no headspace, labeled and placed into a zip-lock bag, placed into a cooler with ice-substitute. Each sample container as clearly labeled as to collection and sample number/depth, date, time, project, etc. EPA- recommended sample-management protocol was observed at each stage of the project. A field log was used for soil and PID readings. The cooler was delivered to Libby Environmental (3322 S Bay Rd. NE Olympia, WA. 98506).

3.0 Soil Cleanup Standard

3.1 MTCA (Model Toxic Control Act) Method A Clean Up Levels

Hazardous Substances	CAS Number	Cleanup Level – Water - ug/liter	Cleanup Level – Soil – mg/kg
Arsenic	7440.38-2	5	20
Benzene	71-43-2	5	0.03
Benso(a)pyrene	50-32-8	0.1	2
Cadmium	7440-43-9	5	2
Chromium		50 (TOTAL)	
Chromium VI	18540-29-9		19
Chromium III	16065-83-1		2000
DDT	50-29-3	0.3	4
Ethylbenzene	100-41-4	700	6
Ethylbenzene (EDB)	106-93-4	0.01	0.005
Lead	7439-92-1	15	1000
Lindane	58-89-9	0.2	0.01
Methylene Chloride	75-09-2	5	0.02
Mercury	7439-97-6	2	2
MTBE	1634-04-4	20	0.1
Naphthalene's	91-20-3	160	5
PAHs (Carcinogenic)		See benzo(a)pyrene	See benzo(a)pyrene
PCB Mixtures		0.1	10
Tetrachloroethylene	127-18-4	5	0.05
Toluene	108-88-3	1000	7
Gasoline Range Organics		800 w Benzene 1000 w/o Benzene	100 w/o Benzene / 30 with B
Diesel Range Organics		500	2000
Heavy Oils		500	2000
Mineral Oils		500	4000
Trichloroethane	71-55-6	200	2
Trichloroethylene	79-01-6	5	0.03
Xylenes	1330-20-7	1000	9

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3.2 Soil Sample Results – May 31, 2023

Analyses of Gasoline (NWTPH-Gx) and (NWTPH-Dx/Dx Extended) in Soil

Date:	Sample ID	Depth	Gasoline	Diesel-Oil	Benzene	Ethylbenzene	Toluene	Xylenes
05-26-2023	1A Super	14’	nd		nd	nd	nd	nd
05-26-2023	2A Unleaded	14’	nd					
05-26-2023	3A Diesel	14’		nd - 1900				
05-26-2023	4A TF	13.5’	nd					
05-26-2023	5NWPL	5’	nd		nd	nd	nd	nd
05_26-2023	6SEPL	5’	nd	nd – nd				
WDOE Target Compliance Level			100 mg/kg	2000 mg/kg	0.03 mg/kg	6 mg/kg	7 mg/kg	9 mg/kg

Analyses of Dissolved Mercury in Water by EPA Method 7470
Analyses of Dissolved Metals in Water by EPA Method 7010 Series

Date:	Sample ID	Depth	Lead	Cadmium	Chromium	Arsenic	Mercury
No Test							
WDOE Target Compliance Level			250	2	19	20	9

Analyses of Dissolved Metals in Water by EPA Method 7010 Series

Date:	Sample ID	Depth	Copper	Zinc			
No Test							
WDOE Target Compliance Level			100	62			

Analyses of ICP-OES Dissolved Metals – EPA Method 200.7 Water

Date:	Dissolved Barium	Dissolved Nickel	Dissolved Selenium	Dissolved Silver
Analyte mg/L – EPA 200.7				

3.3 Photo Ionization Detector Readings – MINI RAE 3000

PID Readings:
1) 1.2 2) 0.76 3) 1.7 4) 0.7 5) 1.22 6) 0.98

Notes:

1.0 “ND” denotes analyte not detected at or above listed Reporting Limit.
2.0 “NA” denotes ample not analyzed for specific analyte.
3.0 ”Report limit” represents the laboratory lower quantitation limit.
4.0 Method A soil cleanup levels as published in the Model Toxics Control Act (MTCA) 173-340-WAC
5.0 The MTCA gasoline TPH cleanup level is 30 ppm for soils with benzene otherwise it is 100 ppm.
6.0 Sil samples were field screened using a field screened using a GasTech combustible gas meter to measure the concentration of combustible gas, such as petroleum VOCs. Headspace VOC concentration were measure after placing the soil sample in a sealed plastic bag and allowing soil and air inside the bag to equilibrate.

Bold and italics demotes concentration above MTCA Method A soil cleanup levels.

3.4 Photos

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4.0 Conclusions

NES has conducted a Phase II ESA of the subject site (4211 Preston Fall City Road SE – Fall City, WA. 98024). Samples were removed in accordance to WA. State DOE 173-360. The soil samples were advanced using a AMS Power Probe, Soil samples were subjected to laboratory testing for a wide range of potential contaminants including; gas and petroleum hydrocarbons "G-BETX". The soil samples removed from this location exhibited no elevated PID headspace or screening results. All samples (soil) were nd or below MTCA Clean up levels.

4.1 Recommendations – Proceed to obtain an NFA from WA. State DOE.

Acronyms and Abbreviations

Acronyms & Abbreviations	Definitions
ARAR	Applicable or Relevant and Appropriate Requirements
bgs	below ground surface
COC	Contaminant/Chemical of Concern
CSID	Cleanup Site Identification number
CSM	Conceptual Site Model
CUL	clean-up levels
Ecology	Washington State Department of Ecology
FOC	Fraction of Organic Carbon
FSID	Facility Site identification number
MTCA	Model Toxics Control Act
PID	Photoionization detector
PSD	particle size distribution
QAPP	Quality Assurance Project Plan
RCW	Revised Code of Washington
SAP	Sampling and Analysis Plan
TEE	Terrestrial Ecological Evaluation
TPH	total petroleum hydrocarbon
VCP	Voluntary Cleanup Program
WAC	Washington State Administrative Code

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References

The style of cited references should be consistent throughout the document.

The following is list of resources to assist in conducting a remedial investigation and in preparing your report. This list is not exhaustive and should not be interpreted as a sole source of Applicable State and Federal Laws (ARARs) and guidance documents.

- Lombard, S. and C. Kirchmer, 2004. *Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies*. Washington State Department of Ecology, Olympia, Washington. 48 pages + appendices. Publication No. 04-03-030. http://www.ecy.wa.gov/biblio/0403030.html

- Ecology, revised 2013. *Model Toxics Control Act Regulation and Statute*. Washington State Department of Ecology, Olympia, Washington. 324 pages. Publication No. 94-06. http://www.ecy.wa.gov/biblio/9406.html

- Ecology, revised 2011. *Guidance for Remediation of Petroleum Contaminated Sites*. Washington State Department of Ecology, Olympia, Washington. 197 pages. Publication No. 10-09-057. https://fortress.wa.gov/ecy/publications/SummaryPages/1009057.html

- Puls, R.W. and Barcelona, M.J, 1996. *Low-Flow (Minimal Drawdown) Ground-Water Sampling Procedures*, EPA/540/S-95/504, April 1996. http://www.epa.gov/remedytech/low-flow-minimal-drawdown-ground-water-sampling-procedures

- U.S. EPA Region I, 1996. *Low Stress (low flow) Purging and Sampling Procedure for the Collection of Groundwater samples from Monitoring Wells*, EQASOP-GW 001, Revised January 2010. http://www.epa.gov/sites/production/files/2015-06/documents/EQASOP-GW001.pdf

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13.0 Limitation

The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this opinion. The report is a professional opinion work, and no warrant is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report.

The interpretations and conclusions contained in this report are based on the results of laboratory tests and analysis intended to detect the presence and concentration of certain chemical constituents in samples taken from the subject property. Consultant has no involvement in, or control over, such testing and analysis and has no non-laboratory means of confirming the accuracy of such laboratory results. Consultant, therefore, disclaims any responsibility for any inaccuracy in such laboratory results.

The findings, conclusions and recommendations in the report are considered valid as of the present date. However, changes in the conditions of the property can occur with the passage of time, due to natural process or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standard may occur. Accordingly, portions of this report may be invalidated wholly or partially by the changes beyond our control.

If you have any questions or if we can be of further assistance, please do not hesitate to contact office at (253)241-6213

Respectfully submitted;
Kevin Wilkerson – RSA # 874113-U7.

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Appendix A

Appendix B