



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 637344
Parcel #(s): 00580700002102
County: Snohomish
FSID #: 20510
CSID #: 12096

SITE INFORMATION

Site Name (e.g., Co. name over door): (formerly)Detroit Auto	Site Address (including City and Zip+4): 21407 21301 Hwy 99, Lynnwood, 98036	Site Phone:
Site Contact and Title: Helen Wattley-Ames	Site Contact Address (including City and Zip+4): 1425 Fourth Ave, Suite 500, Seattle WA 98101	Site Contact Phone: 206.454.3109
Site Owner: Urban Renaissance Group	Site Owner Address (including City and Zip+4): 1425 Fourth Ave, Suite 500, Seattle WA 98101	Site Owner Phone: 206.454.3109
Site Owner Contact: Helen Wattley-Ames	Site Owner Contact Address (including City and Zip+4): 1425 Fourth Ave, Suite 500, Seattle WA 98101	Owner Contact Phone: 206.454.3109
Alternate Site Name(s):	Comments:	
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees): 47°48'17.00"N
Longitude (Decimal Degrees): -122°19'39.4"W

INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 11/05/2012	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, be sure to include a figure/sketch showing sample locations.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input 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: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input checked="" type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

Self reported by Property owner and manager. Motor oil found in soils during a phase 2 in vicinity of the vehicle lifts of building. Building formerly housed Midas Muffler. Reported contamination in compliance with spill reporting requirements.

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

Site owner did phase 2 in April 2012 to determine the extent of contamination in their planning phase for the eventual site cleanup. Borings taken in seven areas and levels exceeding MTCA were found in 2 of the borings. One boring exceeded MTCA for tetrachloroethylene and one for oil range petroleum hydrocarbons.

An initial excavation of 10 x 10 feet was performed: PID readings were elevated, groundwater encountered at 7.5 feet. Samples still exceeded. A second excavation yielded readings and a third excavation completed which finally yielded confirmation of soils below MTCA. 130.25 tons of soil was removed and taken for treatment, and the area was filled with clean soils. Recommend NFA

Investigator: Anne Alfred

Date Submitted: 3-14-2013

OBSERVATIONS

Description (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.):

Self reported by property owner and manager of a building that formerly housed Midas Muffler and Detroit Auto Works. Wells in the area are decommissioned, and public water is supplied by Alderwood Water and Wastewater District.

Phase 2 done in advance of sale of the property. Sampling occurred April 2012 and excavation, sampling, and confirmation sampling completed June 2012.

Reported contamination in compliance with spill reporting requirements, however not reported until November 2012.

Observed site in cleaned up condition.

Property owner has supplied detailed description and data from the consultant, SoundEarth Strategies, who remediated the site. All documents are attached. Several conversations with Ms Wattleby-Ames to clarify remediation timeline, sampling, excavation, sampling, disposal.

From: Ryan Bixby [<mailto:rbixby@soundearthinc.com>]

Sent: Monday, March 25, 2013 3:16 PM

To: Jay Campbell

Subject: Seattle Heights

Jay,

As documented in our July 10, 2012, Remedial Action Report, SoundEarth Strategies, Inc. excavated and removed soil from the property located at 21301 Highway 99 in Lynnwood, Washington in June 2012. The objective of the excavation effort was to remove petroleum- and solvent-impacted soil that had been previously encountered by others at the property. Three areas were excavated within the building on the property to a depth of 10 feet below ground surface and soil samples collected from the final limits of the excavations were submitted to the laboratory for analysis. The results of those analyses confirmed that soil containing concentrations of petroleum hydrocarbons and PCE (a solvent) exceeding the applicable cleanup levels was removed from the property.

Groundwater was encountered in the excavations at a depth of approximately 7.5 feet below ground surface. Groundwater samples were not collected from the excavation as an evaluation of groundwater was not included in the scope of work we were asked to perform. That being said, we did not observe sheens or other visual confirmations of contamination in groundwater following completion of the excavation activities.

Regards,

Ryan Bixby, LG

President - Environmental Division



SoundEarth Strategies, Inc.
2811 Fairview Ave East, Suite 2000
Seattle, Washington 98102
Main: 206.306.1900
Fax: 206.306.1907

(fill in contaminant matrix below with appropriate status choice from the key below the table)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	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						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	RB					Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
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	RB					Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene; vinyl chloride)
	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						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	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	BEDROCK	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)

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 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 Ch. 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
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☐ No Further Action Required

Site Manager (Default: Donna Musa): _____

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.

Building is on right edge of property.

