



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 642031
Parcel #: 0570000330
County: King
FSID #: 7025
CSID #: 12327

SITE INFORMATION

Site Name (e.g., Co. name over door): Hui Intertrading Beacon Ave	Site Address (including City and Zip+4): 2514 Beacon Avenue South Seattle, WA 98144	Site Phone: 206-329-1286
Site Owner: Ze W Hu & Yu Ruan Cui	Site Owner Address (including City and Zip+4): 1701 S. Angeline Street Seattle, WA 98108	Site Owner Phone:
Alternate Site Name(s):	Comments: Tax parcel: 057000-0330	
Previous Site Owner(s):	Comments: Photolog is attached.	

Latitude (Decimal Degrees):	47.5807
Longitude (Decimal Degrees):	-122.31287

INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: Jan 17, 2014 8:30 am	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs taken? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Did not enter building	
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 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: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint): Phase I and II Environmental Site Assessments at 2500 Beacon Avenue S (ABC Market) determined that the property immediately to the south, 2514 Beacon Ave. S (Property) was formerly the location of a dry cleaner (Beacon Hill Cleaners) for several decades. Soil samples collected from soil borings drilled along the south wall of the ABC Market building yielded perchloroethylene (PCE) as high as 0.57 mg/kg which exceeds the MTCA Method A cleanup level; PCE and trichloroethylene (TCE) in subsurface soil gas in these locations was as high as 32,500 $\mu\text{g}/\text{m}^3$ and 1,010 $\mu\text{g}/\text{m}^3$ respectively.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA): A former dry cleaner (Beacon Hill Cleaners) was located at 2514 Beacon Avenue South (Property) from approximately 1950 to 1975. Data collected along the south wall of the building at 2500 Beacon Avenue S immediately north of the Property indicate that PCE is present in soil at 6 feet below the ground surface at concentrations of up to 0.570 mg/kg exceeding the MTCA Method A (0.05 mg/kg). Subsurface soil gas samples collected along the south wall of the building contained PCE up to 32,500 $\mu\text{g}/\text{m}^3$ and TCE up to 1,010 $\mu\text{g}/\text{m}^3$. These values exceed Ecology's air screening levels by 3 to 4 orders of magnitude. Since there is no history of dry cleaning operations at 2500 Beacon Avenue South, the Property is the most likely source of this contamination. Besides the presence of soil and potentially groundwater contaminated with chlorinated solvents and related degradation products, the soil vapor levels beneath 2500 Beacon Ave S may pose a current health threat to workers in all of the buildings associated with these properties.

Investigator: Heather Vick	Date Submitted: 01/23/14
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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.):

ABC Market is located at 2500 Beacon Avenue S (Beacon Market); adjacent to the south is 2510-2514 Beacon Avenue S (Property). Based on Sanborn Maps and City Directory records obtained for the due diligence (Phase I Environmental Site Assessment dated April 15, 2013) conducted on 2500 Beacon Avenue S, a former dry cleaner, Beacon Hill Cleaners, was located in the southern portion of the adjacent Property at 2514 Beacon Avenue S (see King County GIS map with Property highlighted in yellow and copies of 1950 and 1969 Sanborn Maps with Property highlighted in red). The rectangular-shaped Property corresponds to King County tax parcel number 057000-0330 and is 0.14 acre in size. According to a 1916 Sanborn Map, the Property was not developed and was surrounded by residential dwellings. According to an aerial photograph on King County IMAP, the Property was likely first developed with a commercial building between 1916 and 1936. The 1950 and 1969 Sanborn maps show that the commercial building was divided into 3 storefronts on Beacon Avenue with the southernmost storefront corresponding to 2514 Beacon Avenue S. City Directory information indicates that Beacon Hill Cleaners operated at that address from approximately 1950 to 1975. Currently, the Property contains a 3-story building constructed in 1986 that covers most of the Property. The north side of the Property building, which is labeled as 2510 Beacon Ave S, is currently the location of Hui Intertrading, Inc. According to information obtained online, Hui Intertrading, Inc. deals in fresh and frozen fruits and vegetables. An inspection of the Property and surrounding properties was conducted on January 17, 2014 however none of the buildings were entered.

(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						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	C	S		C		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:

Facility/Site ID No. (if known):

_____ in Soil

Cleanup Site ID No. (if known):

_____ in Groundwater

_____ in Other (specify matrix: _____)

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.