

**WASHINGTON STATE DEPARTMENT OF ECOLOGY  
INITIAL INVESTIGATION FIELD REPORT**

SITE NAME <i>Rainier MALL</i>	ERTS NUMBER <i>515717</i>
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**SITE LOCATION INFORMATION**

CONTACT PERSON NAME <i>Richard Buonco</i>	TITLE <i>Realtor</i>	PHONE NUMBER <i>503-624-6300</i>
MAILING ADDRESS <i>Pacific Realty Assoc., LP 15350 SW Sequoia Pkwy, Ste. 300</i>	CITY <i>Portland, OR</i>	ZIP CODE <i>97224</i>
SITE LOCATION <i>4205 Rainier Ave. So.</i>	CLOSEST CITY + ZIP <i>Seattle 98118-1351</i>	COUNTY <i>King</i>
QUARTER-QUARTER _____ SECTION _____ TOWNSHIP _____ N. RANGE _____ E.W.M.	LATITUDE: DEGREES _____ MINUTES _____ SECONDS _____ METHOD USED:	
LONGITUDE: DEGREES _____ MINUTES _____ SECONDS _____		GPS [ ] MANUAL [ ]

**INSPECTION INFORMATION**

INSPECTION DATE <i>3/29/01</i>	INSPECTION TIME <i>10:30</i>	TYPE OF ENTRY NOTICE <i>Drive-by through lot</i>
PHOTOGRAPHS YES [ ] NO <input checked="" type="checkbox"/>	WEATHER:	
VIDEOTAPE YES [ ] NO <input checked="" type="checkbox"/>	CLEAR [ ] OVERCAST <input checked="" type="checkbox"/>	WIND SPEED/DIRECTION _____ / _____
SAMPLES TAKEN YES [ ] NO <input checked="" type="checkbox"/>	RAIN [ ] SNOW [ ]	TEMPERATURE _____ °F

**RECOMMENDATION**

NO FURTHER ACTION:		SITE HAZARD ASSESSMENT	
NO RELEASE OR THREATENED RELEASE	[ ]		[ ]
RELEASE OR THREATENED RELEASE DOES NOT POSE A THREAT	[ ]	INTERIM ACTION	[ ]
EDUCATIONAL MAILING	[ ]	EMERGENCY ACTION	[ ]
REFERRAL TO ANOTHER AUTHORITY	[ ]	INDEPENDENT CLEANUP ACTION:	
NAME _____		IN PROGRESS	<input checked="" type="checkbox"/>
		COMPLETED	[ ]
DECISION COMMENTS: <i>CSCS listing - Cleanup report received but it contains insufficient data to make determination for PCE contamination in groundwater</i>			

**DEPARTMENT REVIEW**

INVESTIGATOR <i>Row Timm</i>	DATE <i>4/27/01</i>
APPROVED BY: (REQUIRED IF OTHER THAN A "NO FURTHER ACTION" DECISION)	
UNIT SUPERVISOR _____	DATE _____
SECTION MANAGER _____	DATE _____

**TRACKING**

SITE INFORMATION SYSTEM # _____	COORDINATOR'S INITIALS _____	DATE _____
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**SITE CHARACTERISTICS**

SOIL TYPE		MONITORING WELLS IN VICINITY: YES <input type="checkbox"/> NO <input type="checkbox"/>	
GROUND SLOPE & DIRECTION: <i>Slight Southerly?</i>		DRY WELLS IN VICINITY: YES <input type="checkbox"/> NO <input type="checkbox"/>	
SITE VEGETATION/COVER:		OTHER:	
BARE SOIL <input type="checkbox"/>	BRUSH <input type="checkbox"/>	BUILDINGS <input checked="" type="checkbox"/>	
FOREST <input type="checkbox"/>	LANDSCAPED <input type="checkbox"/>	PASTURE/OPEN FIELD <input type="checkbox"/>	
PAVEMENT/ASPHALT <input checked="" type="checkbox"/>	SURFACE WATER <input type="checkbox"/>	WETLANDS <input type="checkbox"/>	
OTHER			

**RELEASE INFORMATION**

CAUSE OF RELEASE <i>former businesses mishandling</i>		TYPE OF CONTAMINANT(S) <i>PCE, TCE, TPH</i>	
MEDIA AFFECTED:			
SOIL <input checked="" type="checkbox"/>	GROUND WATER <input checked="" type="checkbox"/>	SOIL EXCAVATED YES <input type="checkbox"/> NO <input type="checkbox"/>	YDS <sup>3</sup> REMOVED: _____
SURFACE WATER <input type="checkbox"/>	AIR <input type="checkbox"/>	DISPOSITION:	EXCAVATION BACKFILLED YES <input type="checkbox"/> NO <input type="checkbox"/>

**OBSERVATIONS**

*Site is composed of large commercial building (looks like former Safeway grocery) w/ multiple tenants, and large paved parking lot w/ some landscaping berms. There was evidence of boring locations from environment investigations in pavement where releases were reported, but no contaminants.*

ENTERED

IF DOCUMENT WAS RECEIVED: INTERIM  FINAL \_\_\_ LUST \_\_\_ SIS \_\_\_ DATE RECEIVED 10/3/2000

WASTE MANAGEMENT PRACTICE: \_\_\_\_\_  
DOCUMENT TITLE: Phase II Environmental Site Assessment, Rainier Mall, 4208 Rainier Avenue South Seattle, WA. August 1, 2000, by Hahn and Assoc., Inc.  
NOTE: If an ERTS report already exists, fill out only those areas with an \*, otherwise fill in all applicable, available information.

\* REPORT # ENVIRONMENTAL REPORTS TRACKING SYSTEM

Recorder: R. Timm Date: 1/19/00 Time: \_\_\_\_\_ Incident Date: 10/2/00

ANONYMOUS  Time of Return Call: \_\_\_\_\_ ERTS Number: N515717

\*Reported By: Richard Buono Business: Pacific Realty Assoc., LP

\*Address: 4208 Rainier Ave. South 15350 SW Sequoia Pkwy, Ste 300

\*City: Portland State: OR Zip: 97224 Best Time to Return Call: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: 503-624-6300 Phone Type: \_\_\_\_\_

\*COUNTY King CITY: Seattle Weather: \_\_\_\_\_

Waterway: \_\_\_\_\_ Type: \_\_\_\_\_

Location of Incident: Rainier Mall, 4208 Rainier Ave. South

\*Medium: Soil/GW \*Material: \_\_\_\_\_ \*Oil/Petroleum: PCE/TCE

Other Material: \_\_\_\_\_ Quantity: \_\_\_\_\_ Unit of Measure: \_\_\_\_\_

Cause: \_\_\_\_\_ Impact: \_\_\_\_\_

Source: Dry Cleaner Activity: Mishandling

Human Factor: \_\_\_\_\_ Vessel Type: \_\_\_\_\_ Vessel Name: \_\_\_\_\_

\*Alleged Violator (AV) PacTrust / Pacific Realty Assoc., L.P.

\*AV Address: 15350 SW Sequoia Pkwy, Ste 300

\*City: Portland State: OR Zip + 4: 97224

Contact: Richard Buono Phone: 503-624-6300 Type: \_\_\_\_\_ Ext.: \_\_\_\_\_

\*Incident Details As Reported: Phase II investigations found PCE/TCE in soil and groundwater in park lot of Rainier Mall, presumably from a former dry cleaning business @ location.

REFERRAL INFORMATION

Referred to: \_\_\_\_\_

Urgent Response Required

Referral Date: \_\_\_\_\_

Additional Information: \_\_\_\_\_

INVESTIGATION INFORMATION

Enforcement Sensitive

Investigator: \_\_\_\_\_

Referral Date: \_\_\_\_\_

Date Completed: \_\_\_\_\_

Action Date(s): \_\_\_\_\_

Action(s) Taken:

Enforcement

Field Response

Investigation

No Action

Voluntary Compliance

Tech Assist

Telephone

Referral

Written Response

HAZARDOUS MATERIAL OR SITUATION

LUST

Number of DOE Staff Involved in Incident Cleanup \_\_\_\_\_

Overtime Used by DOE Staff \_\_\_\_\_ hrs

Contractor Information: \_\_\_\_\_

Narrative Text:

IF THE FOLLOWING INFORMATION HAS CHANGED FROM THE ORIGINAL REPORT, PLEASE INDICATE BELOW:

Medium: \_\_\_\_\_

Material: \_\_\_\_\_

Oil/Petroleum: \_\_\_\_\_

Other Material: \_\_\_\_\_

Cause: \_\_\_\_\_

Quantity: \_\_\_\_\_

Unit of Measure: \_\_\_\_\_

Impact: \_\_\_\_\_

Source: \_\_\_\_\_

Activity: \_\_\_\_\_

Human Factor: \_\_\_\_\_

Vessel Type: \_\_\_\_\_

Vessel Name: \_\_\_\_\_

INITIAL INVESTIGATION SITE S&H CHECKLIST

ERTS # 515717 Site Name Rainier Mall  
 Site Contact Richard Buonco Address ~~Pacific Realty Assoc, 15350 SW SE Quinlan Hwy~~  
 Date 3/29/01 Time 9 City 4205 Rainier Ave. S., Seattle, WA  
 HazSub -

Known Contaminants	Det	Prot	Suspected Contaminants	Det	Prot

Det=Detectable with instruments on hand Y=yes N=No N/A=not app.  
 Prot=Protected with PPE on hand Y=Yes N=No N/A=not app. Note: "no" response to DET or  
 PROT precludes site entry for toxics Specify PPE   Level D   Level  
 C/Cartridge   Specify Instrument#   Calibration Date    
 Instrument type TIP Micro-TIP MSA/CGI Other (specify)  
Other (Specify)

ACTION LEVELS (A.L.'s)

HazSub	Instrument	A.L.	Response

*Entering parking lot, public access, but staying in auto*

Institutional Controls:  

- Physical Hazards**
- 1   Unstable piles or stacks
  - 2   Overhead
  - 3   Pits/trenches
  - 4   Confined Spaces
  - 5   Tripping
  - 6   Construction
  - 7   Uncompacted Soils
  - 8   Visibility
  - 9   Steep slopes
  - 10   Heavy vegetation
  - 11   Slippery
  - 12   Rain/Snow
  - 13   Cold
  - 14   Heat
  - 15   Noise
  - 16   Other (specify)
- Specify PPE (by hazard #)
- Hard Hat
  - Steel-toed Boots
  - Safety Line/Harness
  - Safety Glasses
  - Face Shield
  - Portable Radio
  - Work Partner
  - Hearing Protection
  - Insulated clothing
  - Gloves
  - Raingear
  - Scheduled Breaks
  - Work Rotation
  - Electrolyte Liquid
  - Other (specify)

**NOTE: HAZARDS NOT ADEQUATELY PROTECTED FOR PRECLUDE WORK IN THE VICINITY OF THE HAZARD, AND MAY PRECLUDE SITE ENTRY ENTIRELY.**

ALLOWABLE SITE ACTIVITIES: Sampling  Site Entry  No Entry  *Draw by*

OFFSITE CONTACT Ching-Pi Wang

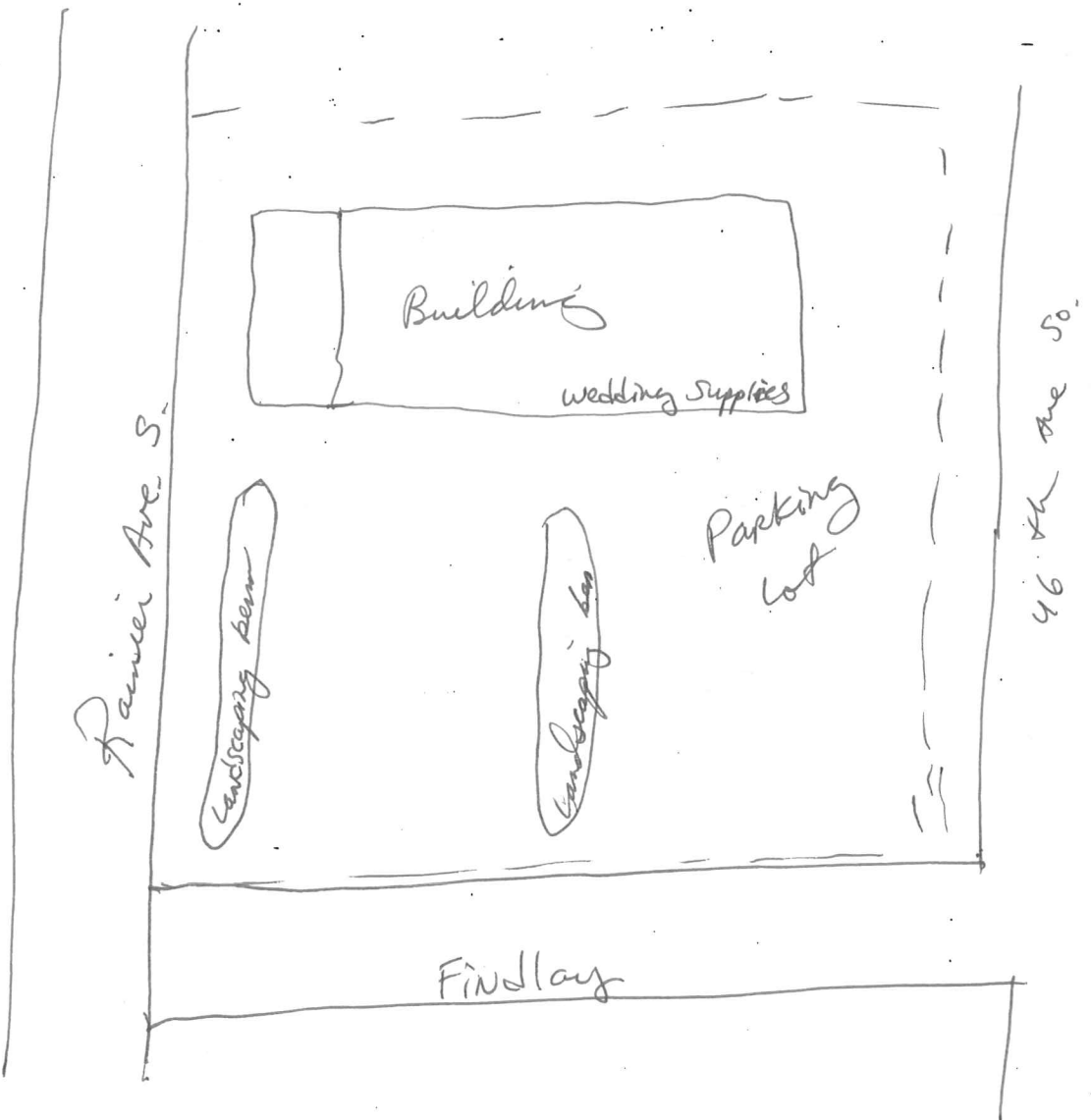
COMMUNICATION INSTRUCTIONS 425-649-7185

EMERGENCY CONTACT: 911

Plan prepared by: Jon Timm

Signature: Ronald W. Jennin Date 3/29 Time 9

SITE MAP



(NOT TO SCALE)

LEGEND

Photo & Orientation: (5) →

01/19/2001  
11:24 AM  
INCIDENT ID: N515717

DEPARTMENT OF ECOLOGY  
ENVIRONMENTAL REPORT TRACKING SYSTEM  
REFERRAL

PAGE 1

PROGRAM/ORGANIZATION: TOXICS CLEANUP  
TCP

CONTACT: ALEXANDER, STEVE  
REFERRAL DATE: 01/19/2001

URGENT RESPONSE?: N PRIMARY?: Y

OTHER PROGRAM/ORGANIZATIONS REFERRED TO:

ERTS CLOSED

ADDITIONAL INFO:

COORDINATOR: TIMM, RON

REPORT 1 OF 1

DATE/TIME REC'D: 01/19/2001  
ACTUAL DATE: 10/02/2000

REPORT TYPE: INITIAL

CALLER NAME: RICHARD BUONCO  
PACIFIC REALTY ASSOC, LP  
ADDRESS: 15350 SW SEQUOIA PKWY  
SUITE 300  
PORTLAND OR 97224

ANONYMOUS?: N

CONTACT 1:  
PHONE: W 503-624-6300 EXT: TYPE:

COUNTY: KING CITY: SEATTLE

WEATHER: TIDE:

WATERWAY:

LATITUDE: LONGITUDE:

TOWNSHIP: RANGE: E/W: SECTION:

LOCATION INFO: 4205 RAINIER AVE SO, RAINIER MALL, See. Wa. 98118-1357

MEDIUM: SOIL  
GROUND WATER

MATERIAL: OIL/PETROLEUM  
OIL OTHER

QTY: 0 UNIT:  
OTHER: PCE / TCE

HAZARDOUS: Y

01/19/2001  
11:24 AM  
INCIDENT ID: N515717

DEPARTMENT OF ECOLOGY  
ENVIRONMENTAL REPORT TRACKING SYSTEM  
REFERRAL

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CAUSE: HUMAN FACTOR

HUMAN FACTOR: NEGLIGENCE

IMPACT: SOIL CONTAMINATION  
GROUND WATER CONTAMINATION

SOURCE: COMMERCIAL

ACTIVITY: ROUTINE/NORMAL OPERATIONS  
=====

ALLEGED VIOLATOR 1: PROPERTY OWNER  
PAC TRUST / PACIFIC REALTY ASSOC, LP  
ADDRESS: 15350 SW SEQUOIA PKWY  
SUITE 300  
PORTLAND WA 97224

*Rainier Mall  
4208 Rainier Ave. S.  
Seattle, Wa.  
98118-1357*

CONTACT 1: RICHARD BUONO  
PHONE: 503-624-6300 EXT: TYPE:

ADDITIONAL INFO:  
=====

ADDITIONAL INFORMATION ON INCIDENT:

PHASE 2 INVESTIGATIONS FOUND PCE/TCE IN SOIL AND GROUNDWATER IN PARKING LOT OF RAINIER MALL, PRESUMABLY FROM A FORMER DRY CLEANING BUSINESS.



01/19/2001  
11:24 AM  
INCIDENT ID: N515717

DEPARTMENT OF ECOLOGY  
ENVIRONMENTAL REPORT TRACKING SYSTEM  
REFERRAL

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INVESTIGATOR: Ron Timm

DATE STARTED: 1/19/2001 DATE COMPLETED: 4/27/01

ACTION: CSCS Listing ACTION DATE: 3/29/01

NARRATIVE:

PCE was detected in boring B-1 @ 83,000 ppb in  
soil (MCA = 500 ppb). B-4 had 3800 ppb in  
groundwater. Needs to <sup>be</sup> listed.

SXS listed confirmed for  
chlorinated solvents in soil  
of B.W.

Ronald W. Timm  
4/27/01

**DEPARTMENT OF ECOLOGY -- TOXICS CLEANUP PROGRAM  
 INTEGRATED SITE INFORMATION SYSTEM  
 SITE DATA SUMMARY  
 AS OF 05/16/2001**

**FACILITY SITE ID:** 88987973 **SITE NAME:** RAINIER MALL

**TCP ID:**

**SITE LOCATION INFORMATION**

**ADDRESS:** 4208 RAINIER AVE S

**DEGREES MINUTES SECONDS**

**TOWNSHIP RANGE SECTION**

**LATITUDE:** 47 33 54.4

0 0 0

**CITY:** SEATTLE

**LONGITUDE:** 122 17 20.6

**ZIP CODE:** 98118-1357

**LEGISLATIVE DISTRICT #:** 0

**COUNTY:** KING

**TAX PARCEL #:**

**CONGRESSIONAL DISTRICT #:** 0

**SITE STATUS INFORMATION**

**ECOLOGY STATUS:** 1 Awaiting SHA

**WARM BIN #:**

**INDEPENDENT STATUS:**

**ERTS ID:** N515717

**PROGRAM PLAN:**

**LUST ID:**

**STATUTE:** 2 MTCA only

**PROJECT CODE:**

**VCP ID(S):**

**RESPONSIBLE UNIT:** NORTHWEST

**SITE MANAGER:** NORTHWEST REGION

**ENTERED DATE:** 5/16/01

**NFA CODE:**

**SITE UPDATE DATE:** 5/16/01

**NFA DATE:**

**SITE COMMENTS**

Release report received, awaiting assessment by PLP. 5/16/01 - tf

**AFFECTED MEDIA AND CONTAMINANTS INFORMATION**

MEDIA	STATUS	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	#17	#18	#19	DW TYPE:	
4 Soil	C	C																				
1 Groundwater	C	C																				

**AFFECTED MEDIA AND CONTAMINANTS LEGEND**

- |                                  |                             |  |  |
|----------------------------------|-----------------------------|--|--|
| #1=Base/Neutral Organics         | #6=Pesticides               | #11=PAH                                | #16=Conventional Contaminants, Inorganic |
| #2=Halogenated Organic Compounds | #7=Petroleum Products       | #12=Reactive Wastes                    | #17=Asbestos                             |
| #3=Metals-Priority Pollutants    | #8=Phenolic Compounds       | #13=Corrosive Wastes                   | #18=Arsenic                              |
| #4=Metals-Other                  | #9=Non-Halogenated Solvents | #14=Radioactive Wastes                 | #19=MTBE                                 |
| #5=PCB                           | #10=Dioxins                 | #15=Conventional Contaminants, Organic |  |