



# INITIAL INVESTIGATION FIELD REPORT

**ERTS Number:** 650386  
**Parcel #(s):** 0696000015  
**County:** King  
**FSID #:** 22365  
**CSID #:** 12635

## SITE INFORMATION

Site Name (e.g., Co. name over door): Potala Tower Seattle	Site Address (including City and Zip+4): 2116 4th Ave Seattle, WA 98121	Site Phone:
Site Contact and Title: Joe Zlab, Path America	Site Contact Address (including City and Zip+4): 2804 Grand Ave, Suite 308 Everett, WA 98201	Site Contact Phone: 425-876-7305
Site Owner: Lobsang Dargey Potala Tower Seattle LLC	Site Owner Address (including City and Zip+4):	Site Owner Phone:
Site Owner Contact:	Site Owner Contact Address (including City and Zip+4):	Owner Contact Phone:
Alternate Site Name(s): Dean Transmissions	Comments: Tax parcels:	
Previous Site Owner(s):	Comments:	

<b>Latitude (Decimal Degrees):</b> 47.61443
<b>Longitude (Decimal Degrees):</b> -122.34173

## INSPECTION INFORMATION

Inspection Conducted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date/Time:	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Data available in subsurface investigation report.	

## RECOMMENDATION

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <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): Ecology received an online submittal stating the following: "I wanted to make inquiry and have DOE consider whether a property that has been historically used as a Auto Transmission Business and possibly other auto repair might have caused contamination. The property is scheduled for demolition of existing structure to make way for a residential and hotel building."

**CURRENT SITE STATUS** (Brief Summary of why Site is recommended for Listing or NFA):  
Contaminated soil was excavated and disposed of as special waste at the Republic landfill.

Investigator: Priscilla Tomlinson	Date Submitted: 3/30/15
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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.):

10/7/14 DM emailed Joe Zlab and Lobsang Dargey to inquire about the project at 2116 4<sup>th</sup> Ave in Seattle. DM told them our office had received an anonymous report in late July, informing us that the Potala Tower Seattle project site was historically used as an auto transmission business, and attached ERTS 650386. DM told them that although Ecology has no other reason to suspect any contamination exists at this site, it is protocol to contact property owners/operators. DM asked if there were any environmental investigations or due diligence conducted on the site that could be forwarded to me, and let them know I'd be available to discuss on the phone as well.

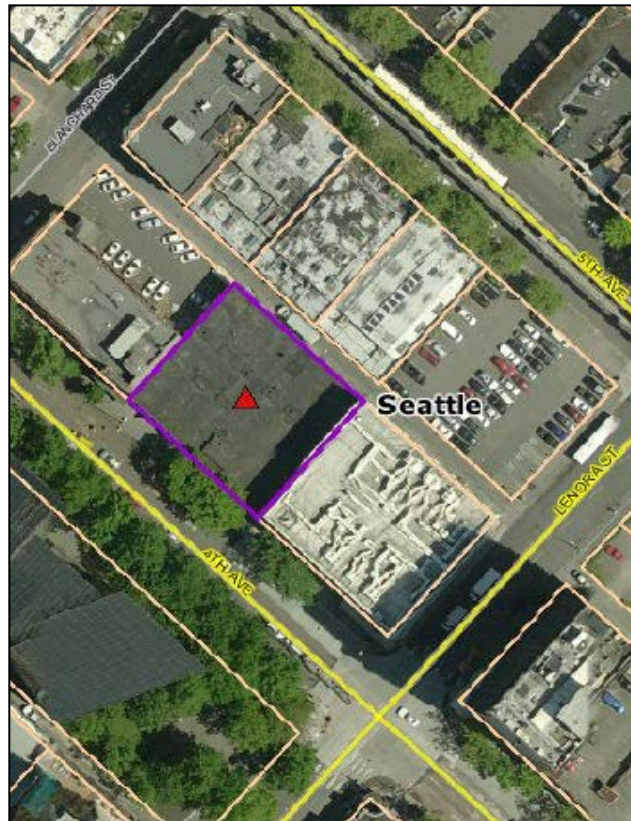
Joe Zlab emailed DM back, stating there has been extensive site investigation and data collected. They have been in contact with Dean Yasuda, Ecology NWRO HWTR, regarding soil disposal issues. The consultant is Neil Gilham with Golder Associates, and Joe provided Neil's email address. Joe also said they did find one spot with heavy oil range over MTCA Method A and have been working to dispose of the material. They found another spot with PCE, on which they are working with NRC Environmental to have contained on site and then removed.

Joe forwarded the following documents to DM later the same day:

1. Analytical Data, Lab Ref 1408-130 dated 8/26/14
2. Analytical Data, Lab Ref 1408-130B dated 9/17/14
3. Sample Locations Plan dated 9/10/14
4. Special Waste Profile dated 10/1/14
5. Environmental Subsurface Investigation, Dean Transmissions Building (Potala Tower Seattle), Golder Associates, dated 9/26/14

According to document #5, during a subsurface investigation in August 2014, 12 soil samples were analyzed for petroleum hydrocarbons, VOCs, and metals. Oil range organics and lead were detected above their Method A values each in one sample collected 0.5 ft bgs subslab below the west corner of the building (GP-5-S). This appears to be the topic of the correspondence regarding soil disposal.

In March 2015, the responsible party submitted a cleanup action report documenting the disposal of the soil around GP-5-S, as well as soil around another sample location with detectable levels of PCE that did not exceed Method A. The excavations were continued until compliance samples were below Method A for ORO and lead and nondetect for PCE. The ORO-impacted soil was disposed at the Regional Disposal Facility in Klickitat County, WA. Ecology approved a contained-out request for the soil containing trace amounts of PCE on October 29, 2014. The soil with PCE was taken by Waste Management to their East Wenatchee Landfill.



(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	B					Acetone
	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					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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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	B					Tetrachloroethene
	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	B					Barium, cadmium, chromium, selenium, silver
	Lead	RB					Lead
	Mercury	B					Mercury
	Arsenic	B					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)
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)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
	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.