



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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December 15, 2015

Jihan Caskey
Wells Fargo
Estate Settlement Services
999 3rd Avenue
Seattle, WA 98104

Re: No Further Action at the Following Site:

- **Site Name:** UCO Corporation
- **Site Address:** 9225 151st NE, Redmond, WA
- **Facility/Site No.:** 2533
- **VCP Project No.:** NW2710
- **Cleanup Site ID No.:** 2669

Dear Mr. Draper:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the UCO Corporation facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Total petroleum hydrocarbons in the heavy oil range (TPH-O) and associated carcinogenic polycyclic aromatic hydrocarbons (cPAHs) into the soil;



- Aluminum into the soil.
- cPAHs and aluminum into the ground water.

Enclosure A includes a detailed description and diagrams of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcels associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. Terra Associates, Inc., *Discussion of Supplemental Site Sampling, Former UCO Facility 9225 151st Avenue NE, Redmond, WA, King County Tax Parcel 720170-0051*, dated March 3, 2015.
2. Terra Associates, Inc., *Remedial Investigation and Cleanup Action Summary, Former UCO Facility 9225 151st Avenue NE, Redmond, WA, King County Tax Parcel 720170-0051*, dated May 12, 2014.
3. Terra Associates, Inc., *Remedial Investigation, Former UCO Facility 9225 151st Avenue NE, Redmond, WA, King County Tax Parcel 720170-0051*, dated March 29, 2013.

Those documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7235 or sending an email to nwro_public_request@ecy.wa.gov.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

The Site is located in a mixed commercial and light industrial area. In addition, the Property is located less than 500 feet from a sports complex (Arena Sports) which is used by children and includes child care services. Soil cleanup levels suitable for unrestricted land use are therefore applicable to this Site. MTCA Method A clean up levels for unrestricted land use were selected for TPH-O and cPAHs for this Site which are protective for direct contact and leaching pathways. This is an appropriate cleanup standard for this Site.

The Site qualified for a simplified Terrestrial Ecological Evaluation (TEE). The TEE process was ended based on an exposure analysis performed in accordance with WAC 173-340-7492 (2)(a). The total area of soil contamination is approximately 250 square feet, therefore making substantial wildlife exposure unlikely.

The MTCA Method A ground water cleanup levels were deemed applicable and appropriate for this Site for TPH-O and cPAHs. The Site is located in the City of Redmond, which obtains one third of its drinking water supply from a shallow unconfined ground water aquifer located beneath the City Center and extending east toward Novelty and Union Hills. Cleanup standards were established for ground water for this Site based on the use of ground water as a source of drinking water as the highest beneficial use. This is an appropriate cleanup standard for this Site.

The MTCA Method B soil cleanup level which is protective of direct contact pathway was selected for aluminum. This cleanup level is acceptable because the aluminum concentration in ground water does not exceed the MTCA Method B Cleanup Levels and Risk Calculation table value for groundwater, which is based on the protection of ground water as a drinking water source.

The standard point of compliance for soil was set based on the protection of ground water. The point of compliance is therefore in soil throughout the Site.

The standard point of compliance for ground water is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest depth which could potentially be affected.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

Excavation of all contaminated soil was the selected cleanup action for the Site. All contaminated soil was transported to a permitted facility for disposal.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site.

In December 2013, a total of 14.87 tons of soil were removed from the Site for disposal at a permitted facility. Four sidewall and two base samples were collected in the excavated area.

However, the excavation activities failed to remove all contaminated soil above appropriate cleanup levels for cPAHs (a concentration of 0.46 milligrams per kilograms in a sample 12-20-1 collected from the southern sidewall at 12 inches bgs). Additional excavation occurred in February 2015, removing a remaining 2,400 pounds of contaminated soil and an additional sidewall confirmation sample was collected. The sample results indicated that all soil exceeding MTCA Method A cleanup levels was removed. All excavated contaminated soil was transported to a permitted facility for disposal.

In January 2015, a ground water sample was collected from beneath the source area to determine if contamination had occurred in association with this release. Direct push technology was used for installation of a temporary ground water monitoring well. The ground water sample was using a peristaltic pump and temporary well screen. The sample was analyzed for total petroleum hydrocarbons in the diesel range (TPH-d), TPH-O, cPAHs, aluminum, cadmium, chromium and lead. All contaminant concentrations were either below laboratory detection limits or below the corresponding MTCA Method A cleanup levels.

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from our lists of hazardous waste sites, including:

- Hazardous Sites List.
- Confirmed and Suspected Contaminated Sites List.

That process includes public notice and opportunity to comment. Based on the comments received, Ecology will either remove the Site from the applicable lists or withdraw this opinion.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#NW2710).

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (425) 649-7097 or e-mail at diane.escobedo@ecy.wa.gov.

Sincerely,



Diane Escobedo
Toxics Cleanup Program

Enclosures: (A) – Description and Diagrams of the Site

cc: Randy Cowin, L & R Enterprises LLC
Charles Lie, Terra Associates, Inc.
Sonia Fernandez, Ecology
Dolores Mitchell, Ecology

Enclosure A

Description and Diagrams of the Site

Site Description

This section provides Ecology's understanding and interpretation of Site conditions, and is the basis for the opinions expressed in the body of the letter.

Site: The Site is defined by the release of oil-range total petroleum hydrocarbons (TPH-O), carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and aluminum to the soil as a result of improper disposal of aluminum machining scraps coated with cutting oil and compressor oil. The Site is located at 9225 151st Avenue NE in Redmond, WA (Property), which is King County tax parcel 7201700051. The Site also extends onto adjacent tax parcel 7201700062 (9255 151st Avenue Northeast).

Area and Property Description: The Property is a 0.43 acre parcel located on the west side of 151st Avenue Northeast between Northeast 95th Street to the north and Northeast 90th Street to the south. The Property is surrounded by buildings used for offices, warehousing and light manufacturing. The Property is bordered by Vintage Racing Motors (automotive sales, restoration and repair) to the north, Comtech (distribution, maintenance and repair of phone services) and Finishing Unlimited (metal finishing products for industrial properties) to the west, Cascade Auto LLC (auto repair services) to the south and 151st Avenue to the east.

Property History and Current Use: Prior to the late 1970s, the Property and vicinity were used as pasture and farmland. The existing building was constructed in 1977. Until 2012, the building was used by UCO Corporation, a manufacturer of backpacking and mountaineering equipment made from extruded aluminum (extrusion is a technique used to transform aluminum alloy into objects with a definitive cross-sectional profile). Aluminum was cut and machined at the Property. The Property is currently occupied by RC Painting, which provides commercial and residential painting services. RC Painting uses the building for paint and equipment storage and office space.

Contaminant Source and History: In 1993, the Redmond Fire Department responded to a complaint regarding improper disposal of aluminum shavings and petroleum products into a planter area north of a paved parking lot on the west side of the former UCO building. A site visit by the Municipality of Metropolitan Seattle Hazardous Waste Management group (Metro) in January 1994 confirmed a black-stained area approximately 96 square feet in size with stressed and dying vegetation nearby suggesting recent releases of hazardous substances. At that time, the Property owner mentioned that past practices (within the last couple of years) included dumping of cutting oils and compressor oil and/or being swept out to the back area, but stated that the current practice was to collect the aluminum shavings for recycling. However, an additional visit by Metro to the Property in April 1994 stated there were indications the dumping practices were still ongoing. An Ecology Site visit in May 1994 indicated material was being dumped just over the Property line and onto the adjoining property located at 9255 151st Avenue NE. The Seattle-King County Department of Public Health conducted a Site Hazard Assessment (SHA) in 1999 and collected soil samples confirming the presence of heavy oil (3,200 mg/kg at eight inches below the ground surface (bgs)) above the MTCA Method A cleanup level of 2,000 mg/kg. Based on results of the SHA, the Site was ranked as a "5" using the Washington Ranking Method and listed on the Hazardous Sites List on August 20, 1999. Sites are on a scale of one to five, with a score of one representing the highest relative level of concern, and five the lowest. The dimensions of the release area are approximately 12 feet by 20 feet.

Physiographic Setting: The Property is located on a former flood plain of the Sammamish River. The channelization of the river in the early 1900s and contemporary storm drainage network eliminated the flooding risk.

Surface/Storm Water System: Surface water is controlled by storm sewers in paved areas. Precipitation either infiltrates through the soil in landscaped area or flows over paved surfaces into the storm drain system. Roof downspouts are tight lined to the municipal storm water management system located in the adjacent street. The nearest body of water is Peters Creek located approximately 350 feet to the south, which empties into the Sammamish River approximately 1,800 feet to the east of the Property.

Ecological Setting: The Property and surrounding area are primarily covered by buildings, asphalt and minor landscaped areas. The northern half of a 3.5-acre parcel located approximately 400 feet northeast of the Property is currently vacant and appears to be covered with grasses, shrubs and small trees.

Geology: The Site vicinity is overlain by two to three feet of fill. The fill material is underlain by recent alluvium consisting of poorly-drained alluvial sediments that are mostly sand and organic rich mud with some peat deposits. The thickness of the alluvium is estimated to be 40 feet.

Ground Water: Ground water was encountered on the Property at approximately 8 feet bgs.

Ground water occurs within alluvial soils that underlie this portion of Redmond. Ground water on the Site likely flows to the northeast toward and sub parallel to the Sammamish River which flows to the north.

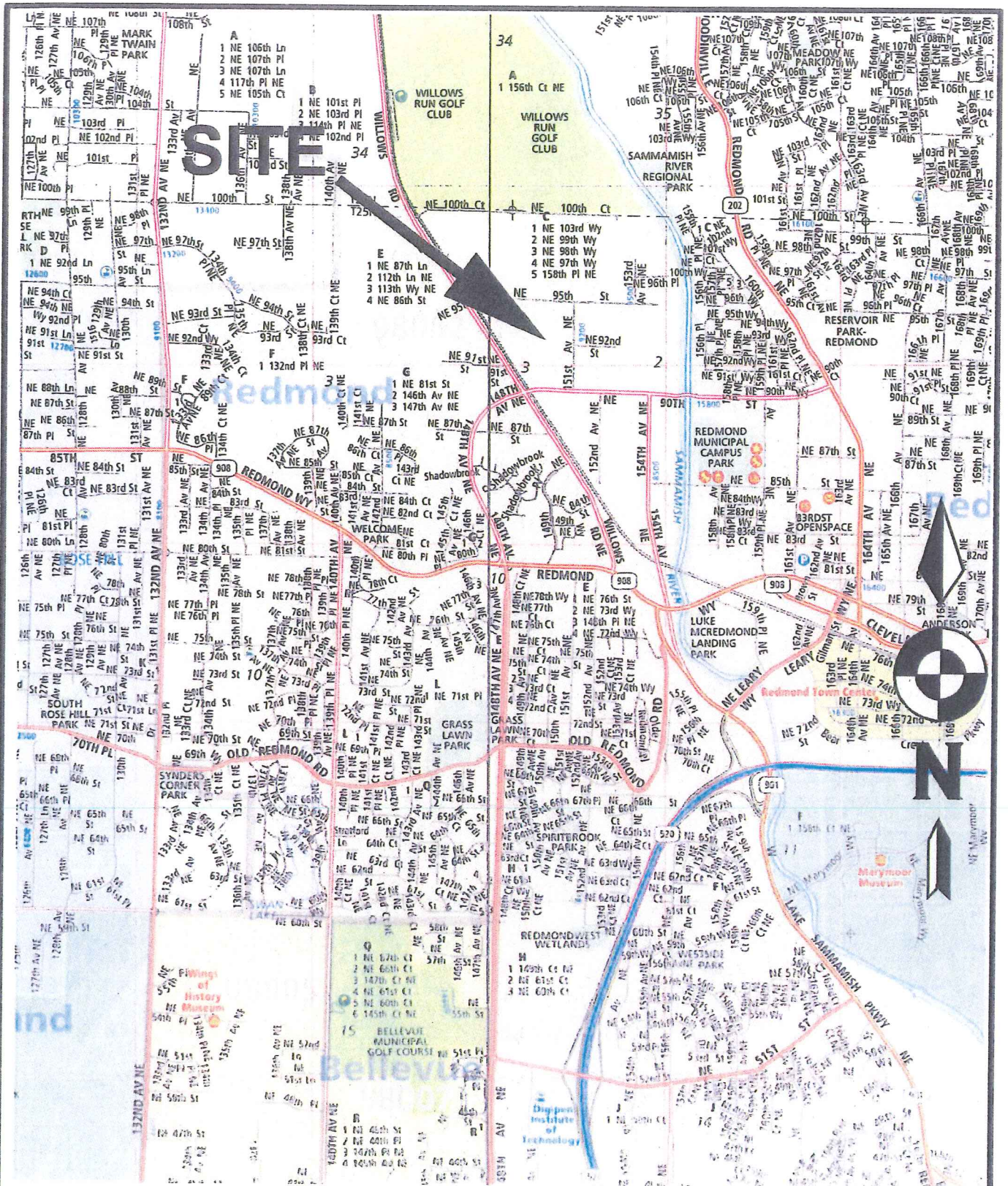
Water Supply: Drinking water on the Property is provided by the City of Redmond. About one-third of Redmond's drinking water supply comes from a shallow unconfined ground water aquifer located beneath the City Center and extending east toward Novelty and Union Hills. Redmond operates five shallow municipal wells. The Property is located in wellhead protection Zone 4, which is outside of the Critical Aquifer Recharge Area. It should be noted that the Property also borders Zone 3 east of 151st Avenue Northeast and south of the Property. In Zone 3, up to ten years are required for ground water to travel to the nearest drinking water well.

Release and Extent of Soil Contamination: The release area is located on the north side of the former UCO building/asphalt parking lot and south side of the Vintage Racing Motors building located on the north adjacent parcel. The parcel line between King County parcels 7201700062 (north adjacent parcel) and 7201700051 (Property) runs west-east between the two buildings. In 1999, soil samples UCO-1 and UCO-2 were collected at depths of eight inches bgs and 10 inches bgs respectively. The total petroleum hydrocarbon concentration in the heavy oil range at location UCO-1 was 3,200 milligrams per kilogram (mg/kg) at 8 inches bgs, exceeding the MTCA Method A cleanup level and was not detected above laboratory detection limits at location UCO-2. Carcinogenic polycyclic aromatic hydrocarbon (cPAH) concentrations in soil samples collected in 2012 at depths of 10 and 24 inches bgs from locations TP-4 and TP-6 exceeded the MTCA Method A cleanup level. The maximum carcinogenic polycyclic aromatic hydrocarbon (cPAH) concentration was 4.43 mg/kg (toxicity equivalency factor corrected) collected from test pit TP-4 at 10 inches bgs.

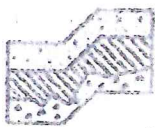
In December 2013, the cPAH-contaminated soil which includes the area around TP-4 was excavated and disposed of off-Site. A total of 14.87 tons of soil was removed. The maximum depth of the excavation was 30 inches bgs. However, confirmation samples indicated that cPAH-contaminated soil exceeding the MTCA Method A cleanup level remained at the southern sidewall of the excavation. In February 2015, a remaining 2,400 pounds of contaminated soil were over-excavated. The removal was confirmed by an additional sidewall sample (2-16-1) and samples from three borings (DPT-1, DPT-2 and DPT-3) advanced just beyond the southern edge of the extended excavation.

The maximum aluminum concentration of 44,000 mg/kg detected in soil was collected from sampling location 12-18-6 at a depth of 30 inches. This value was below the Method B cleanup level for aluminum which is 80,000 mg/kg.

It should be noted barium, chromium, lead, arsenic, copper, nickel and zinc were detected in soil at concentrations consistent with natural background values for the state of Washington (Natural Background Soil Metals Concentrations in Washington State, Ecology publication #94-115 dated October 1994) and did not exceed respective MTCA Method A or B cleanup levels. Aluminum was the only metal known to be used at the UCO Corporation facility.



Reference: Thomas Bros King County Road Atlas.



**TERRA
ASSOCIATES**

Geotechnical Consultants

Vicinity Map
UCO
Redmond, Washington

Proj. No T-6776

Date March 2013

Figure 1

King County

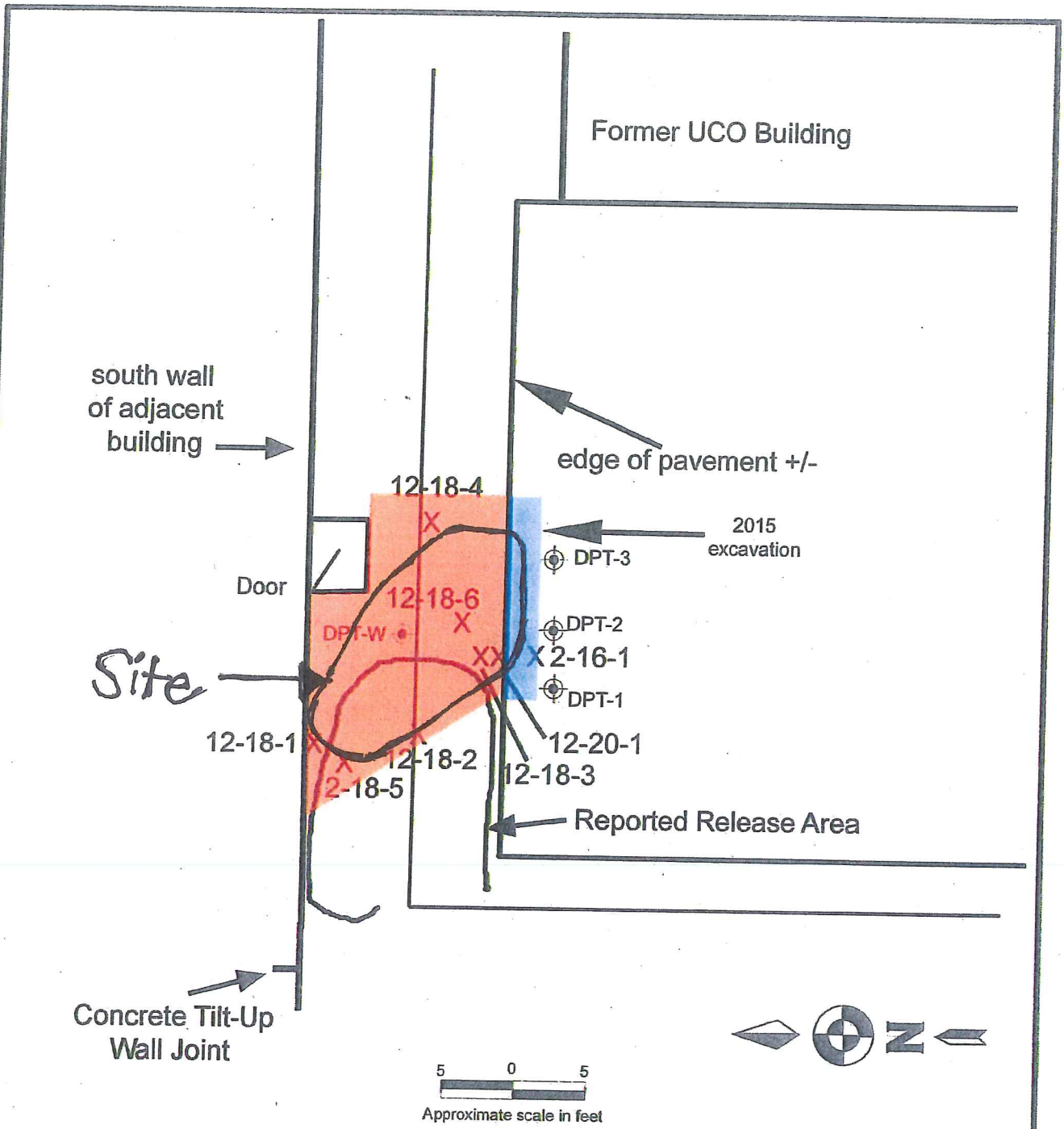


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Date: 6/23/2015



 **King County**
GIS CENTER



Shaded area represents approximate limits remedial excavation conducted on December 18, 2013

Reference: Base image taken from Figure 5 of Remedial Investigation by Terra Associates dated March 29, 2013



Remedial Excavation Sampling Plan
UCO
Redmond, Washington

Proj. No T-6776	Date MAR 2015	Figure 1
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