



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 658182 & 658827
Parcel #(s): 1125039001
County: King
FSID #: 19513
CSID #: 12889

SITE INFORMATION

Site Name (Name over door): Seattle City Light (SCL) Market St Property	Site Address (including City, State and Zip): 2826 NW Market St Seattle, WA 98107	Phone/email:
Site Contact, Title, Business: Tom Meyer Seattle City Light	Site Contact Address (including City, State and Zip):	Phone/email: (206) 386-9168
Site Owner, Title, Business: Seattle City Light	Site Owner Address (including City, State and Zip): 700 5TH Ave, Ste 3200-AP PO Box 34023 Seattle, WA 98124	Phone/email:
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone/email:
Previous Site Owner(s):	Additional Info:	

Latitude (Decimal Degrees): 47.66892

Longitude (Decimal Degrees): -122.39405

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"/>	Photos are available in report	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Data are available in construction completion report	

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 (contamination removed) <input checked="" type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint): Ecology received a citizen inquiry concerning the use of this site for a potential homeless encampment. The concerns involved Seattle City Light (SCL) notifying the public of the contamination, the remediation, and asbestos and other contaminants possibly impacting nearby neighbors during the remediation.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA): In May 2015, SCL hired Hart Crowser to conduct a near surface investigation (Scoping Memo) to characterize the site. Composite soil and concrete samples were analyzed for petroleum, PCBs, pesticides, herbicides and RCRA 8 metals (arsenic, barium, cadmium, lead, mercury, selenium, and silver). Based on the results of this investigation, soil was excavated to remove all areas with contaminants above MTCA Method A or MTCA Method B unrestricted direct contact cleanup levels. Ecology has reviewed both the Scoping Memo and the Construction Completion Report (described in detail on next page) and has determined the site to be remediated fully and protective of human health and the environment. No Further Action due to Independent Cleanup Action.

Investigator: Donna Musa, NWRO TCP

Date Submitted: 10/13/2015

OBSERVATIONS

Description (If site visit made, 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.):

Documents reviewed:

- Construction Completion Report, Seattle City Light, Market Street Former substation Property, 2826 Northwest Market Street, Seattle, Washington. Prepared by Hart Crowser, Seattle, WA, for Seattle City Light, Seattle, WA. September 24, 2015.
- Environmental Characterization Summary and Remediation Scoping Memorandum, Former Market Substation Property, 2826 Northwest Market Street, Seattle, Washington. Hart Crowser, Seattle, WA. July 6, 2015.

The property is in a mixed residential and commercial area bordered by apartments and townhomes to the north, a parking lot and commercial building to the east and west, and NW Market Street to the south.

An environmental investigation was conducted in July 2015. Ten composite soil samples and two composite concrete samples were analyzed for metals, petroleum hydrocarbons, PCBs, pesticides, and herbicides. Composite soil samples exceeded the MTCA Method B direct contact cleanup level for the pesticide dieldrin, cadmium and lead. Because of these results, subsamples were analyzed for the analytes that exceeded the cleanup levels. Samples taken for petroleum, PCBs and the other metals (besides lead) were all below their respective cleanup levels.

Excavation and confirmation sampling:

- The northeast corner of the property, where cadmium was found to exceed MTCA, was excavated to 12 inches below ground surface (bgs). Verification samples showed that all remaining soil was below the cleanup level for cadmium.
- The area inside the south former transformer yard fence, where lead was found to exceed MTCA, was excavated to 12 inches bgs. Verification samples showed that all remaining soil was below the cleanup level for lead.
- The grass landscaped area, where dieldrin was found to exceed MTCA, was excavated to 12 inches bgs. Verification samples showed that there was still remaining dieldrin above the cleanup level, so further excavation was done. Ultimately, the impacted area was excavated down to 36 inches bgs in the northwest corner, 30 inches bgs in the north and northeast, and 24 inches bgs in the south portion. Confirmation samples verified that all remaining soil was below the cleanup level for dieldrin.



(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						TEX
	Petroleum Diesel	B					Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	B					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 (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						PCE, chloroform, EDB, EDC, MTBE
	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	RB					RB=Cadmium / Others are B
	Lead	RB					Lead
	Mercury	B					Mercury
	Arsenic	B					Arsenic
Pesticides	Non-halogenated pesticides	B					Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides	RB					Dieldrin, DDT

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 Ordnance						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): Donna Musa

Specific confirmed contaminants include:

_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
19513

Cleanup Site ID No. (if known):
12889

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.

Parcel	112503-9001	Jurisdiction	SEATTLE
Name	SEATTLE CITY OF SCL	Levy Code	0010
Site Address	2826 NW MARKET ST 98107	Property Type	C
Geo Area	19-10	Plat Block / Building Number	
Spec Area		Plat Lot / Unit Number	
Property Name	CITY LIGHT SUB STATION	Quarter-Section-Township-Range	<u>NW-11-25-3</u>

Tax Account Number	112503900105
Parcel Number	1125039001
Account Status	This account is active.
Tax Payer Name	SEATTLE CITY OF SCL 180820
Mailing Address	700 5TH AVE STE 3200-AP PO BOX 34023 SEATTLE WA 98124