



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 661178
Parcel #(s): 2770602605
County: King
FSID #: 22150
CSID #: 12928

SITE INFORMATION

Site Name (Name over door): SCL Interbay Property	Site Address (including City, State and Zip): 3222, 3232, 3240 17 th Ave NW Seattle, WA 98119	Phone/email:
Site Contact, Title, Business: Tom Meyer, Senior Env. Analyst SCL Environmental Affairs Division	Site Contact Address (including City, State and Zip): PO Box 35023 Seattle, WA 98124	Phone/email:
Site Owner, Title, Business: Seattle City Light	Site Owner Address (including City, State and Zip): PO Box 35023 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): Yardarm Knot Inc Highland Light Inc Canal Office Building LLC George E & Patricia Jean Huckabay	Alternate Site Name(s): Pacific Testing Laboratories (potential)	

Latitude (Decimal Degrees): 47.64991

Longitude (Decimal Degrees): -122.37853

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 available in Phase II report	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Sample results available in two reports	

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

COMPLAINT (Brief Summary of ERTS Complaint): An inquiry from Public Health – Seattle and King County alerted Ecology to questions concerning the safety of a homeless encampment on the property due to the presence of TCE in soil.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA): No exceedances of petroleum CULs have been detected in multiple soil, ground water, and air samples. Soil concentrations of TCE exceed the Method A CUL; soil concentrations of cis-1,2-dichloroethene exceed the Method B CUL for leaching in the unsaturated zone. TCE and cis were not detected in air samples, but the detection limits for the air samples were higher than Method B air CULs. Soil vapors do not normally concentrate to harmful levels in outdoor air, particularly when they must pass through pavement. The available air sampling data are not sufficient to characterize the outdoor air at this site.

Investigator: Priscilla Tomlinson, NWRO TCP

Date Submitted: 12/8/2015

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:

- Herrera. 2000. Phase II ESA, Interbay Property, 3240 17th Avenue West, Seattle.
- Argus. 2015. Letter report re: Interbay property air sampling. September 29.
- SoundEarth Strategies. 2015. Letter re: Review of environmental conditions. November 20.
- News articles from Puget Sound Business Journal and Ballard News Tribune.

The property is vacant land surrounded by commercial properties located 2,000 feet south of Salmon Bay in the Lake Washington Ship Canal. A railroad yard is 300 feet west. One block to the east, the neighborhood becomes mixed commercial/residential.

The property was originally marshland that was filled and used for commercial purposes, including a gas station, in the early 1900s. During the 1980s and 1990s, Pacific Testing Laboratories used the property to store drilling supplies, oil drums, storage tanks, service trucks, and associated items and to conduct chemical testing, which involved the use of solvents. In 2000, the property was used for storage of fishing supplies and equipment, which covered about 65 percent of the surface area. In September 2015, Seattle City Light was storing utility poles on the north end of the property. As of December 2015, the property is being developed into an interim homeless encampment.

Historical activities documented at the site that could have caused releases to the environment include the following:

- Handling of petroleum products at a former oil storage shed on the southwest side of the property
- Handling of hazardous materials in front of a former concrete structure on the southeast side of the property
- Residual contamination associated with a gasoline UST in the south-central area of the property
- Sporadic release of petroleum products at the surface from vehicle storage on the northeast side of the property
- Potential consolidation of surface soil contamination in a former stockpile on the northwestern property boundary.

The property may also have been impacted by a leaking UST site 600 feet south and a towing company operation 600 feet northeast, both of which have involved petroleum contamination of ground water.

During a UST site assessment conducted in 1989 prior to removal of the UST, six soil samples were collected from two borings and analyzed for TPH and BTEX, with no detections. Ground water was not encountered to 15 feet bgs. The UST was removed in April 1996, along with a "small" amount of gasoline-impacted soil. There is no documentation of confirmation sampling post-removal. During Phase II sampling in November 2000, one discrete soil sample and three ground water grab samples were collected and analyzed for TPH-G and BTEX. Four composite soil samples collected were analyzed for TPH-D and TPH-O. There were no detected exceedances of current Method A CULs. During an air sampling event in September 2015, nine air samples, collected using organic vapor badges over a 12-hour period, were analyzed for TPH and TPH-D with no detected concentrations (detection limits up to 0.51 ppm TPH and 6.9 mg/m³ TPH-D). The threshold limit value for TPH-D is 100 mg/m³ (Association Conference of Governmental Industrial Hygienists). There are no MTCA air CULs for petroleum.

During the 2000 Phase II sampling, three composite and three discrete soil samples collected "near" the surface were analyzed for VOCs. Concentrations of TCE ranged up to 2.6 mg/kg, which exceeds the Method A CUL of 0.03 mg/kg. Concentrations of cis-1,2-dichloroethene ranged up to 0.38 mg/kg, which exceeds the Method B CUL of 0.08 mg/kg for leaching in the unsaturated zone. No ground water samples were analyzed for VOCs. During the September 2015 air sampling event, eight air samples, collected using organic vapor badges over a 12-hour period, were analyzed for chlorinated solvents. There were no detections, but detection limits ranged 143 to 23,00 times higher than the applicable MTCA air CULs.

Chemical	Detection Limit (ppb)	MTCA Method B Air CUL (ppbv)
Tetrachloroethene	200	1.4
Trichloroethene	200	0.069
1,1,2-Trichloroethane	200	0.0084
1,2-Dichloroethane	200	0.024
cis-1,2-Dichloroethene	200	nv
Vinyl chloride	200	0.11

(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					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	B	B				Benzene
	Other Non-Halogenated Organics	B	B				TEX
	Petroleum Diesel	B	B				Petroleum Diesel
	Petroleum Gasoline	B	B				Petroleum Gasoline
	Petroleum Other	B	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	C	S		S		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						Cr, Se, Ag, Ba, Cd
	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 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): Notified by Public Health Seattle King County

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:

TCE in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
22150

Cleanup Site ID No. (if known):
12928

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.

