



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 659543
Parcel #(s): 00618100100-100, 200, 400
County: King
FSID #: 38543624
CSID #: 12980
UST ID#: 8643

SITE INFORMATION

Site Name (Name over door): 7-Eleven 21001	Site Address (including City, State and Zip): 541 N West Ave Arlington, WA 98223	Phone/email:
Site Contact, Title, Business: Paul Fairbairn Stantec	Site Contact Address (including City, State and Zip):	Phone/email: 206-369-8383
Site Owner, Title, Business: 7 Eleven Inc #21001	Site Owner Address (including City, State and Zip): PO Box 711 Dallas, TX 75221	Phone/email:
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone/email:
Previous Site Owner(s):	Additional Info:	
Alternate Site Name(s): Southland 2306-21001D	Additional Info:	

Latitude (Decimal Degrees): 48.19843
Longitude (Decimal Degrees): -122.12760

INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: Brenda Curtis, UST Inspector	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input type="checkbox"/>	Photos available in site reports	
Samples collected? Yes <input type="checkbox"/> No <input type="checkbox"/>	Data available in site reports	

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):

UST analytical test results indicated impacted soil. Spill happened a long time ago and the tank no longer exists (recently removed.) Brenda Curtis from ECY has visited the site.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

The consultant used a statistical approach to argue for NFA, but the statistical argument was flawed. However, the site still qualifies for NFA based on the use of soil contact CULs not including the leaching pathway. Recommendation: NFA due to independent remediation.

Investigator: Gayle Garbush / Priscilla Tomlinson	Date Submitted: 1/5/2016
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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:

- Underground Storage Tank Closure Report 7-Eleven Store No. 21001. Stantec Consulting Services Inc, Bellevue, Washington. November 20, 2015.

Ten soil samples representing post-excitation conditions on the site were analyzed for TPH-G, BTEX, and lead. All results were below Method A except for one benzene result at 0.0326 mg/kg from the north wall of the UST excavation. The consultant used Ecology's Site97 statistical software to calculate an upper 95 percent confidence limit on the mean (95UCL) and argued that the benzene data set was in compliance using the three-part statistical rule. This argument fails on two points:

- Seven of the ten results were not detected. When more than 50 percent of the results are not detected, MTCA requires the maximum detected value to be used as the 95UCL [WAC 173-340-740(7)(f)(iv)]. The maximum value of 0.0326 mg/kg exceeds the Method A cleanup level (CUL) of 0.03 mg/kg.
- One exceedance out of 10 samples is a 10 percent rate of exceedance. MTCA requires that less than 10 percent of the samples exceed the CUL [WAC 173-340-740(7)(e)(ii)].

Impacts to ground water at this site are unlikely for the following reasons:

- Two ground water grab samples collected from borings prior to the excavation were analyzed for TPH-G and BTEX with no detections (detection limits below Method A levels). (Two grab water samples from the excavation pit did contain concentrations of TPH-G, benzene, xylenes, and lead above Method A levels, but these samples are not representative of ground water.)
- The bottom of the excavation was 16.5 feet bgs and ground water was encountered at 27 feet bgs, so the vertical separation between the residual contamination and ground water is 10.5 feet.
- The bulk of the contaminant mass was removed during the excavation.

In the absence of ground water impacts, it is possible to use the soil contact CUL of 18 mg/kg for benzene. The maximum detected concentration of 0.0326 mg/kg is below the soil contact CUL, so the site is in compliance.



(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	RB	B				Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline	B	B				Petroleum Gasoline
	Petroleum Other						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						Cr, Se, Ag, Ba, Cd
	Lead	B					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): 12/16/15 (Date Report Received)
 ERTS Complaint
 Other (please explain): _____

Does an Early Notice Letter need to be sent: Yes No
If No, please explain why: NFA

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):
38543624
Cleanup Site ID No. (if known):
12980

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.

Snohomish County Washington
Snohomish County Assessor's Office
Snohomish County Online Property Information
Assessor Home | County Home | Privacy Statement | Disclaimer | Contact Us
Frequently Asked Questions

Show Overview Map

View Property Information

Recent Sales:
 All Sales
 2015 Sales
 2014 Sales
 2013 Sales

Find Parcel Number: **Go**

Go to

Locate Address

Map Action:

Zoom In	Zoom Out
Move Map	Full View
Refresh Map	Print Map
Previous Map	

Map Legend