INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 661829
Parcel #: 380331421256 & 380331425243
County: Whatcom
FSID #: 14061
CSID #: 13020

SITE INFORMATION

Site Name (Name over door): Aloha Motel	Site Address (including City, State and Zip): 315 N Samish Way Bellingham, WA 98225	Phone/email:
Site Contact, Title, Business: Harold Cashman, Consultant	Site Contact Address (including City, State and Zip): 228 East Champion Street, Suite 101, Bellingham, WA 98225	Phone/email: (360) 752-9571
Site Owner, Title, Business: City of Bellingham	Site Owner Address (including City, State and Zip): 210 Lottie Street, Bellingham, WA 98225	Phone/email: (360) 778-8270
Site Owner Contact, Title, Business: Amy Kraham	Site Owner Contact Address (including City, State and Zip): 210 Lottie Street, Bellingham, WA 98225	Phone/email: (360) 778-8270
Previous Site Owner(s):	Additional Info:	

Latitude (Decimal Degrees):	48.738212
Longitude (Decimal Degrees):	-122.470327

INSPECTION INFORMATION

Inspection Conducted? Yes ☒ No ☐	Date/Time: 03/02/2016	Entry Notice: Announced ☐	Unannounced ☒
Photographs taken? Yes ☒	No ☐		
Samples collected? Yes ☐	No ☒	Samples previously collected by consultant.	

RECOMMENDATION

No Further Action (Check appropriate box below):		**LIST on Confirmed and Suspected Contaminated Sites List**: ☐
Release or threatened release does not pose a threat	☐	
No release or threatened release	☐	
Refer to program/agency (Name: _____)	☐	
Independent Cleanup Action Completed (contamination removed)	☒	

COMPLAINT (Brief Summary of ERTS Complaint): Whatcom Environmental, consultant to the property owner (City of Bellingham), reported the discovery and cleanup of TPH contaminated soil at the former Aloha Motel property. The sources of TPH contaminated soils were two heating oil USTs and an unknown source within two of three building foundation cells. The consultant conducted an independent cleanup action and submitted two reports to Ecology documenting the results of the cleanup actions.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA): The two former heating oil USTs (one 450 gal. and one 700 gal.) were decommissioned in November 2015 concurrent with building demolition. An estimated 157 tons of TPH contaminated soil were excavated and transported to Cemex in Everett, Washington for disposal. Also during November 2015, an estimated 61 tons of TPH contaminated soil were excavated from two of three building foundation cells and transported to Cemex in Everett, Washington for disposal. Soil sample analyses included TPH-G, TPH-D, TPH-O, BTEX, PAHs and metals. The results of all of the confirmation soil sample analyses following PCS soil excavation and removal were below the MTCA Method A soil cleanup levels. No appreciable quantity of groundwater was encountered in any of the excavations or test pits.

Investigator: John Guenther, LHG	Date Submitted: 03/09/2016

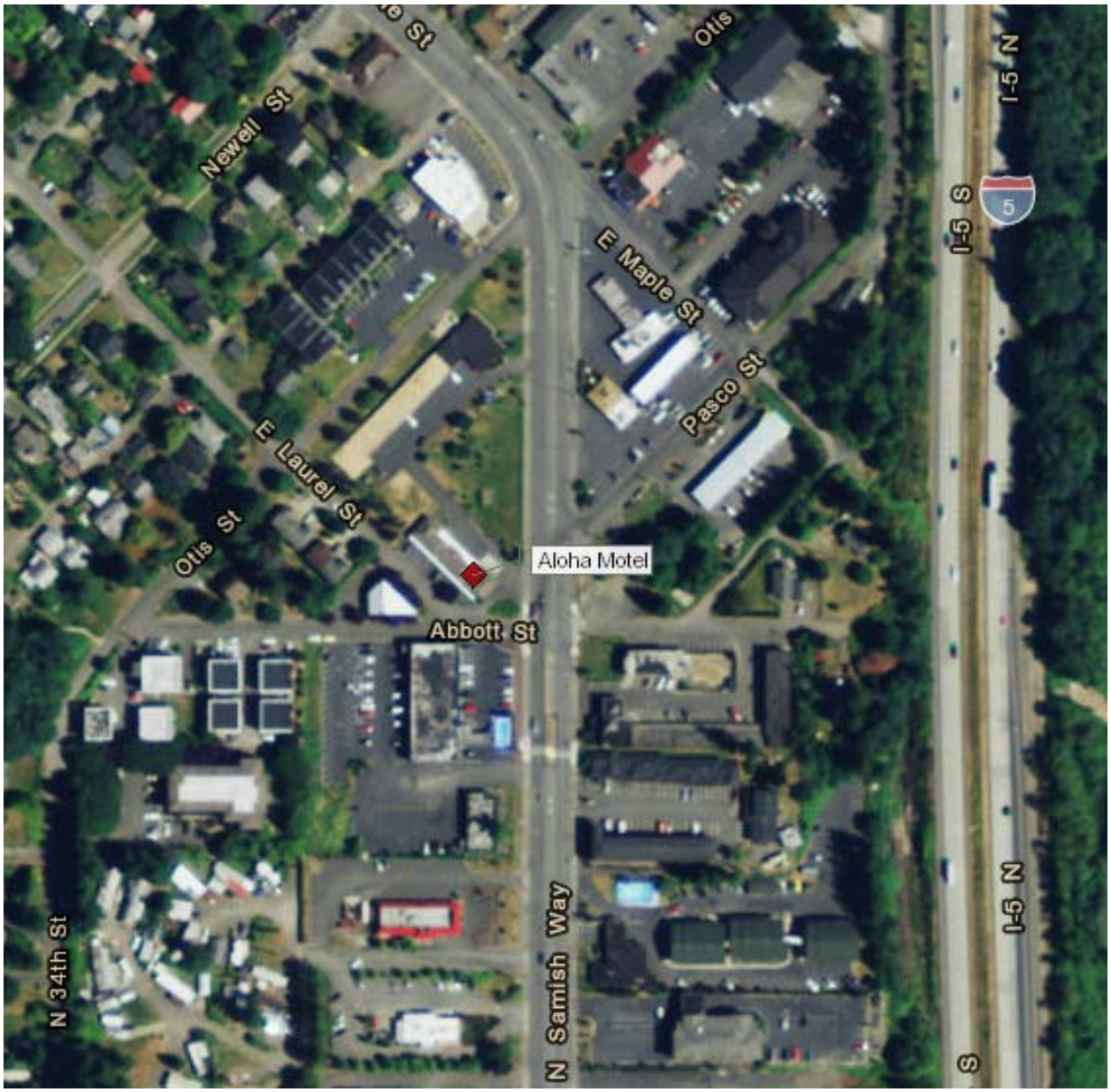
OBSERVATIONS:

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:

1. Whatcom Environmental, *Underground Storage Tank Closure and Petroleum Contaminated Soil Removal Action,* 315 North Samish Way, *Bellingham, Washington*, December 17, 2015.
2. Whatcom Environmental, *Sub-Slab Petroleum Contaminated Soil Removal Action,* 315 North Samish Way, *Bellingham, Washington*, December 17, 2015.
3. ERTs Report 661829.
4. Whatcom County Assessor & Treasurer online database.
5. City of Bellingham eTRAKiT online permit database.

The former motel has been demolished and the footprints of the former structures and soil excavations have been filled with clean soil and covered with mulch. The asphalt pavement driveways, parking areas and grass lawn remain. The entire perimeter of the property is secured with a chain-link fence.



(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, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). *Use this when TEX contaminants are present independently of gasoline.*
	Polynuclear Aromatic Hydrocarbons (PAH)	B					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	B					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					Benzene
	Other Non-Halogenated Organics	RB					TEX
	Petroleum Diesel	RB					Petroleum Diesel
	Petroleum Gasoline	RB					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 (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). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other	B					Cr, Se, Ag, Ba, Cd
	Lead	B					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)

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 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 derivitive. 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):** 12/29/15 (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): NA
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
Former motel with two heating oil USTs. Property to be sold or redeveloped by the City of Bellingham.

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):
14061
Cleanup Site ID No. (if known):
13020


Aloha
MOTEL
Economical Rate
CABLE TV · WiFi
Kitchenette Unit
Daily & Weekly Rate