



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 665361
Parcel #(s): 5624200371
County: King
FSID #: 22844
CSID #: 13070
UST ID#:

SITE INFORMATION

Site Name (Name over door): Sea Mar Community Health Center Dominics Plaza	Site Address (including City, State and Zip): 9635 Des Moines Memorial Dr S Seattle, WA 98108	Phone/email:
Site Contact, Title, Business: Christopher Huck Kelley, Goldfarb, Huck, & Roth	Site Contact Address (including City, State and Zip): 700 Fifth Ave, Suite 6100 Seattle, WA 98104	Phone/email: 206-452-0260 huck@kelleygoldfarb.com
Site Owner, Title, Business: Sea-Mar Community Health Center	Site Owner Address (including City, State and Zip): 1040 S Henderson St Seattle WA 98101	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):	Additional Info:	

Latitude (Decimal Degrees):	47.51601
Longitude (Decimal Degrees):	-122.3152

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 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 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):

Report received via email regarding a phase II subsurface investigation conducted by the Riley Group, Inc (RGI) for the Dominic's Plaza (Seamar Community Health Centers) property. This was performed at the request of HomeStreet Bank.

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

Four test probes advanced 3/4/2016 to 15 ft bgs max. Report includes soil & groundwater sampling from 2016, 2008, & 2007.
NORTH END - Four soil samples exceed MTCA Method A cleanup levels at north end of parcel in vicinity of historic gas station: TPH-D= 16,000ppm; TPH-O= 55,000ppm; Cadmium= 18.9ppm; Lead= 7,090ppm. Groundwater samples: TPH-G= 5,500ppm; TPH-D= 3,700ppm; TPH-O= 2,900ppm; Benzene= 61ppm; TCE= 150ppb; Vinyl Chloride= 14.6ppb; cis-1,2—DCE= 70ppb .
SOUTH END - Two soil samples exceed MTCA Method A cleanup levels at south end of parcel in vicinity of heating oil tank: TPH-D= 10,000ppm. Groundwater samples: TPH-D= 1,500,000ppb; TPH-O= 37,000ppb.

Investigator: Gayle Garbush	Date Submitted: 6/15/16
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(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		C				Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel	C	C				Petroleum Diesel
	Petroleum Gasoline		C				Petroleum Gasoline
	Petroleum Other	C	C				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					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	C					Cr, Se, Ag, Ba, Cd
	Lead	C					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): 6/2/16 (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:

D, O, TCE, metals in Soil

G, B, D, O in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

22844

Cleanup Site ID No. (if known):

13070

Form Updated 02/23/2016

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.

