WASHINGTON STATE DEPARTMENT OF ECOLOGY

INITIAL INVESTIGATION FIELD REPORT

ERTS: 664422
Parcel(s): 7471060
County: Clark

SITE INFORMATION

Site Name (e.g., Co. name over door):	Site Address (including City and Zip):	Site Phone:
4512 NW Kauffman Avenue	4512 NW Kauffman Avenue, Vancouver WA 98663	N/A
Site Contact and Title:	Site Contact Address (including City and Zip):	Site Contact Phone:
John Harding	Xavier Environmental, Inc., PO Box 11289, Portland, Or. 97211	(503) 236-3796
Site Owners:	Site Owner Address (including City and Zip):	Site Owner Phone:
Brodie Seaton and Amy Whitehorse	4512 NW Kauffman Avenue, Vancouver WA 98663	N/A
Site Owner Contact:	Site Owner Contact Address (including City and Zip):	Owner Contact Phone:
Brodie Seaton and Amy Whitehorse	4512 NW Kauffman Avenue, Vancouver WA 98663	N/A
Alternate Site Name(s):	Comments:	
Seaton and Whitehorse Property		
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees): 45.65482
Longitude (Decimal Degrees): -122.68131°

INSPECTION INFORMATION

Inspection Conducted? Yes ☐ No ☒	Date/Time:		Entry Notice: Announced ☐ Unannounced ☐
Photographs taken?	Yes ☐	No ☒	
Samples collected?	Yes ☐	No ☒	If *Yes*, be sure to include a figure/sketch showing sample locations.

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 (i.e., contamination removed)	☐	

COMPLAINT (Brief Summary of ERTS Complaint):
ERTS 664422: Leaking residential underground heating oil tank detected by Xavier Environmental.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):
ERTS 664422 is a report of a leaking residential underground heating oil tank on the Property. An copy of two pages from an Apex Labs lab report shows that on April 4, 2016, two soil samples from the Property were submitted for analysis using Method NWTPH-Dx. Up to 14,200 ppm Diesel was reported. The following additional information was provided in the ERTS: "South end of tank at 98" bgs = 14,200 ppm. North end of tank =3,710 ppm. No information was provided regarding the location of the tank on the Property. On October 2, 2017 Ecology contacted the owners by mail and followed up with a phone call. On October 11, 2017, Ecology's regional II/SHA coordinator spoke with the property owner, who intends to address this issue sometime later. I recommend listing the site.

Investigator: Adam Harris	Date Submitted: 11/9/2017

OBSERVATIONS

Description (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.):

On April 4, 2016, ERTS 664422 contains a report of diesel contamination detected in soil at the Property. From the information provided, Ecology infers that Xavier Environmental obtained two soil samples at 98 inches below ground surface adjacent to a heating oil tank on the property. The two soil samples were analyzed by Apex Labs using Method NWTPH-Dx for diesel. Diesel contamination of 14,200 mg/kg was detected in the soil sample obtained at the south end of the tank, and 3,710 mg/kg in the soil sample obtained at the north end of the tank, exceeding the MTCA Method A cleanup screening level of 2,000 mg/kg.

Response to the ERTS report was originally referred to the Clark County Public Health Department for investigation under the County's Site Hazard Assessment grant. The investigation was not resolved when the grant concluded in September 2017, and the site file was returned to the Department of Ecology for completion.

October 2, 2017, Ecology mailed a letter to Brodie Seaton and Amy Whitehorse, the current property owners, requesting plans to characterize and remediate the contamination. The letter stated that if a response was not received within 30 days, the site would be added to the Confirmed and Suspected Contaminated Sites List (CSCSL).

On October 11, 2017, Ecology's regional II/SHA coordinator subsequently spoke with one of the property owners by telephone. The property owner intends to address this issue sometime later.

Given the documented contamination discovered by Xavier Environmental at the property, and the intention of the property owner to remediate the contamination at some future time, I recommend adding this site to the CSCSL.

(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 halogens, i.e., Chlorine, Iodine, Bromine or Fluorine. (Examples include acetone, *benzene, toluene, ethylbenzene & xylenes* [**BTEX**], methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, Stoddard solvent and naphtha)
	Polynuclear Aromatic Hydrocarbons (PAH)	S	S				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						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel	C	S				Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	S	S				Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
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						**Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene; vinyl chloride)**
	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						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	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)**
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
	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 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
- ☐ Voluntary Cleanup Program
- ☐ Federal-supervised or conducted
- ☐ Independent Action
- ☐ Ecology-supervised or conducted

Site Status:
- ☒ Awaiting Cleanup
- ☐ Cleanup Started
- ☐ No Further Action Required
- ☐ Construction Complete – Performance Monitoring
- ☐ Cleanup Complete – Active O&M/Monitoring

Site Manager (Default: Southwest Region): Southwest Region

Specific confirmed contaminants include:

diesel in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

_____

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.