



INITIAL INVESTIGATION FIELD REPORT

Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):	680219
Parcel #(s):	004598
County:	Snohomish
FSID #:	17392
CSID #:	14826
UST #:	

SITE INFORMATION

<u>Site Name (Name over door):</u> TECT Aerospace Lease Area	<u>Site Address (including City, State and Zip):</u> 2933 109th St SW Everett, WA 98204	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Kathryn Hartley Landau Associates	<u>Site Contact Address (including City, State and Zip):</u> 130 2nd Ave S Edmonds, WA 98020	<u>Phone</u> (425) 248-7520 <u>Email</u> khartley@landauinc.com
<u>Site Owner, Title, Business:</u> TECT Aerospace	<u>Site Owner Address (including City, State and Zip):</u> 1515 75th St SW, Ste 500 Everett, WA 98203	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Andrew Rardin, Paine Field / Snohomish County Airport	<u>Site Owner Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u>	VCP ENL to TECT Aerospace E-cc to Kathryn Hartley, Landau Associates	

<u>Latitude (Decimal Degrees):</u>	47.899418
<u>Longitude (Decimal Degrees):</u>	-122.273894

INSPECTION INFORMATION

Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

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"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

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):

On February 26, 2018, Ecology received a Phase II environmental site assessment documenting the release of hazardous substances to soil.

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

Based on the information provided in the Landau Associates' report, a release of volatile organic compounds has occurred in subsurface soils and is suspected of causing vapor intrusion issues. Further action is needed to characterize the conditions at the site and determine a remediation strategy. Recommendation: List on CSCSL.

Investigator: Krystal Rodriguez	Date Submitted: 11/15/2018
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OBSERVATIONS**Please check this box if you included information on the Supplemental Page at end of report.**

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.):

In May and October 2017, Landau Associate conducted a focused Phase II environmental site assessment on the subject property after a Phase I identified the potential for subsurface contamination based on historical operations. The investigation consisted of drilling 28 borings so that samples of soil and soil gas could be collected and analyzed for volatile organic compounds (VOCs).

During the May investigation, 28 borings were advanced to 5 feet below ground surface (bgs) at location LAI-1 through LAI-12. In October, borings were advanced to a maximum depth of 25 feet bgs at sampling locations LAI-13 through LAI-28. Groundwater was not encountered during either event. Twenty-two (22) soil samples were submitted for analysis of diesel-and oil-range petroleum hydrocarbons, VOCs and glycols. Lab results indicate TPH-O and TCE at concentrations exceeding MTCA Method A cleanup standards. Sample LAI-25 also exceeded Method B screening levels for cis-1-2-DCE.

Landau Associates conducted soil gas sampling in 25 locations throughout the subject area. VOCs (including 1-1-dichloroethane, 1-2-butadiene, benzene, chloroform, TCE and vinyl chloride) were detected in 21 samples at concentrations exceeding Method B cleanup levels and in 15 samples exceeding Method C cleanup levels.

Based on the results of subsurface soil samples, an investigation of indoor air was conducted in November and December 2017 by collecting 8-hour and 21-day samples from six locations in Buildings C-23, which is the only currently occupied building. TCE was detected in several samples indicating vapor intrusion may be occurring.

The site comprises Buildings C-20, C-21, C-22 and C-23. Snohomish County has plans to further evaluate the property to determine the source and extent of contamination.

Documents reviewed:

Notification of Release, TECT Aerospace Lease Area - Paine Field Airport, Everett, Washington. Landau Associates, Edmonds, Washington. February 23, 2018.

Focused Phase II ESA Data Summary, TECT Aerospace, Everett, Washington. Landau Associates, Edmonds, Washington. February 8, 2018.

Indoor Air Sampling Results, TECT Aerospace Lease Area Building C-23, Snohomish County Airport, Everett, Washington. Landau Associates, Edmonds, Washington. January 5, 2018.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents				S		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				S		Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	C					Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics	C			S		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				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	SEDIMENT	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)

(fill in contaminant matrix below with appropriate status choice from the key below the table)

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 if 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 WAC 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): 2/26/2018 (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: _____): _____

Specific confirmed contaminants include:

O, VOCs in Soil
 _____ in Groundwater
 _____ in Other (specify matrix: _____)

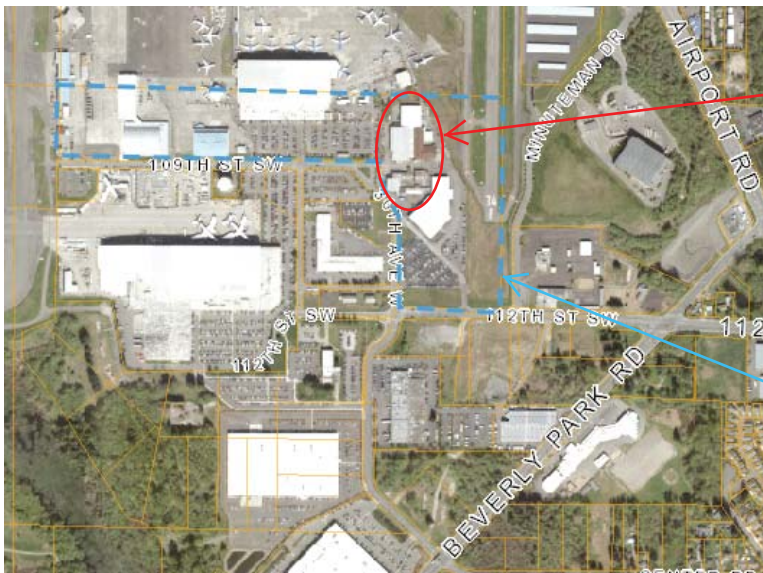
Facility/Site ID No. (if known):

17392

Cleanup Site ID No. (if known):

14826

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.



Subject area

Parcel boundary

Role	Percent	Name
Taxpayer	100	TECT AEROSPACE
Owner	100	TECT AEROSPACE