



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):
Parcel #(s):
County:
FSID #:
CSID #:
UST #:

686775
8805901085
King
47724816
14857
100410

SITE INFORMATION

<u>Site Name (Name over door):</u> Montlake Texaco	<u>Site Address (including City, State and Zip):</u> 2625 E Montlake Place E Seattle, WA 98112	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Denise Cieri, SR 520 Program Administrator, Washington State Dept. of Transportation	<u>Site Contact Address (including City, State and Zip):</u> 999 3rd Ave, Suite 2200 Seattle, WA 98104	<u>Phone</u> (206) 770-3591 <u>Email</u> cierid@wsdot.wa.gov
<u>Site Owner, Title, Business:</u> Kemper Development Company	<u>Site Owner Address (including City, State and Zip):</u> 575 Bellevue Square Bellevue, WA 98004	<u>Phone</u> (425) 646-3660 <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Scott Baker Owner, Montlake Texaco	<u>Site Owner Contact Address (including City, State and Zip):</u> 2625 E Montlake Place E Seattle, WA 98112	<u>Phone</u> (425) 417-3802 <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u> ERTS documentation was submitted to Ecology by Washington State Department of Transportation (WSDOT), which is pursuing purchase of this property. WSDOT provided the sampling report to the property owner.	
<u>Alternate Site Name(s):</u>		

Latitude (Decimal Degrees): 47.643648

Longitude (Decimal Degrees): -122.304214

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.



<u>Inspection Conducted?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>Date/Time:</u>	<u>Entry Notice:</u> Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
<u>Photographs taken?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach photographs or upload to PIMS	
<u>Samples collected?</u> 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):

The Washington State Department of Transportation (WSDOT) is pursuing purchase of this property as part of the State Route 520 construction project. A WSDOT contractor collected soil and groundwater samples on the property in December 2018. Laboratory results showed petroleum and volatile organic compounds at concentrations above Model Toxics Control Act (MTCA) cleanup levels.

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

King County Assessor and Ecology Underground Storage Tank (UST) database information indicate that gasoline fueling operations began on the property in 1952. A gasoline station presently operates on the property under UST ID 100410. Soil and groundwater sample results show concentrations above MTCA Method A cleanup levels, and also potential for vapor intrusion impacts on nearby buildings from volatile chemicals.

Investigator: Michael Warfel

Date Submitted: 1/22/2019

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.): See Supplemental Page for map of contaminant concentrations in groundwater.

The following table summarizes results of soil and groundwater samples collected at the site in December 2018, for contaminants with concentrations above Model Toxics Control Act (MTCA) Method A cleanup levels:

Contaminant	Soil			Groundwater		
	MTCA Method A Cleanup Level	Maximum Concentration	Units	MTCA Method A Cleanup Level	Maximum Concentration	Units
TPH-Gasoline	30	5,600	mg/kg	800	110,000	µg/L
TPH-Diesel+Oil	2,000	6,000	mg/kg	500	690	µg/L
Benzene	0.03	1.4	mg/kg	5	5,300	µg/L
Toluene	7	7.3	mg/kg	1,000	2,000	µg/L
Ethylbenzene	6	17	mg/kg	700	4,600	µg/L
Xylenes	9	80	mg/kg	1,000	18,600	µg/L
Naphthalenes	5	11	mg/kg	160	970	µg/L
1,2-dichloroethane (EDC)	----	----	----	5	19	µg/L
Arsenic	20	----	mg/kg	5	32	µg/L

See the Supplemental Page at the end of this report for maps showing sample locations and laboratory results.

Documents reviewed:

Third Supplemental Limited Phase II Environmental Site Assessment, 2625 East Montlake Place East, Seattle, Washington. Prepared for Washington State Department of Transportation, SR 520 Bridge Replacement and HOV Program, Seattle, WA. Prepared by Innovex Environmental Management, Inc., Redmond, WA. January 16, 2019.

Department of Ecology Underground Storage Tank Database, UST ID 100410.

King County Parcel Viewer (<https://www.kingcounty.gov/services/gis/Maps/parcel-viewer.aspx>), Parcel 8805901085.

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	C	C				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)	B	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						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	C				Benzene
	Other Non-Halogenated Organics	C	C				TEX
	Petroleum Diesel	B	C				Petroleum Diesel
	Petroleum Gasoline	C	C				Petroleum Gasoline
	Petroleum Other	C	B				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)	B	B				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	B	B				Cr, Se, Ag, Ba, Cd
	Lead	B	B				Lead
	Mercury	B	B				Mercury
	Arsenic	B	C				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): _____ (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:

_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

47724816

Cleanup Site ID No. (if known):

14857

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.



Parcel 8805901085

Present use: Service Station
Property name: 76 NORTHWEST AUTOMOTIVE
Jurisdiction: SEATTLE
Taxpayer name: KEMPER DEVELOPMENT CO
Address: 2625 E MONTLAKE PL E 98112
Appraised value: \$1,418,500
Lot area: 10,500
Levy code: 0010

[Property Report](#) [Districts Report](#)

Source: King County Assessor

Lot lines are approximate. Not for legal use.

Additional or Supplemental Information from Observations Page

