WASHINGTON STATE DEPARTMENT OF ECOLOGY

INITIAL INVESTIGATION FIELD REPORT

ERTS: 684186
Parcel(s): 055204501101
County: Grays Harbor

SITE INFORMATION

Site Name (e.g., Co. name over door):	Site Address (including City and Zip+4):	Site Phone:
~~City of~~ Hoquiam ~~near 2604~~ Simpson Ave. City	2604 Simpson Ave. Hoquiam, WA 98550	(360) 538-3983
Site Contact and Title: Brian Shay City Administrator	Site Contact Address (including City and Zip+4): 609 8th St. Hoquiam, WA 98550	Site Contact Phone: (360) 538-3983
Site Owners: City of Hoquiam	Site Owner Address (including City and Zip+4): 609 8th St. Hoquiam, WA 98550	Site Owner Phone: (360) 538-3983
Site Owner Contact: Brian Shay	Site Owner Contact Address (including City and Zip+4): 609 8th St. Hoquiam, WA 98550	Owner Contact Phone: (360) 538-3983
Alternate Site Name(s):	Comments:	
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees):	46.97516
Longitude (Decimal Degrees):	-123.86502

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	☐	

COMPLAINT (Brief Summary of ERTS Complaint): Dean Phillips (Ecology UST Inspector) was notified by the adjacent gas station owner of two additional USTs discovered during cleanup activities being conducted at the gas station. Cleanup at the gas station is being conducted by PLIA. PLIA claims the USTs belong to the City of Hoquiam, and the City Claims they belong to the property owner. The City of Hoquiam conducted removal of the tanks and sampling of the product inside the tanks.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA): 11/29/2018: Their tanks were decommissioned by Pacific Northern Environmental on 10/9/2018, per City of Hoquiam, Brian Shay. Thirty-day notice in the Bethel Mart UST file 3398.

Although the product inside the tanks was sampled, no soil samples were collected from the surrounding material.

Investigator: Aaren Fiedler	Date Submitted: 1/03/2019

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.):

I was informed by Dean Phillips (Ecology UST Inspector) that these tanks were likely part of historical street lighting for the City of Hoquiam.

Attached 30-Day Notice indicates a 200-gallon tank and a 350-gallon tank that contained heating oil.

Attached Waste Profile from PRS Group, Inc. indicates used oil and water with some sludge and indicates that the material may contain some chlorinated solvents (850 ppm). This report also indicates a volume of 750-gallons was shipped; However, this increased volume could be rinse water from the tank cleaning.

Tanks were located beneath the Simpson Ave. sidewalk on the south side of the street Ease of Ontario St. and near the north-west corner of the current gas station dispenser island canopy. Approximate UST location is indicated by a black circle on the attached map. A photo looking east down Simpson Ave. is also included. Photo shows the ends of 2 circular beneath the sidewalk in the lower (near) left area of the excavation.

No samples were collected from the sounding soil. No groundwater samples were collected. Material was only characterized for shipping purposes and not for environmental purposes. Because water was indicated inside the tanks, it is likely that product was released. Condition of the tanks was not indicated.

A cleanup is or was conducted at the nearby gas station by PLIA. Since it is unknown if there was a release from these two tanks, it is also unknown if there is comingling with the nearby gas station contamination. PLIA has reportedly indicated that they do not consider these tanks or any potential release from these tanks as part of their cleanup.

I spoke with Brian Shay (City of Hoquiam, City Administrator) by phone on 1/03/2018. He indicated that no additional sampling or reporting has or will be completed and the City of Hoquiam considers this matter closed and does not wish to be bothered with it any further.

(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	S	S				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	S	S				Benzene
	Other Non-Halogenated Organics	S	S				Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel	S	S				Petroleum Diesel
	Petroleum Gasoline	S	S				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	**S**	**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**	**S**				**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)	**S**	**S**				**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	S	S				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.
	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.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
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 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 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:

_____ 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.

GRAYS HARBOR COUNTY
WASHINGTON

TAXSIFTER

Dan Lindgren
Grays Harbor County Assessor 100 W. Broadway Ave Montesano, WA 98563

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#:	055204501101	**Owner Name:**	CCE VENTURES INC
DOR Code:	55 - Trade - Auto	**Address1:**	625 ORCHARD DR
Situs:	2604 SIMPSON	**Address2:**	
Map Number:	1710-12	**City, State:**	HOQUIAM WA
Status:		**Zip:**	98550
Description:	ONTARIO LOT 10 LS PT TO CITY; LOTS 11-13 INC TGW ALL VAC ALLEY ADJ BLK 45		
Comment:			

2019 Market Value		2019 Taxable Value		2019 Assessment Data	
Land:	$95,680	Land:	$95,680	District:	H0028 H2 - H0028 H2
Improvements:	$0	Improvements:	$0	Current Use/DFL:	No
Permanent Crop:	$0	Permanent Crop:	$0		
Total	$95,680	Total	$95,680	Total Acres:	0.34000

Ownership

Owner's Name	Ownership %
CCE VENTURES INC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/03/17		6	E226245	HUNGSUNG LLC	CCE VENTURES INC	$1,320,000
09/01/15		2	E217117	T2-Conversion Seller	HUNGSUNG LLC	$200,000
11/12/13		2	E210682	T2-Conversion Seller	BITAR ALEXANDER PAUL ESTATE	$0

Building Permits

Permit No.	Date	Description	Amount
11448	12/19/2017	SINKS, ICE MACHINE TRAP	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2019	CCE VENTURES INC	$95,680	$0	$0	$95,680	$0	$95,680
2018	CCE VENTURES INC	$95,680	$0	$0	$95,680	$0	$95,680
2017	CCE VENTURES INC	$95,680	$0	$0	$95,680	$0	$95,680
2016	HUNGSUNG LLC	$95,680	$0	$0	$95,680	$0	$95,680
2015	BITAR ALEXANDER PAUL ESTATE	$95,680	$0	$0	$95,680	$0	$95,680

View Taxes

Parcel Comments