

SITE INFORMATION

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 #: 683047 & 697184 0825069104 & 0825069012 King 8042 15285

Site Name (Name over door):	Site Address (including City, State and Zip):	<u>Phone</u>
Thompson Field Gunshy Manor	196th Ave NE & NE Union Hill Rd Redmond, WA 98053	<u>Email</u>
<u>Site Contact, Title, Business:</u> Stuart Brown Farallon Consulting	Site Contact Address (including City, State and Zip):	Phone (425) 295-0800 Email
Site Owner, Title, Business:	Site Owner Address (including City, State and Zip):	<u>Phon</u> e
William C Nelson Jr, Trustee Estate of Barbara Nelson	16508 NE 79th St Redmond, WA 98052	Email
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone
Thomas L Markl Nelson Legacy Group, LLC		<u>Email</u>
Previous Site Owner(s):	Additional Info (for any Site Information Item):	
	USEPA PA address: 20005 NE Union Hill Rd	
Alternate Site Name(s):	Ecology FSID 8042 "Estate of Barbara Nelson aka Gunshy Manor" 7420 1 Ecology FSID 19952 "Gunshy Manor Farm" 7412 196th Ave NE (WQ)	96th Ave NE (SEA)

									-
	Latitud	e (De	ecimal Deg	rees): 4	47.66993				
	Longit	ude (Decimal De	egrees): -	122.07510				
INSPECTION IN	FORMA	TION	I		\checkmark	Please check this be photos, in an existin	ox if there is relevant insp g site report for this site.	pection infor	mation, such as data or
Inspection Cone Yes	ducted? No 🛛		Date/Time	9:		Entry Notice:	Announced 🔲	Unanno	unced 🔲
Photographs tak	ken?	Yes		No 🗖	Note: Att	ach photograph	s or upload to PIMS		
Samples collect	ed?	Yes		No 🔲	Note: Att	ach record with	media, location, dep	oth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected
Release or threatened release does not pose a threat	
No release or threatened release	
Refer to program/agency (Name:)	
Independent Cleanup Action Completed (contamination removed)	

COMPLAINT (Brief Summary of ERTS Complaint):

A complaint was received regarding landfill activities from the disposal of construction and demolition waste such as old buildings, i.e. gas stations and apartments. Ecology received notification of a release from Farallon on behalf of the Estate of Barbara Nelson on 2/20/20. EPA provided their Preliminary Assessment (PA) to Ecology on 4/6/20.

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

Farallon's release notification letter reports MTCA Method A exceedances in soil for cPAHs, methylene chloride and arsenic. EPA's PA documents metals, cPAHs, and methylene chloride in soil or groundwater exceeding risk-based screening levels. Recommendation: List on Confirmed & Suspected Contaminated Sites (CSCS) List.

Investigator: Donna Musa

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.):

On July 17, 2018, a concerned citizen group called Red Brick Road emailed comments to Kimberly Claussen at the King County Department of Permitting, describing their concerns about health and safety risks. The concerned citizens believe that an extensive, unpermitted landfill was created on the Gunshy Manor property from February 1957 through the 1980s. The property in question is in a rural area and includes approximately 125 acres and multiple parcels outside of Redmond in the Evans Creek watershed, bordering the Evans Creek Natural Area. The specific area of the property identified in the complaint was Thompson Field. Ecology Director Maia Bellon and NWRO TCP Section Manager Bob Warren were copied on the 7/17/18 email.

On August 2, 2018, a spokesperson for Red Brick Road, John Martyn, contacted Bob Warren's office. The complaint was entered into ERTS at this time, and TCP began an Initial Investigation (II) per MTCA WAC 173-340-310. (ERTS 683047)

On August 13, 2018, EPA's Monica Tonel informed Donna Musa of EPA's intent to conduct a Preliminary Assessment (PA). Ecology TCP put the II on hold until the conclusion of EPA's PA.

On February 20, 2020, Farallon Consulting submitted a Release Notification letter to Ecology on behalf of the Estate of Barbara Nelson. The report documents MTCA Method A exceedances in soil for benzo(a)pyrene, polycyclic aromatic hydrocarbons (cPAHs), methylene chloride and arsenic on the Thompson Field area. Farallon's report states that Representatives of the Estate are working with EPA to evaluate future actions at the Property and will be in contact with Ecology when next steps have been determined.

On March 16, 2020, ERTS 697184 was entered due to citizens concerned about Clean Water Act violations during land clearing activity between December 2019 and February 2020. Primary Ecology Programs involved in this investigation were Shorelands and Environmental Assistance (SEA) and Water Quality (WQ). This ERTS was concerning a different portion of the property than ERTS 683047.

On April 6, 2020, Ecology received EPA's PA, which focused on the Thompson Field area of the property. The Summary and Conclusions of EPA's PA do not indicate any plans for action at the site. See below for the two-page excerpt from the PA.

Documents reviewed:

Release Notification, Thompson Field, Redmond, Washington. Farallon Consulting, Seattle, Washington. February 17, 2020.

Preliminary Assessment, Gunshy Manor, Redmond, Washington. Prepared for USEPA, Seattle, Washington. Prepared by Ecology and Environment, Seattle, Washington. March 2020.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
	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, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). Use this when TEX contaminants are present independently of gasoline.
Non-	Polynuclear Aromatic	С	В				Hydrocarbons composed of two or more benzene
Halogenated Organics	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						compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Oil-range organics
	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 CI, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
Halogenated Organics (see	Halogenated solvents						PCE, chloroform, EDB, EDC, MTBE
notes at bottom)	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 - Other						Cr, Se, Ag, Ba, Cd
Metals	Lead						Lead
IVIELAIS	Mercury						Mercury
	Arsenic	С	С				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	NOS	GROUNDWATEF	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
	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)
Other Contaminants	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.
	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)
Reactive Wastes	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 above 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-pdibenzodioxin 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 ECOLOG	Y II REVIEWER USE ONI	LY (For Listing Sites):			
How did the Sit	te come to be known:	 ☐ Site Discovery (red) ☑ ERTS Complaint ☐ Other (please extended) 	eceived a rep t plain):	ort): (Dat	te Report Received)
Does an Early If <i>No</i> , please ex	Notice Letter need to b plain why:	e sent: 🛛 Yes 🗌 No	ı		
NAICS Code (i Otherwise, brid	f known): efly explain how prope	rty is/was used (i.e.,	gas station, o	dry cleaner, pa	int shop, vacant land, etc.):
Site Unit(s) to b If multiple Units	be created (Unit Type): s needed, please explair	⊠ Upland (includes VC • why:	CP & LUST)	Sediment	
Cleanup Proce	ess Type (for the Unit):	No Process Voluntary Cleanup F Federal-supervised	Program C or conducted] Independent Act] Ecology-supervi	tion sed or conducted
Site Status:	 Awaiting Cleanup Cleanup Started No Further Action Required 	Construction Compl Cleanup Complete - uired	ete – Performa - Active O&M/M	nce Monitoring Ionitoring	Model Remedy Used?
Site Manager (Default:):				
Specific confir	med contaminants inclu	de:		Facility/Site ID	No. (if known):
	^{CPAHs} in Soil			Cleanup Site II	D No. (if known):
cPAł	Hs, metals in Groundwater				
	in Other (specify n	natrix:)			

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.



ERTS 683047 Gunshy Manor Redmond



Se	arch resul	ts						
Se	lected pa	rcel(s)						
0	New selecti Add to sele	on ction	Export	Clear				
		Selected parce	ls: 7					
	Parcel number	Address						
×	0825069013	20005 NE UN	20005 NE UNION HILL RD 98053					
×	0825069012	7412 196TH A	VE NE 98053					
×	0825069102	N/A						
×	0825069103	N/A						
×	0825069104	N/A						
×	0825069105	N/A						
×	0825069067	19931 NE UN	ION HILL RD 980)53				





FROM: USEPA PRELIMINARY ASSESSMENT, MARCH 2020

5

Summary and Conclusions

Gunshy Manor is located in unincorporated King County, Washington, approximately 4 miles east of the Redmond, Washington. The property is comprised of seven parcels, which total approximately 126 acres, and is mostly undeveloped. Historically, the site was operated as the Gunshy Manor Farm where horses and, for some time, cattle, were raised and bred. Hay and pasture grass were also grown at the site. Several outbuildings still exist on the property related to former farm operations. Residential properties and developments surround the site to the north, east, and west. Evans Creek flows to the west of the site and the Evans Creek Natural Area, a large wetland complex, is located south and southwest of the site.

The site has been the subject to two previous investigations. The first of these investigations was conducted by the USACE in 1984 in relation to approximately 5,500 cubic yards of earthen fill material being placed in wetlands adjacent to Evans Creek in an effort to create pastureland in the Thompson Field. It is believed that this fill material originated from the I-90 expansion project that began in late 1982/early 1983. In 1986, at the direction of the USACE, a portion of the fill was removed, resulting in an no further action determination given to the property owner by both the USACE and King County. Later in 2015, the EPA, USACE, NOAA, and Ecology conducted a site visit in response to heavy earth-moving equipment being used to place fill material into wetlands adjacent to the southern portion of Thompson Field. The amount and source of this additional fill is not known. This work was conducted on or before January 2010, was not authorized by permit, and was in violation of the Clean Water Act. As a result of the violation, the property owner entered an Administrative Order on Consent, which outlined restoration and mitigation requirements. Anecdotal information also suggests that demolition debris from apartment buildings and gas stations was used as fill material at the site at various times from approximately 1957 through the 1980s; though this information has not been confirmed.

Groundwater within the 4-mile TDL is used for municipal and domestic drinking water purposes. Approximately 79,302 residents within the 4-mile TDL utilize groundwater for drinking water from a combination of Group A and B wells, and domestic wells.

ecology and environment, inc.

5. Summary and Conclusions

The PA sampling event was conducted at the Gunshy Manor site on October 23, 2019 and November 6, 2019. A total of 17 subsurface soil samples were collected from six borings advanced in Thompson Field using a combination of direct-push drilling and hand augering. Eleven groundwater samples were also collected, six from three of the on-site borings (inclusive of the background boring), three from two off-site monitoring wells, and two from an unused drinking water well. All samples collected as part of this PA were submitted for off-site fixed laboratory analysis of TPH-Dx; TPH-Gx; SVOCs, including PAHs; TAL metals, including mercury; PCBs; and VOCs.

Subsurface soil sample results show that four TAL metals (arsenic, lead, mercury, and selenium), 18 SVOCs (2-methylnaphthalene; acenaphthene; acenaphthylene; anthracene; benzo(a)anthracene; benzo(a)pyrene; benzo(b)fluoranthene; benzo(g,h,i)perylene; benzo(k)fluoranthene; chrysene; dibenzo(a,h)anthracene; dimethylphthalate; fluoranthene; fluorene; indeno(1,2,3-cd)pyrene; naphthalene; phenanthrene; and pyrene), motor oil range organics, and four VOCs (2-butanone; acetone; methylene chloride; and m,p-xylene) were detected at significant concentrations with respect to background concentrations in one or more subsurface soil samples collected from Thompson Field. Three of four TAL metals listed above (arsenic, mercury, and selenium) each exceeded their lowest risk-based screening levels and/or 90th percentile background concentration in three separate samples. Benzo(a)pyrene and the calculated PAH TEQ and TMEQ exceeded their lowest risk-based screening levels in one sample, as did methylene chloride.

Groundwater sample results show that arsenic and manganese were the only two analytes detected at elevated concentrations with respect to background concentrations. Although arsenic was detected in one subsurface soil sample, the detected concentrations observed in the groundwater samples likely are a result of naturally occurring conditions, rather than from sources at site. Likewise, as manganese was not detected in any of the subsurface soil samples, the concentrations observed in the groundwater samples are also likely a result of naturally occurring condition, rather than the site. When compared to risk-based screening levels, arsenic and manganese were the only analytes to exceed a riskbased screening level, with arsenic exceeding in three groundwater samples analyzed for total TAL metals and one groundwater sample analyzed for dissolved TAL metals, and manganese exceeding in two samples analyzed for total TAL metals.