

Krista Webb Consulting
5045 NE Minder Road
Poulsbo, WA 98370
(360) 265-3984
kristaleewebb@gmail.com

November 19, 2020

Sonia Fernandez
NWRO VCP Coordinator
Department of Ecology
Northwest Regional Office
3190 160th Avenue, SE
Bellevue, WA 98008-5452

Subject: Seitz Property
Brian Lane NW
Silverdale, Washington
Kitsap County Parcel IDs: 082501-4-026-2000 and 082501-4-25-2001
FSID: 6865393
VCP: NW1472

Dear Sonia,

Following up on our letter report submitted in September, Krista Webb Consulting (KWC) has prepared this letter to update the available information regarding the above-mentioned site, and request Ecology's immediate attention so that Mr. Seitz can close his pending sale of the site.

Mr. Seitz has an offer on the parcels that is pending closure of the environmental issues at the site. This sale has been adversely affected by significant delays. Based on the Phase 1 Environmental Site Assessment submitted to you in September 2020, the only recognized environmental condition (REC) at the site is the contaminated site listing due to the former drum storage area reported (and removed/cleaned up) by Mr. Seitz.

In our September letter, we recommended that in addition to delisting Parcel B with an NFA determination, 6 additional samples be collected at Parcel A (in the former drum storage area), three at the surface (filled material) and three at a depth of 2 feet to determine whether the soil removal was successful and/or the questionable data collected in 2015 was valid. Note that no other RECs were identified on either parcel in the 2020 Phase I ESA.

We collected nine soil samples in the former drum storage area on November 9, 2020 and submitted them to Libby Environmental for arsenic analysis. No arsenic was detected to a quantitation limit of 2.5 mg/kg (<2.5 mg/kg) (Table 1, Figure 2).

The listing of this site was based on a false accusation from a neighbor stating that "drums were buried illegally" and a data transcription error erroneously identifying PAHs present above MTCA cleanup levels. Numerous investigations demonstrate that the allegations of buried drums were not accurate and that there are no reasons to assume that soil or groundwater are contaminated. In good faith, Mr.

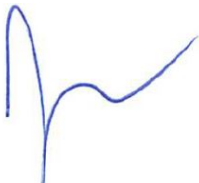
Seitz self-reported and removed the drums and soil he found that he neither placed nor generated. A data error caused the removal action of soil in the first place, due to the mis-calculation of B(a)P TEFs. The value reported in the Soil Investigation Report (EnviroSound 2015) for benzo(a)pyrene of 0.56 mg/kg was incorrect. The analytical laboratory reports were reviewed and this value was actually 0.056 mg/kg. The total Toxicity Equivalency Factors for PAHs in that sample were below the MTCA cleanup level of 0.1 mg/kg. Soil was incorrectly reported as contaminated above MTCA cleanup levels for PAHs and arsenic. There is no evidence that soil or water was or is contaminated at either Parcel A or Parcel B. We respectfully request that Ecology review our submitted material immediately and delist both parcels as soon as possible.

Should you have any questions or concerns, or if we may be of additional assistance, please call our office at (360) 265-3984.

Sincerely,



Krista L. Webb.
Senior Environmental Scientist



John William Webb
Senior Geologist

Attachments:

- Table 1. Corrected 2015 Soil Data and 2020 Arsenic Data
- Figure 2. Updated Site Detail Map
- 2020 Laboratory Analytical Report and page from 2015 Analytical Lab Report showing actual value of B(a)P

Sietz Property
 2015 EnviroSound Sampling Data
 2020 Arsenic Verification Sampling

Table 1. 2015 Corrected Soil Data and 2020 Arsenic Samples

Sample ID			ESC15-DSA-S1-SL-01	ESC15-DSA-S1-SL-02	ESC15-DSA-S1-SL-1.5	ESC15-DSA-S2-SL-03	ESC15-DSA-S2-SL-04	ESC15-DSA-S3-SL-05	ESC15-DSA-S4-SL-07	ESC15-DSA-S5-1.5	ESC15-DSA-S6-1.5
Location			SL-1	SL-1	S1-SL-1.5	SL-2	SL-2	SL-3	SL-4	DSA-S5	DSA-S6
Date			25-Jun-15	25-Jun-15	25-Jun-15	25-Jun-15	25-Jun-15	25-Jun-15	25-Jun-15	19-Oct-15	19-Oct-15
Depth (inches bgs)			0	12	18	0	12	0	0	18	18
Analyte	Unit	MTCA									
SWB46 8270D											
Benzo(a)Pyrene	mg/kg	0.1 ^c	<0.033	<0.033	<0.033	0.056 ^a (TEF=0.056) ^b	<0.033	<0.033	<0.033	<0.033	<0.033
Benzo(b)Flouranthene	mg/kg	0.1 ^c	<0.033	<0.033	<0.033	0.119 (TEF=0.0119) ^b	<0.033	<0.033	<0.033	<0.033	<0.033
Benzo(k)Flouranthene	mg/kg	0.1 ^c	<0.033	<0.033	<0.033	0.059 (TEF=0.0059) ^b	<0.033	<0.033	<0.033	<0.033	<0.033
TEF Total		0.1				0.0738 ^c					
Metals - SW-846/6010 C											
Arsenic	mg/kg	20	35.1			42.1					
Barium	mg/kg	16000	82.8			81					
Cadmium	mg/kg	2	<0.4			<0.4					
Chromium	mg/kg	2,000	19.2			25.1					
Lead	mg/kg	250	1.75			<0.4					
Mercury (Method 7471B)	mg/kg	2	0.04			<0.03					
Selenium	mg/kg	400	<1.4			<1.4					
Silver	mg/kg	400	<0.2			<0.2					

bold indicates value greater than MTCA cleanup level

< Not detected at reporting limit

bgs = below ground surface

ft = feet

mg/kg milligrams per kilogram

^a Note that B(a)P concentration was misreported in Site Soils Investigation. Reported value from lab report is 0.056 mg/kg

^b Toxicity Equivalency Factors (TEF) calculated from <https://apps.leg.wa.gov/wac/default.aspx?cite=173-340-900>

^c MTCA cleanup level is total TEF of all the PAHs = 0.1 mg/kg

Table 1. 2015 Corrected Soil Data and 2020 Arsenic

Sample ID			ESC15-SP5-S7-SL-13	CS-1	CS-2	CS-3	CS-4	CS-5	CS-6	CS-7	CS-8	CS-9
Location			SP-5	CS-1	CS-2	CS-3	CS-4	CS-5	CS-6	CS-7	CS-8	Dup of CS-8
Date			25-Jun-15	9-Nov-20	9-Nov-20	9-Nov-20	9-Nov-20	9-Nov-20	9-Nov-20	9-Nov-20	9-Nov-20	9-Nov-20
Depth (inches bgs)			0	0-6	6-18	0-6	6-18	0-6	6-18	0-6	6-18	0-6
Analyte	Unit	MTCA										
SW846 8270D												
Benzo(a)Pyrene	mg/kg	0.1 ^c	<0.033									
Benzo(b)Flouranthene	mg/kg	0.1 ^c	<0.033									
Benzo(k)Flouranthene	mg/kg	0.1 ^c	<0.033									
TEF Total		0.1										
Metals - SW-846/6010 C												
Arsenic	mg/kg	20	33.8	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5
Barium	mg/kg	16000	72.2									
Cadmium	mg/kg	2	<0.4									
Chromium	mg/kg	2,000	24.3									
Lead	mg/kg	250	<0.4									
Mercury (Method 7471B)	mg/kg	2	0.03									
Selenium	mg/kg	400	<1.4									
Silver	mg/kg	400	<0.2									

bold indicates value greater than MTCA cleanup level

< Not detected at reporting limit

bgs = below ground surface

ft = feet

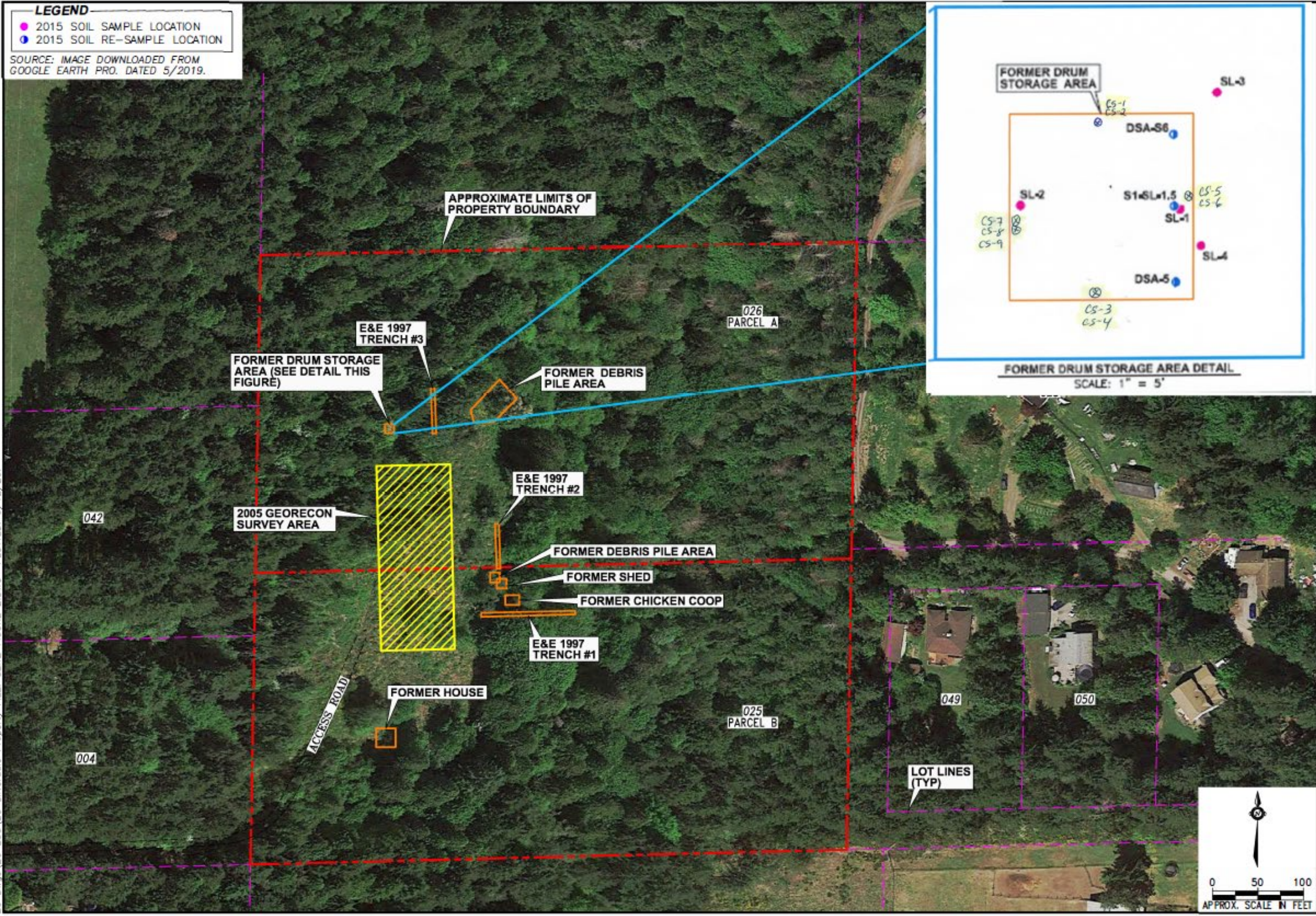
mg/kg milligrams per kilogram

^a Note that B(a)P concentration was misreported in 2015

^b Toxicity Equivalency Factors (TEF) calculated from EPA 1995

^c MTCA cleanup level is total TEF of all the PAHs = 0.1

20 Dwg\20 ESC\20 Silverdale Property FILE: SEITZ FIGURE 2.DWG PLOTTED: 9/12/20.



LEGEND

- 2015 SOIL SAMPLE LOCATION
- ⊙ 2015 SOIL RE-SAMPLE LOCATION

SOURCE: IMAGE DOWNLOADED FROM GOOGLE EARTH PRO. DATED 5/2019.

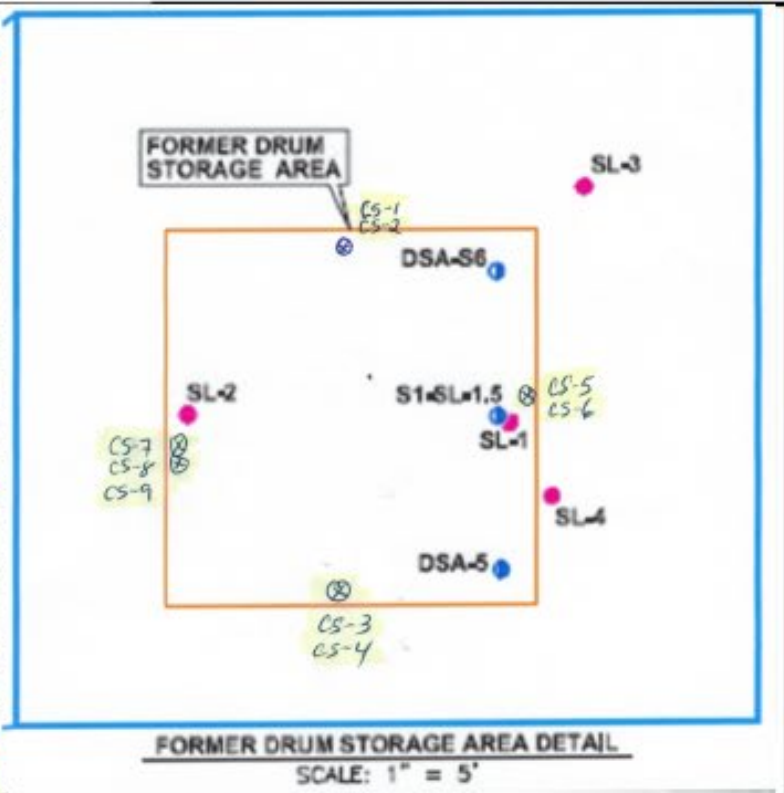


FIGURE
2

SITE PLAN AND SAMPLING LOCATIONS

SEITZ PROPERTY
Silverdale, Washington

DATE: SEPT. 2020
 REV.: -
 CHKD: K.L.W.
 DRAWN: C.E.H.
 PROJ. No.: XXXX



Libby Environmental, Inc.

3322 South Bay Road NE • Olympia, WA 98506-2957

November 19, 2020

Andrew Seitz
7415 Stibgen Rd NW
Olympia, WA 98502

Dear Mr. Seitz:

Please find enclosed the analytical data report for the Seitz Property NFA Project located in Silverdale, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of within 30 days unless we are contacted to arrange long term storage.

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Sherry L. Chilcutt
Senior Chemist
Libby Environmental, Inc.

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

3322 South Bay Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: Nov 10 2020 Page: 1 of 1
 Project Manager: Krista Webb
 Project Name: Seitz Property MFA
 Location: Brian Lane NW City, State: Silverdale WA
 Collector: John W. (Bill) Webb Date of Collection: 11/10/2020
 Email:

Client: Andrew Seitz
 Address:
 City: State: Zip:
 Phone: Fax:
 Client Project #

Sample Number	Depth	Time	Sample Type	Container Type	Analytes										Field Notes							
					VOC 8260	NWTPH-Gx	BTEX 8021	NWTPH-HCID	NWTPH-Dx	NWTPH-Dx/Dx	c PAH 8270	PAH 8270	Semi Vol 8270	PCB 8082		MTCA 5 Metals	RCRA 8 Metals	ARSENIC				
1	CS-1	0-1	1130	Soil	4.2																	X
2	CS-2	1-2	1132																			
3	CS-3	0-1	1138																			
4	CS-4	1-2	1137																			
5	CS-5	0-1	1140																			
6	CS-6	1-2	1142																			
7	CS-7	0-1	1145																			
8	CS-8	1-2	1150																			
9	CS-9	1-2	1152																			
10																						
11																						
12																						
13																						
14																						
15																						
16																						
17																						

Relinquished by: <u>[Signature]</u>	Date / Time: <u>11/10/2020 1820</u>	Received by: <u>[Signature]</u>	Date / Time: <u>11-10-21 1553</u>	Sample Receipt Good Condition? Y N Cooler Temp. °C Sample Temp. °C Total Number of Containers	Remarks: <u>360-265-3984</u> TAT: 24HR 48HR 5-DAY
Relinquished by:	Date / Time:	Received by:	Date / Time:		
Relinquished by:	Date / Time:	Received by:	Date / Time:		

Libby Environmental, Inc.

3322 South Bay Road NE

Olympia, WA 98506

Phone: (360) 352-2110

FAX: (360) 352-4154

Email: libbyenv@gmail.com

Seitz Property NFA PROJECT

Andrew Seitz

Libby Project # L201110-3

Date Received 11/10/2020

Time Received 3:53 PM

Received By SC

Sample Receipt Checklist

Chain of Custody

1. Is the Chain of Custody is complete? Yes No
2. How was the sample delivered? Hand Delivered Picked Up Shipped

Log In

3. Cooler or Shipping Container is present. Yes No N/A
4. Cooler or Shipping Container is in good condition. Yes No N/A
5. Cooler or Shipping Container has Custody Seals present. Yes No N/A
6. Was an attempt made to cool the samples? Yes No N/A
7. Temperature of cooler (0°C to 8°C recommended) N/A °C
8. Temperature of sample(s) (0°C to 8°C recommended) 17.1 °C
9. Did all containers arrive in good condition (unbroken)? Yes No
10. Is it clear what analyses were requested? Yes No
11. Did container labels match Chain of Custody? Yes No
12. Are matrices correctly identified on Chain of Custody? Yes No
13. Are correct containers used for the analysis indicated? Yes No
14. Is there sufficient sample volume for indicated analysis? Yes No
15. Were all containers properly preserved per each analysis? Yes No
16. Were VOA vials collected correctly (no headspace)? Yes No N/A
17. Were all holding times able to be met? Yes No

Discrepancies/ Notes

18. Was client notified of all discrepancies? Yes No N/A

Person Notified: _____

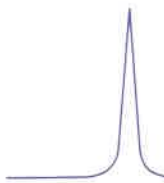
Date: _____

By Whom: _____

Via: _____

Regarding: _____

19. Comments. No TAT indicated
- _____
- _____
- _____



11/19/2020

Libby Environmental, Inc.
3322 South Bay Road NE
Olympia, WA 98506

Project: Seitz Property NFA
Sample Matrix: Soil
Date Sampled: 11/10/2020
Date Received: 11/11/2020
Spectra Project: 2020110309

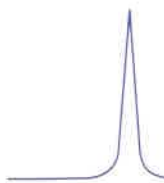
<u>Client ID</u>	<u>Spectra #</u>	<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method</u>
CS-1	1	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-2	2	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-3	3	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-4	4	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-5	5	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-6	6	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-7	7	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-8	8	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
CS-9	9	Total Arsenic	< 2.5	mg/Kg	SW846 6010D

SPECTRA LABORATORIES

CMF 11.19.2020

Christina Frans, QA Manager

a7/scj



11/18/2020

Libby Environmental
4139 Libby Rd. NE
Olympia, WA 98506

Units: mg/Kg
Spectra Project: 2020110309
Applies to Spectra #'s 1-9
Analyst: SCJ

QUALITY CONTROL RESULTS
ICP Metals SW846 6010D - Soil/Solid

Method Blank

Date Digested:	11/18/2020	Date Analyzed:	11/18/2020
	<u>Element</u>	<u>Blank Result</u>	
	Arsenic	< 2.5	

Laboratory Control Sample (LCS)

Date Digested:	11/18/2020	Date Analyzed:	11/18/2020
	<u>Element</u>	<u>Spike Added</u>	<u>LCS Conc.</u>
	Arsenic	200.0	187.5
			<u>LCS %Rec</u>
			93.8

LCS Recovery limits 80-120%

Matrix Spike/Matrix Spike Duplicate (MS/MSD)

Date Digested:	11/18/2020	Date Analyzed:	11/18/2020
Sample Spiked:	2020110309-1		
	<u>Sample Conc.</u>	<u>Spike Conc.</u>	<u>MS Conc.</u>
	0.0	200.0	182.7
			<u>MS %Rec</u>
			91.4
		<u>MSD Conc.</u>	<u>MSD %Rec</u>
		175.8	87.9
	<u>Element</u>		<u>RPD</u>
	Arsenic		3.8

Comment:
Recovery Limits 75-125%
RPD Limit 20

Communications Record

Internal Document

Client: Libby Environmental

Client Contact: Cody

Date: 11/11/20

Time: 12:20

Spectra Contact: Abby

Project: Seitz Property NFA

Spectra Project: 2020110309

Take samples off hold – analyze all for arsenic on standard TAT

Libby Environmental, Inc. 2020110309 Chain of Custody Record

3322 South Bay Road NE Olympia, WA 98506
 Ph: 360-352-2110 Fax: 360-352-4154

Date: 11/10/2020

Page: 1 of 1

Client: Libby Env

Project Manager: Slurry Chilled

Address: see above

Project Name: Seitz Property NEA

City: State: Zip:

Location: City, State: Silverdale, WA

Phone: Fax:

Collector: JW Date of Collection: 11/10/20

Client Project #

Email: Libbyenv@gmail.com

Sample Number	Depth	Time	Sample Type	Container Type	Analytes											Field Notes									
					VOC 8260	PCE & Daughter Prod.	NWTPH-Gx	BTEX (8260) / (8021)	NWTPH-HCID	NWTPH-Dx / Dx	PCB 8082	MTCA 5 Metals	RCRA 8 Metals	c PAH 8270	PAH 8270		Semi Vol 8270								
1 CS-1	0-1	1136	Soil	4oz																		X	* Hold all samples		
2 CS-2	1-2	1137	}	}																			X		
3 CS-3	0-1	1138																						X	
4 CS-4	1-2	1137																						X	* No analysis until we request it please, thank you!
5 CS-5	0-1	1140																						X	
6 CS-6	1-2	1142																						X	
7 CS-7	0-1	1145																						X	
8 CS-8	1-2	1156																						X	
9 CS-9	1-2	1152																						X	
10																									
11																									
12																									
13																									
14																									
15																									
16																									
17																									

Relinquished by: Julie Childers	Date / Time: 11/11/20 11:54	Received by: [Signature]	Date / Time: 11/11/20 11:55	Sample Receipt Good Condition? <input checked="" type="radio"/> Y <input type="radio"/> N Cooler Temp. 24 °C Sample Temp. °C Total Number of Containers: 9	Remarks: Standard TAT TAT: 24HR 48HR 5-DAY
Relinquished by:	Date / Time:	Received by:	Date / Time:		
Relinquished by:	Date / Time:	Received by:	Date / Time:		
Relinquished by:	Date / Time:	Received by:	Date / Time:		

SPECTRA Laboratories

2221 Ross Way • Tacoma, WA 98421 • (253) 272-4850 • Fax (253) 572-9838 • www.spectra-lab.com

07/13/2015

Twiss Laboratories ^{mp}
26276 Twelve Trees Lane
Suite C
Poulsbo, WA 98370

P.O.#: 150586
Project: Seitz Property
Client ID: ESC15-DSA-S2-SL-03
Sample Matrix: Soil
Date Sampled: 06/25/2015
Date Received: 06/29/2015
Spectra Project: 2015060768
Spectra Number:3

Analyte	Result	Units	Method	Analyte	Result	Units	Method
1,2,4-Trichlorobenzene	<0.083	mg/Kg	SW846 8270D	4-Bromophenyl-phenylether	<0.083	mg/Kg	SW846 8270D
1,2-Dichlorobenzene	<0.083	mg/Kg	SW846 8270D	4-Chloro-3-Methylphenol	<0.083	mg/Kg	SW846 8270D
1,3-Dichlorobenzene	<0.083	mg/Kg	SW846 8270D	4-Chloroaniline	<0.083	mg/Kg	SW846 8270D
1,4-Dichlorobenzene	<0.083	mg/Kg	SW846 8270D	4-Chlorophenyl-phenylether	<0.083	mg/Kg	SW846 8270D
1-Methylnaphthalene	<0.033	mg/Kg	SW846 8270D	4-Methylphenol	<0.083	mg/Kg	SW846 8270D
2,4,5-Trichlorophenol	<0.083	mg/Kg	SW846 8270D	4-Nitroaniline	<0.083	mg/Kg	SW846 8270D
2,4,6-Trichlorophenol	<0.083	mg/Kg	SW846 8270D	4-Nitrophenol	<0.083	mg/Kg	SW846 8270D
2,4-Dichlorophenol	<0.083	mg/Kg	SW846 8270D	Acenaphthene	<0.033	mg/Kg	SW846 8270D
2,4-Dimethylphenol	<0.083	mg/Kg	SW846 8270D	Acenaphthylene	<0.033	mg/Kg	SW846 8270D
2,4-Dinitrophenol	<0.33	mg/Kg	SW846 8270D	Aniline	<0.33	mg/Kg	SW846 8270D
2,4-Dinitrotoluene	<0.083	mg/Kg	SW846 8270D	Anthracene	<0.033	mg/Kg	SW846 8270D
2,6-Dinitrotoluene	<0.083	mg/Kg	SW846 8270D	Azobenzene	<0.083	mg/Kg	SW846 8270D
2-Chloronaphthalene	<0.083	mg/Kg	SW846 8270D	Benmidine	<0.66	mg/Kg	SW846 8270D
2-Chlorophenol	<0.083	mg/Kg	SW846 8270D	Benzo(a)Anthracene	<0.033	mg/Kg	SW846 8270D
2-Methylnaphthalene	<0.033	mg/Kg	SW846 8270D	Benzo(a)Pyrene	0.056	mg/Kg	SW846 8270D
2-Methylphenol	<0.083	mg/Kg	SW846 8270D	Benzo(b)Fluoranthene	0.119	mg/Kg	SW846 8270D
2-Nitroaniline	<0.083	mg/Kg	SW846 8270D	Benzo(ghi)Perylene	<0.033	mg/Kg	SW846 8270D
2-Nitrophenol	<0.083	mg/Kg	SW846 8270D	Benzo(k)Fluoranthene	0.059	mg/Kg	SW846 8270D
3,3-Dichlorobenzidine	<0.66	mg/Kg	SW846 8270D	Benzoic Acid	<0.33	mg/Kg	SW846 8270D
3-Nitroaniline	<0.083	mg/Kg	SW846 8270D	Benzyl Alcohol	<0.083	mg/Kg	SW846 8270D
4,6-Dinitro-2-Methylphenol	<0.33	mg/Kg	SW846 8270D	Biphenyl	<0.083	mg/Kg	SW846 8270D

Surrogate	Recovery	Method
2,4,6-Tribromophenol	41	SW846 8270D
2-Fluorobiphenyl	69	SW846 8270D
2-Fluorophenol	46	SW846 8270D
Nitrobenzene-d6	64	SW846 8270D

Surrogate	Recovery	Method
Phenol-d6	66	SW846 8270D
p-Terphenyl-d14	79	SW846 8270D

SPECTRA LABORATORIES

Steve Hibbs, Laboratory Manager
a14/sgh