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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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March 15, 2011

Joe Holden, Lee McDaniel
Holden-McDaniel Partners, LLC
24510 SR 9 NE
Arlington, WA 98223

Re: No Further Action at the following Site:

- **Site Name:** HCI Steel Building Systems Inc.
- **Site Address:** 18510-18520 67th Av NE, Arlington, Washington
- **Facility/Site No.:** 3876845
- **VCP Project No.:** NW2346

Dear Mr. Holden and Mr. McDaniel:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the HCI Steel Building Systems Inc. facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Gasoline-range, diesel-range, and oil-range total petroleum hydrocarbons (TPHg, TPHd,



TPHo, respectively); ethylbenzene; xylenes; various propyl-, butyl-, -methyl benzenes, and n-propyltoluene into the Soil

- Polycyclic aromatic hydrocarbons (PAHs), including carcinogenic PAHs (cPAHs) into the Soil.
- Zinc and copper into the Soil

Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note that a parcel of real property can be affected by multiple sites. At this time, we have information that the parcel(s) associated with this Site are not being affected by the contaminated JH Baxter property located immediately to the west across a set of railroad tracks.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. October 15, 2011, *Re: Report of Supplemental Environmental Assessment, Holden-McDaniel Partners, L.L.C. Property, 18510-18520 67th Avenue Northeast in Arlington, Washington, VCP # NW1970*, letter by Howard Small, GeoScience Management, Inc.
2. January 15, 2008, *Re: Report of Soil Cleanup of Area Previously Identified as REC 2, Ecology ERTS #602914, HCI Steel Buildings Systems Property 1850 - 67th Avenue NE, Arlington, WA*, letter by Howard Small, GeoScience Management, Inc.
3. October 4, 2007, *Phase II site Investigation Report, HCI Steel Building Systems, Inc., Arlington, Washington*, Philip Environmental Services Corporation
4. August 13, 2007, *Phase I Environmental Site Assessment, HCI Steel Building Systems, Inc., Arlington, Washington*, Philip Environmental Services Corporation

Those documents are kept in the Central Files of the NWRO Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact, Sally Perkins, at 425 649-7190.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A.**

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance established for the Site meet the substantive requirements of MTCA. Only soil cleanup standards are necessary; ground water and other media have not been impacted.

a. Soil cleanup levels.

The Site is on an industrial property, but is across the street from residential housing. For human health protection, soil cleanup levels protective of unrestricted use would be most appropriate. Either Method A or Method B cleanup levels can be used for this purpose, and Method A values are adopted, if available. If not, Method B cleanup levels are adopted.

Cleanup levels protective of terrestrial species would also be needed given the habitat present across the street to the east. Other cleanup levels protective of other pathways or receptors are not necessary at this Site. The cleanup levels available in MTCA for protection of wildlife for the chemicals of concern at this Site are all well above the comparable Method A or Method B values. The final cleanup levels are therefore set at the more stringent Method A or B values as follows:

TPHg	100 mg/kg	Method A
TPHd + TPHo	2,000 mg/kg	Method A
cPAHs	0.1 mg/kg	Method A – total as BaP
Copper	3,000 mg/kg	Method B
Zinc	24,000 mg/kg	Method B

b. Points of compliance.

The point of compliance appropriate in this situation is throughout the Site from ground surface to a depth of 15 feet.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

The selected cleanup action was complete excavation and off-Property disposal of soils exceeding cleanup levels.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site.

The Site cleanup occurred in October 2007. Shallow soils were excavated from two locations within the REC2 area and disposed of off-Property at the Rinker facility in Everett. The excavations were relatively small - one measuring 5' by 5' by 1.5' deep and the other 12' by 15' by 1.5' deep. Confirmation soil samples were taken at the base and sides of the excavations and showed no remaining detectable PAHs or petroleum hydrocarbons.

Listing of the Site

Based on this opinion, Ecology will remove the Site from our Confirmed and Suspected Contaminated Sites List.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

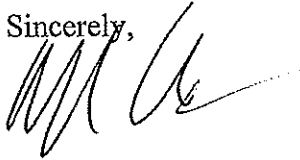
Termination of Agreement

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Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#NW 2346).

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me at 425 649-7107.

Sincerely,



Mark Adams
NWRO Toxics Cleanup Program

MA:mc

Enclosures (1): A – Description and Diagram of the Site

cc: Howard Small, GeoScience Management
Dolores Mitchell, VCP Financial Manager (without enclosures)

Enclosure A

Description and Diagram of the Site

Site Description

Site: The Site comprises an area of soil affected by releases of metals, PAHs, and petroleum hydrocarbons at the HCI Steel Building Systems property in Arlington, Washington (the Property). The Property consists of a southern and northern parcel (18510 and 18520 67th Av. NE) comprising eight acres. The Property and the Site are shown on the attached maps.

Area Description: The Property is situated at the edge of an industrial area that is within a mixed-density rural area of north Snohomish County. The Property is in the southwest corner of the intersection between 67th Av NE and 188th Street, and is bounded by an active rail line on the west. A large wood treatment facility, JH Baxter (the Baxter property), borders the rail line, and a number of other commercial/industrial operations extend to the north, west, and south. Across 188th Street to east are new housing developments.

Property History and Current Use: The Property and surrounding area was farmland until commercial development began in the late 1960s. Development of the Property itself apparently occurred around the same time (EDR records denote "Cascade Metal Building" as being present in 1971 and 1976). A new (?) building was then constructed in about 1980 on the southern parcel, and HCI Steel began operations. HCI Steel manufactures pre-engineered steel systems. The manufacturing process was not clearly discussed in the 2007 Phase I report by Philip Environmental Services referenced previously, but Ecology surmises it must include forming, grinding, polishing, machining, welding, degreasing, and painting. During the early years, the northern parcel was used for materials and finished product storage. Two buildings were later built in about 1996 on the northern parcel. HCI Steel thereafter operated in the new buildings, and leased the southern building to Northwest Electronics Recovery (NWER). NWER is an electronic parts recycling facility used by Verizon.

Sources of Contamination: There are numerous potential sources of contamination associated with a facility like HCI Steel. These include spills, leaks, and direct dumping (historically) of organic chemicals and fuels used in the manufacturing process or in the manufacturing equipment. Chemicals reportedly present in a 2007 plant walkthrough included toluene, diesel fuel, transmission fluids, enamel paints, methylene chloride, methanol, alkyd paints, and inking and adhesive products. Metal releases to surface soils could also occur through grinding and other processes that generate particulates.

Ecology records note a hydraulic oil spill in 2007, and an earlier 1993 report of paint thinner being illegally dumped "in the very back of building". The 2007 Phase I report by Philip Environmental Services also identified a number of locations on the Property showing signs of surface contamination, and specifically noted four locations for special consideration. These

were termed "recognized environmental conditions" (RECs) in the parlance of Phase I reports, and consisted of:

- REC1 – Surface soil staining near a paint dip tank, spray booth, and drying areas.
- REC2 – Surface soil staining near an aboveground storage tank (AST), drum storage area
- REC3 – Paint residues in a former painting area
- REC4 – Possible soil staining near a former AST, drum storage area

Adjoining properties, especially the Baxter property, also pose a potential risk of contamination. JH Baxter currently uses pentachlorophenol and diesel to treat poles, and has historically used creosote. Soil and ground water is contaminated with these and related substances at the Baxter property. Various studies have shown that shallow ground water flow is northwesterly beneath the Baxter property; the HCI Steel property is therefore upgradient and unlikely to have been impacted. Near-surface soil data obtained on the HCI Steel property has shown no detectable pentachlorophenol, but consistently detectable PAHs (PAHs are the principal constituents of creosote). It is possible part of the PAH contamination at the Property is due to contamination from the Baxter facility.

Physiographic Setting: The Site and surrounding area lie at the eastern edge of the Marysville trough, a north-south trending glacial meltwater channel connecting the Stillaguamish River and Snohomish River valleys. The channel is quite flat, but with a slight slope to the south, and is bordered by steep slopes rising 200 to 300 feet in elevation. The land surface elevation at the Property is about 140 feet above sea level. Across 188th Street to the east, the land surface slopes steeply upward towards the bordering upland.

Surface/Storm Water System: Most of the Marysville trough is drained by Quilceda Creek, and various ditches which eventually feed into the creek. The creek flows southward and discharges into a distributary of the Snohomish River. One of the tributaries that feeds Quilceda creek comes down the slope east of the Property and crosses beneath the northern portion of the Property in a buried culvert. The culvert daylights on the west side of the railroad tracks, and flow continues southward in an open ditch that parallels the tracks (the "Quilceda Creek ditch"). Storm water runoff at the Property is captured in catch basins and also discharged into the open ditch via culverts beneath the railroad tracks.

One of the drainage oddities in the area is the close proximity of Portage Creek. This creek is essentially within the Stillaguamish River floodplain and is less than a mile to the north. Local drainages near the Property should logically head north to this creek, the closest point of discharge. Instead they turn southward and travel some eight miles as part of the Quilceda Creek system before eventually reaching their discharge point.

Ecological Setting: Wildlife habitat near the Site is largely restricted to areas east of 188th Street. The hillside in this area is forested or has residential properties with yard areas suitable

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for some wildlife. There is also wildlife habitat a half mile or so to the south in an area of as-yet-to-be-developed farmland.

Geology: The Marysville trough is filled by the Marysville Sand Member (Qvrm), a Vashon-age recessional outwash deposit. Along the western edge of the Property these sand and gravelly sand sediments are more than 38 feet thick, as noted in a 38-foot deep boring drilled next to the railroad tracks on the adjoining Baxter property. The outwash thins to the east, and is abruptly truncated somewhere near the eastern Property line by older glacial and nonglacial deposits underlying the hillside to the east.

Ground Water: The uppermost ground water beneath the Site occurs as an unconfined (water table) aquifer within the glacial outwash. The water table is about 20 feet below ground surface, and ground water flow in the aquifer is likely to the northwest (consistent with flow beneath the adjoining Baxter property). The marked difference in flow directions between surface water and ground water, and the relative depth of the water table, indicates that ground water does not discharge to the Quilceda Creek ditch.

Water Supply: Water supply wells do exist in the area, and one was reportedly used at the Property until abandoned in 1996 (documentation on closure is lacking). The Property well was apparently built of stackable concrete sections and did not extend much below the water table. Water from this well was used by HCI Steel for potable purposes.

Release and Extent of Contamination - Soil: Soil investigations at the Property have focused on the four separate RECs identified above, as guided by surface soil staining present in each of the areas. One soil sample was also obtained from an area at the western edge of the Property closest to retorts on the Baxter property. The retort area is where pole treating occurred and where releases of pentachlorophenol or creosote would be most likely.

All of the soil sampling efforts focused on near-surface conditions, with 2 to 3 feet the maximum depth of sampling. Samples from the various RECs were analyzed for compounds or metals thought to be possibly associated with activities in these areas. The sampling results showed the following:

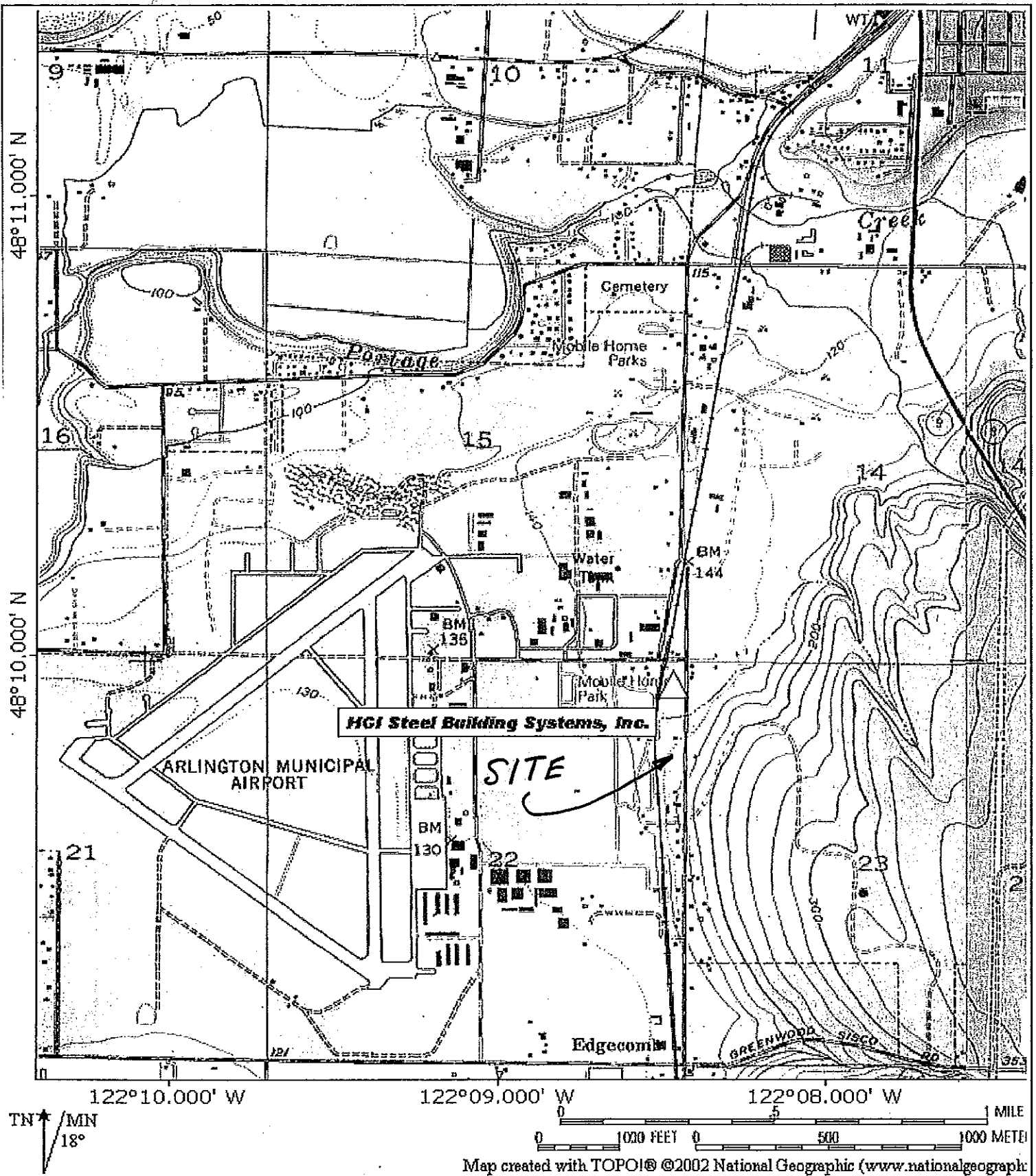
- REC1 – Metals were detected at concentrations below background, below Method A cleanup levels, or below Method B direct contact cleanup levels (for metals with no Method A values).
- REC2 – Gasoline- and diesel-range petroleum hydrocarbons and PAHs were detected above cleanup levels. Elevated concentrations of copper and zinc were also detected, but below cleanup levels. The area of contamination exceeding cleanup levels comprised two separate spots, one measuring about 5' by 5' by 1.5' deep, and the other 12' by 15' by 1.5' deep. The releases in these areas were apparently of sufficiently small volume

that they did not penetrate very deep. Had the release volume been greater, the depth of penetration would have been much greater given the permeable soils present at the Site.

- REC3 – PAHs, copper, and zinc concentrations were elevated in this area, but were below applicable cleanup levels.
- REC4 – Diesel-range petroleum hydrocarbons and PAHs were detected in this area, but at concentrations below the cleanup level.
- Near Baxter – Only metals were detected in this area, but at concentrations below background, below Method A cleanup levels, or below Method B direct contact cleanup levels (for metals with no Method A values).

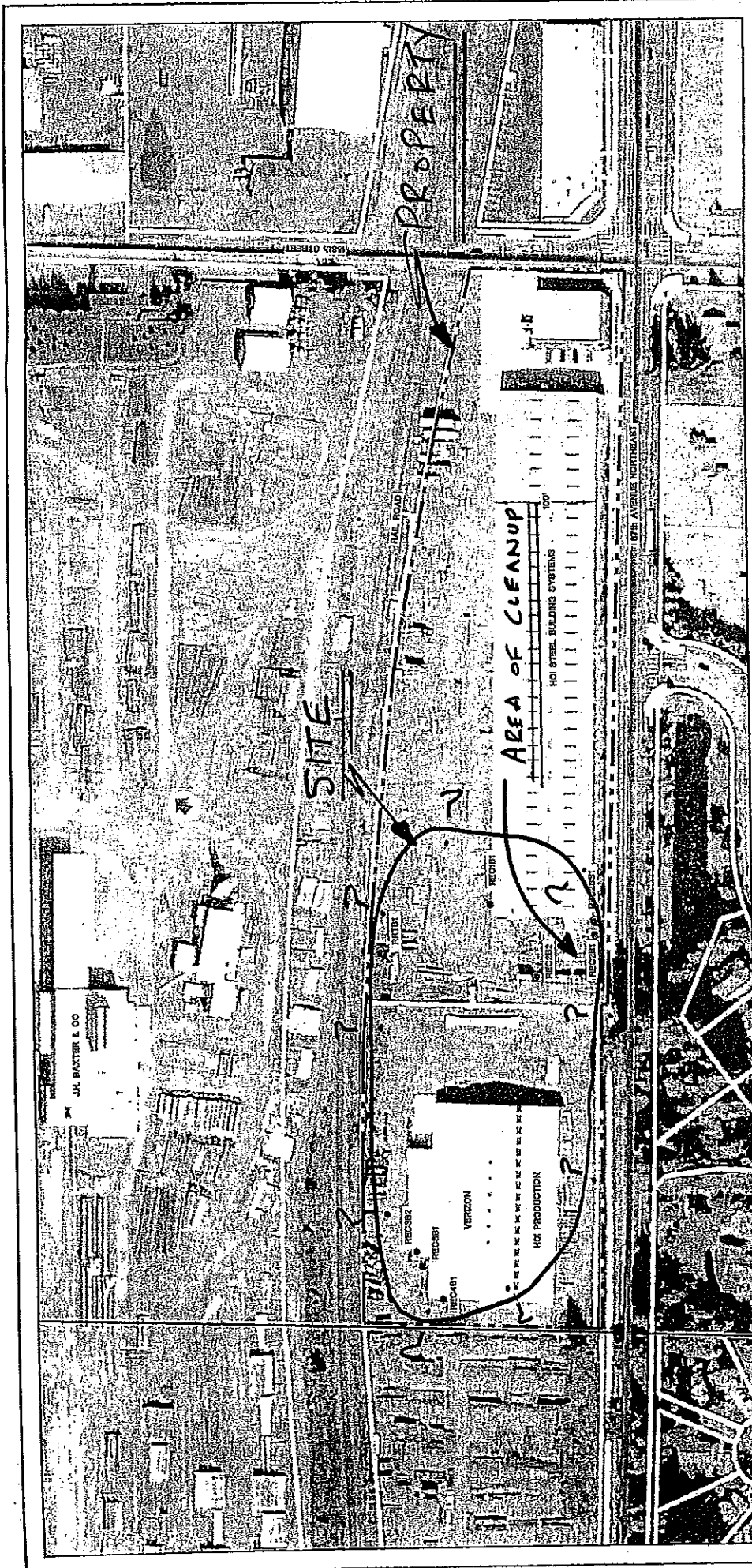
In summary, the Site consists of near-surface soil contamination extending out some undetermined distance from the sampling locations, whereas the areas exceeding cleanup levels are restricted to the two described above associated with REC2.

Extent of Contamination – Ground Water: Ground water does not appear to have been impacted at the Site. Initial unfiltered grab sample results obtained from below each of the five areas outlined above did appear to show metals contamination. However, subsequent re-sampling at two locations with the highest metals concentrations showed that filtered samples contained no detectable metals. These results indicate that the initial sampling results contained suspended soil and were not representative of metals concentrations in ground water.



GEOSCIENCE MANAGEMENT, INC.
 Environmental Consulting Services
 809 156th Street NE
 Arlington, WA 98223

FIGURE 1
VICINITY MAP
HCI STEEL BUILDING SYSTEMS, INC.
 18510 - 67TH AVENUE NE
 ARLINGTON, WA



NOTE: Aerial from 2002-2003 Snohomish County Public Works Department Archives, Everett, WA.

EDITED
 MARK ADAMS, ECOLOGY
 3/8/11

LEGEND
 • SAMPLE LOCATION AND NUMBER
 → REPORTED GROUNDWATER FLOW DIRECTION (BAXTER HISTORICAL DOCUMENTATION)

NOT TO SCALE

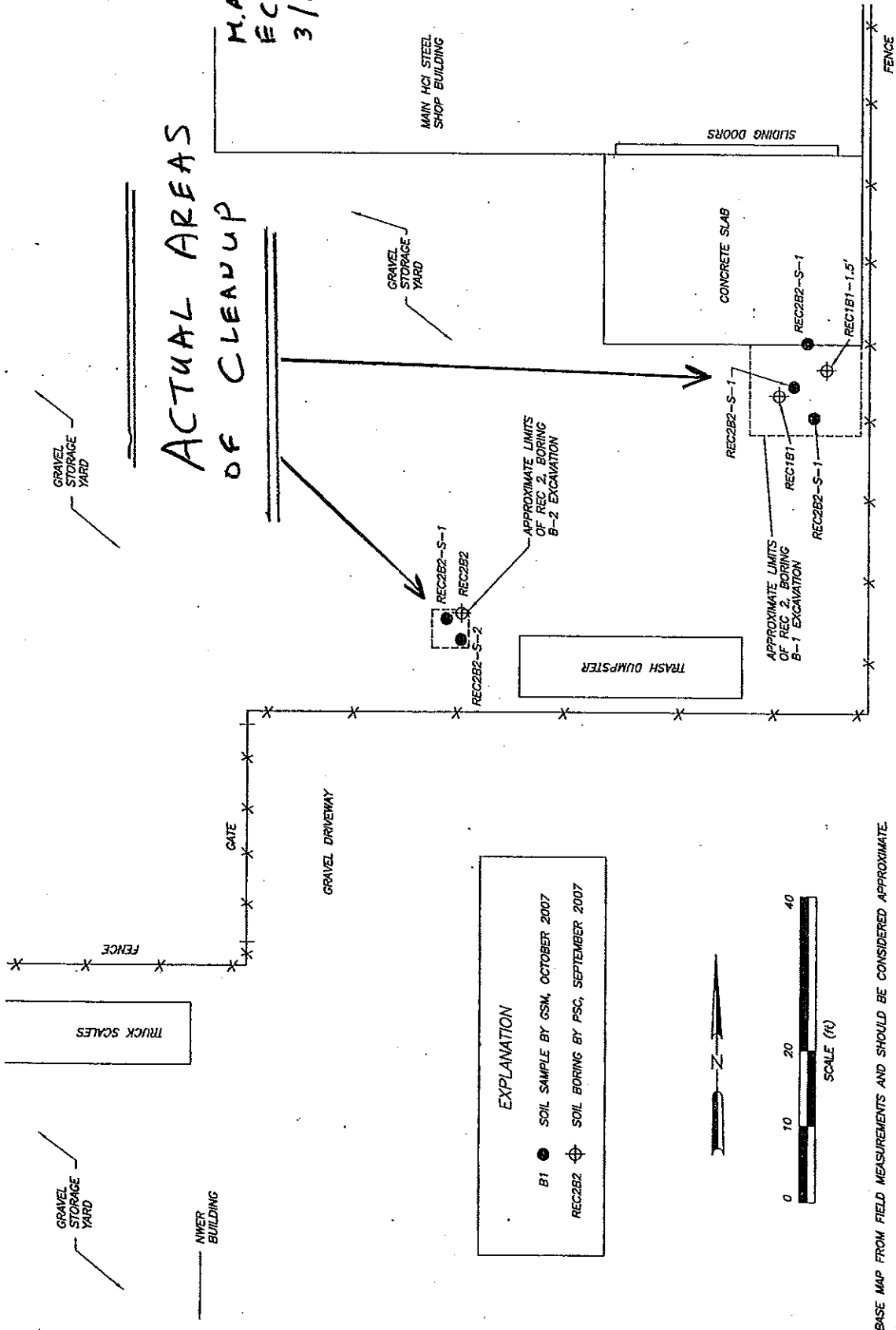
PROJECT NO.	62403465
CLIENT	HCI STEEL BUILDING SYS. ARLINGTON, WA
DATE	9/20/07
DRAWN	TJM
CHECKED	
DATE	9/20/07
KDO	0
FIGURE	3

FIELD
 SAMPLE LOCATIONS
 SEPTEMBER 6-10, 2007



**ACTUAL AREAS
OF CLEANUP**

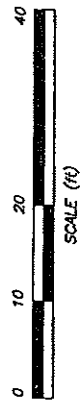
M. ADAMS
E.C.O.L.O.G.Y
3/8/11



EXPLANATION

B1 ● SOIL SAMPLE BY GSM, OCTOBER 2007

REC2B2 ⊕ SOIL BORING BY PSC, SEPTEMBER 2007



BASE MAP FROM FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.

**FIGURE
3**

HCI STEEL BUILDING SYSTEMS, INC.
18510 - 67TH AVENUE NE, ARLINGTON, WA

**EXCAVATION AND SOIL SAMPLING LOCATIONS
CLEANUP OF REC AREA 2**

PROJECT #: 3027 DATE: JANUARY 2008 DWN BY: HWS DWG #: HCI STEEL FIGURE 3.DWG

GeoScience Management, Inc.
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809 156TH STREET NE
ARLINGTON, WA 98223

