



Memo

To **Kevin Varness** File no **3-915-17568-A**
From **Ryan Bartelheimer** Cc **Tom Gray**
Tel **(425) 368-0980**
Date **April 18, 2014**

Subject Phase II Reporting

AMEC Environment & Infrastructure, Inc., has completed a Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA for the property located at 3134 Wishkah Road in Aberdeen, Washington, on behalf of Grays Harbor County as part of pre-acquisition due diligence. The purpose of this memo is to provide information regarding the reporting requirements and expected actions required as a result of the findings of these assessments, in advance of the above reports being finalized. This was at your request, due to an upcoming meeting with Grays Harbor County Commissioners.

AMEC concluded as part of the Phase I ESA that the following recognized environmental conditions (RECs) were identified for the Site:

- The gasoline storage cans with no containment that are located in the shed perched over the stream, due to the potential for fuel to have been released to soil;
- The two deteriorated 55-gallon drums found on the site, due to the unknown nature of their previous contents; and
- The deteriorated boats found on the site, due to the potential for fuel to have been released to soil, as well as metals and contaminants possibly associated with paint which may have been released to soil.

To address the above RECs, AMEC conducted a Limited Phase II ESA, with field work being conducted on March 28, 2014, and surface soil samples collected in the three areas identified above. Analytical results from the surface soil sampling were received on April 11, 2014. The Limited Phase II ESA analytical results have shown no evidence of gasoline contamination with regard to the gasoline storage located in the shed perched over the stream, or of volatile organic compounds from the possible contents of the three deteriorated drums found on the site. The Limited Phase II ESA did identify surface soil contamination of lead above the regulatory limit found on two areas of the site where the boats have been stored. None of the other constituents tested were present in the same locations.

AMEC recommends either the removal of impacted soils from these areas and reporting the discovery to Ecology by July 10, 2014 (within the 90 days reporting threshold); or if impacted soils are not to be removed, reporting to Ecology of the surface soil lead contamination should be done according to Washington Administrative Code 173-340-300.

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The current owner of the property, Mr. John Shultz, is the party responsible for reporting. If the property is purchased without Mr. Shultz having reported the site conditions, then Grays Harbor County should report the lead contamination once in control of the property. To report the lead contaminated soil, contact the State Department of Ecology (Ecology) Southwest Regional Office at 1-360-407-6300 and a record taken of the reporting number that is provided.

Typically, a representative of Ecology will contact the caller within 2-10 days for more information. Ecology will then review the information and determine the next step, which is typically listing the site on the Confirmed or Suspected Contaminated Sites List. If Ecology does determine that action is warranted, a letter will be sent to the owner of the site notifying them that they are a Potentially Responsible Party for the contaminated soil. In our experience, Ecology does not always list the site; however, the information that contaminated soils have been identified will be held on the State records.