

As the source of the fill materials historically placed on the subject property and properties to the north and south is not known the potential presence of Perfluoroalky and Polyfluoroalky Substances (PFAS) can not be ruled out. However, the historic and current land use of the subject property did not identify any land uses generally associated with PFAS.

7.0 CONCLUSION & RECOMMENDATIONS

Based on the data collected, soil contamination, exceeding the WAC Chapter NR720 Groundwater Pathway Protection and Direct Contact RCLs exists on the subject property. Please note, the majority of the subject property is currently covered with the site structure or impenetrable ground surface covers. Unsaturated soil contamination, including Perchloroethylene, Arsenic, Lead, PAH compounds, and Petroleum Volatile Organic Compounds appear to be associated with historic fill material placed on the subject property. Fill materials appear to have been placed along the Grave Avenue corridor to the north of south of this property around the same period and were likely from the same source. The extent of unsaturated soil contamination appears to have been adequately defined.

Dissolved phase groundwater contamination, exceeding the WAC Chapter NR140 PAL for Perchloroethylene was identified in six (6) of the seven (7) groundwater samples collected from open soil borings. Three (3) of the collected groundwater samples also identified WAC Chapter NR140 PAL exceedances for Chrysene. The dissolved phase concentration of Benzene, Arsenic, and Benzo(b)Fluoranthene exceeded the WAC Chapter NR140 PAL in groundwater sample G2-W. Free product has not been observed at the site.

Based on these results, REI recommends no additional investigative at this time and the site be reviewed for the possibility of case closure with a cap maintenance plan to manage the identified WAC Chapter NR720 Direct Contact RCL exceedances for Arsenic.