



DATE: May 28, 2014
TO: Maureen Barnes, Real Estate Services
FROM: Tom Meyer, Environmental Affairs Division *ofan*
SUBJECT: Environmental Cleanup - Former White Center Substation

Site Address: 8830 Ninth Avenue SW

In consideration of the potential disposition of the former White Center Substation property we have evaluated the environmental conditions of the property. This Memorandum summarizes the outcome of this work and the current status of the property with respect to potential chemical contaminants related to former Seattle City Light operations.

SCL Operational History - The White Center site is situated within a residential area and was purchased by the City of Seattle in 1914 and transferred to City Light in 1925 for the purpose of establishing a 4 kV Substation at the location. The eastern portion of the property was used as a unit substation, which contained transformers and other electrical equipment mounted on a concrete pad and surrounded by chain-link security fencing. Transformers and electrical equipment were de-energized and removed from the site in 1989. Thereafter the site generally remained unoccupied and consisted of the original concrete transformer pad surrounded by gravel and the security fence. Of the remaining property, the area east of the transformer yard was vegetated with grass, brush, and trees, and the west of the yard was primarily graveled yard. The property is bounded on the north and south by apartment complexes, to the east by the West Seattle Reservoir, and to the west by street right of way. Residential properties are situated across the street to the west.

SCL Real Estate records indicate that the northwest portion of the parcel was leased for parking to the neighboring apartment complex, between 1973 and 1983.

Environmental Investigations - Three environmental investigations were completed by consultants to City Light: Raven 1989, Herrera 1999, and Hart Crowser 2013.

Summary of Results – Sampling was based on potential chemical contaminants that could be associated with former Seattle City Light operations. In the 1989 Raven investigation, soil and concrete samples collected within the fenced area and analyzed for PCBs were composites of 5-6 subsamples. Samples were also collected from fibrous conduit pipe stub ends. PCBs were not detected above screening levels on the concrete pad or in the soil. No asbestos was detected within fiber conduit pipe or electrical cable insulation.

The 1999 Herrera investigation sampled the fenced yard surrounding the concrete pad for petroleum hydrocarbons and pesticides. No hydrocarbons were detected above MTCA clean up levels. No

pesticide concentrations were detected above the screening levels in composite samples surrounding the concrete pad.

Hart Crowser conducted sampling throughout the property in 2013. Soil samples from the site were analyzed for Model Toxics Control Act (MTCA) 5 metals, organochlorine pesticides, and chlorinated acid herbicides. Samples from within the former transformer yard were also run for petroleum hydrocarbons.

Samples indicated that a concentration of lead in an isolated area along the north property line was above MTCA cleanup levels. No herbicides, pesticides, petroleum hydrocarbons or metals were detected above MTCA cleanup levels elsewhere at the site.

Cleanup of the site was based on comparison of sample analysis results to current Ecology MTCA (2007) residential cleanup levels.

Removal and Cleanup Confirmation – Soil excavation and removal was completed by SCL Civil Construction Crews in January to February of 2014. The removal action consisted of removing approximately 25 cubic yards of gravel/soil along the north property line. The former transformer yard, vegetated area to the east of the yard, and other areas within the west portion of the property were not impacted. Soil was removed to a depth of 12 inches below ground surface (bgs), with additional excavation extending 20 inches bgs along the property line. Confirmation soil samples showed remaining soils were below MTCA residential cleanup levels.

Toxicity Characteristics Leaching Profile testing indicated that lead contaminated material exceeded the 5mg/L disposal threshold and was therefore designated as hazardous waste. Material was loaded into roll-off boxes supplied by Clean Harbors and shipped by Clean Harbors to the Grassy Mountain Landfill located in Utah.

On completion of cleanup activities the site was backfilled with gravel and graded. The fence and concrete transformer pad were left in place.

Summary

All associated reports, documents, sketches/figures and analytical reports are on file with SCL Environmental Affairs.

Closure

Based on the foregoing, chemical contaminants that could be associated with former Seattle City Light operations are currently either not detected or are at or below Washington Department of Ecology residential cleanup levels on the property. No further action concerning potential contaminants from former Seattle City Light operations is required on this property.

Buried Pipe Conduit

SCL records indicate that buried concrete-encased conduit piping may exist on this parcel. The exact composition of this material is unknown, however SCL records and testing at this or other former 4kV substations of similar installation design and timeframe suggest the piping may contain asbestos. In some instances, sections of conductors (wiring) containing asbestos may remain in the conduit.

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cc: Devereaux, W.