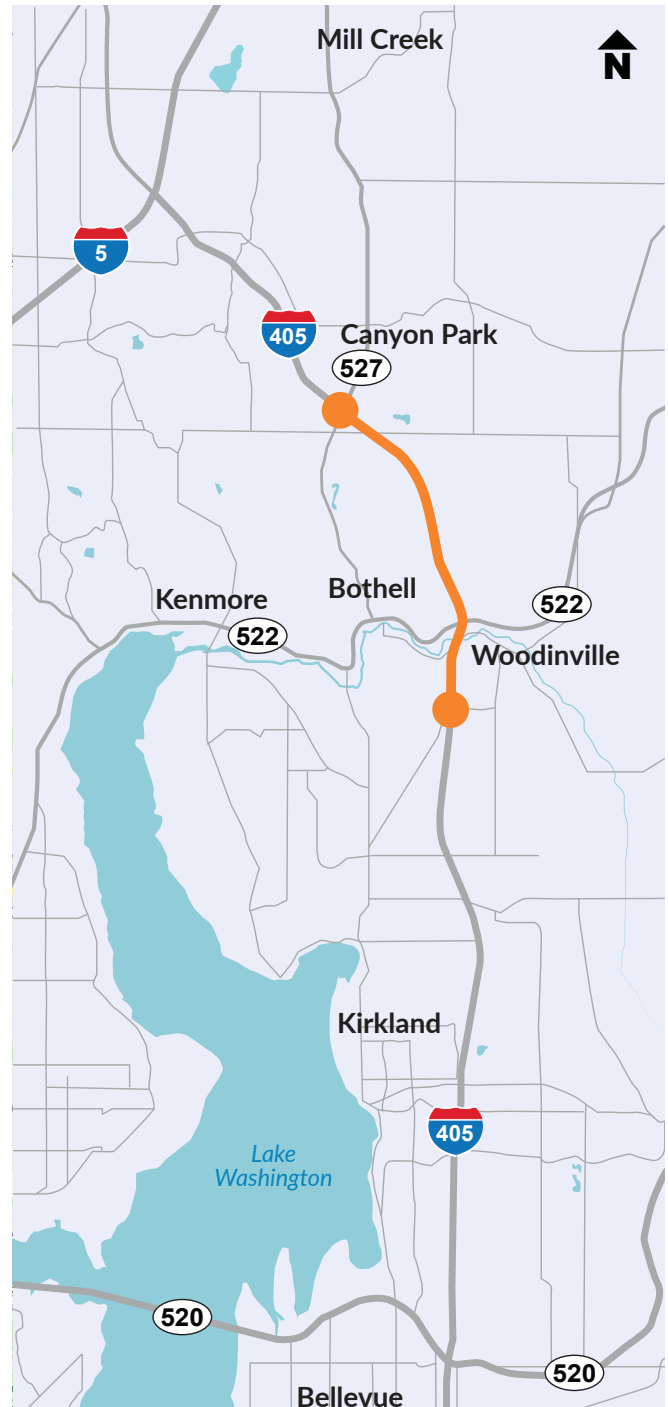


ENVIRONMENTAL ASSESSMENT

Appendix G1: Hazardous Materials Analysis Addendum

I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project (MP 21.79 to 27.06)



Title VI Notice to Public

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Información del Acta Americans with Disabilities Act (ADA)

Este material es disponible en un formato alternativo enviando un email/correo electrónico a la Comisión Estadounidense de Igualdad de Oportunidades en el Empleo wsdotada@wsdot.wa.gov o llamando gratis al 855-362-4ADA (4232). Personas sordas o con discapacidad auditiva pueden solicitar llamando Washington State Relay al 711.

February 10, 2020

To: Robert Woeck, WSDOT I-405/SR 167 Program Environmental Manager

From: Anne Conrad, WSDOT Northwest Region Hazardous Materials Program

Subject: Addendum to I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project (MP 21.79 to 27.06) Environmental Assessment, Appendix G, *Hazardous Materials Analysis Technical Memorandum*

1.0 INTRODUCTION

The Washington State Department of Transportation (WSDOT) Hazardous Materials Program has prepared this addendum to the I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project (MP 21.79 to 27.06) Environmental Assessment Appendix G, *Hazardous Materials Analysis Technical Memorandum* dated October 2019 (Appendix G). This addendum presents the results of a Washington State Department of Ecology (Ecology) regulatory file review of selected sites of concern identified during the analysis. This addendum also includes updated information on proposed property acquisitions and easements resulting from design changes to the proposed Project. This addendum should be used in conjunction with Appendix G in the following ways:

- Replace Section 1.2.2 Proposed Property Acquisitions from Appendix G with the updated text and Table 2 in Section 1.2.2 of this addendum.
- The text in Section 3.1 of this addendum supplements the text in Section 3.1 of Appendix G.
- Replace Section 3.5 Property Acquisitions from Appendix G with the updated text provided in Section 3.5 of this addendum.
- The text in Section 3.7 of this addendum supplements the text in Section 3.7 of Appendix G for sites 1, 8, 9, 10, 13, and 16.
- Replace Figures 1 and 3 from Appendix G with Figures 1 and 3 in this addendum.
- Replace Tables 1 and 7 from Appendix G with Tables 1 and 7 in this addendum.

2.0 REVISIONS TO APPENDIX G

1.2.2 Proposed Property Acquisitions

The Project proposes partial or full acquisitions of 13 properties, permanent easements on two properties, and temporary construction easements (TCEs) on 10 properties, as presented in Table

2 (below) and shown on Figure 3 (at the end of this addendum). The Project also proposes limited access acquisitions on six residential properties located on 18th Avenue SE. No real property is being acquired at these locations, and these properties do not have Recognized Environmental Conditions (RECs); therefore, these properties are not included in Table 2. One additional property (WSDOT Canyon Park Park and Ride), included as a right of way acquisition, is already owned by WSDOT and not included in Table 2.

Table 2. Properties Proposed for Acquisition

Parcel Number	Property Owner	Property Address	Acquisition Type	Site ID
<i>King County</i>				
0926059013	City of Bothell	E Riverside Drive, Bothell	Full	13
0926059156	Hallett, John D. & Colleen	11715 Woodinville Drive, Bothell	Full	
0926059170	King County Parks	NA – Abandoned railroad	Permanent easement (Air Space only), TCE	6
0926059001	City of Bothell (Bothell City Shop)	17555 120th Avenue NE, Bothell	Partial	13
3927000330	North Creek Maintenance District	NA – vacant	TCE	
3927000350	North Creek Maintenance District	11806 North Creek Parkway, Bothell	TCE	
3927000070	AT&T Wireless (aka Cingular Wireless)	20305 North Creek Parkway, Bothell 20309 North Creek Parkway, Bothell	TCE	1
0526059002	City of Bothell	NA – vacant	TCE	
<i>Snohomish County</i>				
00813300001800	Northshore School District #417	3330 Monte Villa Parkway, Bothell	Permanent Easement	
00700600007500	Village Square Homeowners Association	NA – Vacant	Partial	
27052900202300	Canyon Park Business Center Owners Association	NA – 17th Avenue SE & 220th Street SE, Bothell	Partial	
27053000402400	JM2T Properties LLC	22232 17th Avenue SE, Bothell	Partial	
27053000401800	BRE/ESA 2005 Portfolio, LLC (Extended Stay America)	22122 17th Avenue SE, Bothell	Partial	
27053000403900	Canyon Park Owner LLC (Siemens Transmission)	22121 17th Avenue SE, Bothell	Partial	16
27053000403800 27053000403801	Canyon Hills Community Church	22027 17th Avenue SE, Bothell	Partial	
27053000402100	Plaza at the Park R, LLC (Starbucks)	22020 17th Avenue SE Buildings A & B, Bothell	Partial	

I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project
Addendum to Environmental Assessment Appendix G, *Hazardous Materials Analysis*

Parcel Number	Property Owner	Property Address	Acquisition Type	Site ID
27053000105500	Canyon Park Owner LLC (Cepheid, LA Fitness, Halosource)	1631 220th Street SE, Bothell	Partial	
27053000102900	Jump Holdings LLC (Juno Therapeutics [former Sonus Pharmaceuticals])	1522 217th Place SE, Bothell	Partial	9
27053000402200	Plaza at the Park O, LLC	22102 17th Avenue SE, Bothell	TCE	
27053000102800 27053000400500 27053000400600	Advanced Technology Lab, Inc. (Philips Ultrasound)	22000/22100 Bothell-Everett Highway, Bothell	Partial	
00411100004200	Schaumberger, John A.	2223 19th Avenue SE, Bothell	TCE	
27053000401100	ROIC Washington, LLC	22703 Bothell-Everett Highway, Bothell	TCE	
27053000401600	Shurgard/Canyon Park, Self- Storage Limited Partnership (former Excell Cleaners)	1715 228th Street SE, Bothell	TCE	4
27053200401500	City of Bothell (North Creek Forest)	NA – Vacant	TCE	
00813300099900	Quadrant Corp (wetland)	NA – Vacant (wetland)	TCE	

NA = Not Applicable; TCE= Temporary Construction Easement; Site ID refers to sites of concern as referenced in Table 7 and shown on Figure 2.

3.1 PREVIOUS INVESTIGATIONS SUMMARY

A review was completed of sediment chemistry information for the Sammamish River at the location of the I-405/SR 522 interchange. The Project proposes removing four existing bridge piers that are located in the river, which would lead to disturbance of the sediment substrate. A cofferdam would be used to keep the area dry while the piers are being removed, so it is expected that the sediments would not be exposed to water while the piers are being removed. WSDOT reviewed the *Sammamish River Water and Sediment Quality Assessment Final Report* (King County 2005) and Ecology's Environmental Information Management System database (Ecology 2020).

Between 2001 and 2003, sediment samples were collected and analyzed from Bothell Landing (downstream from the Project footprint) and from the mouth of Little Bear Creek (upstream from the Project footprint) (King County 2005). Between 2006 and 2010, sediment samples were collected and analyzed from the mouth of North Creek (within the Project footprint) (Ecology 2020). The analytical results were compared to Ecology's Sediment Management Standards (SMS) for Freshwater Sediments (WAC 173-204-563). There was only one chemical exceedance of the Cleanup Screening Level (CSL) criteria from 2001 to 2010; that exceedance was for total sulfides at Bothell Landing in 2001. Based on the review of the analytical data available, there appears to be no sediment chemistry concerns in the Sammamish River within the Project footprint.

3.5 PROPERTY ACQUISITIONS

The Project proposes full acquisitions of two properties, partial acquisitions of 11 properties, permanent construction easements on two properties, and TCEs on 10 properties as presented in Table 2 and shown on Figure 3 (at the end of this addendum).

Full Acquisitions

The Project proposes full acquisitions of two properties listed in Table 2. One of these properties qualifies as a site of concern with potential RECs, as shown on Figure 2 (at the end of this addendum), discussed in Section 3.7, and summarized in Table 7 (at the end of this addendum).

- Hallett property, at 11715 Woodinville Drive in Bothell (King County parcel 0926059156), is located at the southeast corner of the I-405/SR 522 interchange and is occupied by a house constructed in 1979 (King County 2019a).
- Site ID 13: City of Bothell, King County parcel 0926059013. The property is located at the southeast corner of the I-405/SR 522 interchange and is vacant land (King County 2019a). This property is adjacent to the Bothell City Shop/Public Works UST property proposed for partial acquisition, and is therefore included under Site ID 13.

Partial Acquisitions

The Project proposes partial acquisitions of 11 properties listed in Table 2. Three of these properties qualify as sites of concern with potential RECs, as shown on Figure 2 (at the end of this addendum), discussed in Section 3.7, and summarized in Table 7 (at the end of this addendum) (King County 2019a; SCOPI 2019).

- Site ID 9: Jump Holdings LLC (Juno Therapeutics [former Sonus Pharmaceuticals]), 1522 217th Place SE, Bothell, Snohomish County Parcel Number 27053000102900.
- Site ID 13: Bothell City Shop/Public Works UST, 17555 120th Avenue NE, Bothell, King County Parcel Number 0926059001.
- Site ID 16: Canyon Park Owner LLC (Siemens Transmission/Cepheid Bothell/Terminix Branch 2141), 22121 17th Avenue SE, Bothell, Snohomish County Parcel Number 27053000403900.

Permanent Easements

The Project proposes permanent easements on two properties listed in Table 2. One of these properties qualifies as a site of concern with potential RECs, as shown on Figure 2 (at the end of this addendum), discussed in Section 3.7, and summarized in Table 7 (at the end of this addendum) (King County 2019a; SCOPI 2019).

- Site ID 6: King County Parks/Former BNSF Rail Line, King County Parcel Number 0926059170. The Project proposes a permanent aerial easement of this property, as well as a TCE.

Temporary Construction Easements

In addition to the partial acquisitions listed above, the Project proposes TCEs of 10 properties listed in Table 2 (note, some of the properties above with partial acquisitions or permanent easements may also have TCEs not included in the 10 properties). Two of these properties qualify

as sites of concern with potential RECs, as shown on Figure 2 (at the end of this addendum), discussed in Section 3.7, and summarized in Table 7 (at the end of this addendum).

- Site ID 1: AT&T Wireless/Cingular, 20307 North Creek Parkway, Bothell, King County Parcel Number 3927000070.
- Site ID 4: Shurgard/Canyon Park, Self-Storage Limited Partnership (former Excell Cleaners), 1715 228th Street SE, Bothell, Snohomish County Parcel Number 27053000401600.

3.7 REC and HREC ANALYSIS

A Freedom of Information Act (FOIA) request was made to Ecology in September 2019, and a file review of responsive documents provided by Ecology was completed in October 2019. This addendum includes additional information on six sites of concern identified in the initial analysis found in Appendix G. The numbers for each site in this list correspond to the site identification numbers in Table 7 at the end of this addendum.

- 1 AT&T Wireless NR5 Bothell 920307 (aka Cingular Wireless), 20307 North Creek Parkway, Bothell, Facility Site Identification Number (FSID#) 3706871 (CSCSL, VCP, and ALLSITES lists) and AT&T Mobility Phase 1 Main Building, 20307 North Creek Parkway, Bothell, FSID# 98437662 (UST and ALLSITES lists).

This site is located adjacent to the east side of the Project limits, and hydrologically cross-gradient to upgradient. Proposed Project activities on the right of way adjoining this site include excavation and installation of a retaining wall along the east side of I-405. In addition, a TCE will be needed for work proposed on the northern portion of the property located next to a wetland. Proposed activities in the TCE area would include clearing and grubbing existing invasive vegetation on the banks of the wetland and replacing the vegetation with native plantings to enhance the fish barrier correction/open stream channel that would be constructed west of the AT&T property.

In 2008, approximately 15,000 gallons of diesel fuel were released from an aboveground storage tank (AST) into a storm drain and the soil at this facility. Emergency response actions were conducted in 2008, and cleanup actions were conducted between 2008 and 2017. Chemicals of concern (COCs) in the shallow groundwater found above the applicable Model Toxics Control Act (MTCA) Method A cleanup levels (CULs) for groundwater in 2017 included total petroleum hydrocarbons as diesel and heavy oil. Groundwater at the site is found at depths ranging from 3.5 to 7 feet (ft.) below ground surface (bgs), and the groundwater flow is generally to the south and southwest, cross-gradient and upgradient to the Project limits (Apex 2019).

Documents provided for review by Ecology included the Environmental Report Tracking System (ERTS) incident reports for the diesel fuel spill, which occurred on July 31, 2008, and was reported on August 1, 2008. Daily incident reports were provided through August 26, 2008, and analytical laboratory reports of the associated soil and groundwater sampling results were provided through September 3, 2008 (Ecology 2008). Other documents included underground storage tank (UST) inspection reports for USTs located on the same site; cleanup reports for the diesel spill; and groundwater monitoring reports through 2017. The last reported groundwater monitoring event

was conducted in 2017 and reported to Ecology in 2019 (Apex 2019). No subsequent groundwater monitoring reports were included in the file. The site was terminated from the Voluntary Cleanup Program (VCP) in August 2019, as Ecology had received no information regarding additional cleanup actions since 2017 (Ecology 2019a).

The presence of shallow impacted groundwater that could potentially migrate off site and impact the Project is a REC. The file review did not alter the conclusion in Appendix G that the site is considered to be a **Moderate** impact risk to the Project. Contamination is still present in the shallow groundwater, and while groundwater monitoring in 2017 indicated the plume had not extended off site, there is no updated information regarding the location of the plume. If the plume migrates off-site, this site could become a **High** impact risk to the Project.

- 8 Chevron 93299, 15900 116th Ave NE, Bothell, FSID# 94213842 (RCRA-LQG, HSL, CSCSL, LUST, UST, ICR, ALLSITES, FINDS, ECHO, Manifest, and Financial Assurance lists).

This site is located adjacent to the east side of the Project limits, adjoining a proposed noise wall, and hydrologically upgradient. A gasoline service station has operated on the site since at least 1972. Soil and groundwater are impacted with releases of petroleum products, including gasoline and BTEX. Groundwater is found at 12 feet bgs and assumed to flow to the west towards the Project (Ecology 2013).

Documents provided for review by Ecology that were not available on Ecology's website included the UST files, and the report documenting the leaking underground storage tank (LUST) release. There were no site characterization, cleanup, or monitoring reports in Ecology's files, as no work has been conducted on the site since 1993.

The presence of shallow impacted groundwater that could potentially migrate off site and impact the Project is a REC. Proposed Project activities closest to the site are excavations for a noise wall. Based on the proposed Project activities and the information from the file review, the site is considered to be a **Moderate** impact risk to the Project.

- 9 Juno Therapeutics (former Sonus Pharmaceuticals), 1522 217th Place SE, Bothell, FSID# 28356548 (ALLSITES, CSCSL NFA, Manifest, RCRA-NonGen, and VCP lists).

This site is located within the Project limits on the northwest side of SR 527. The Project proposes a partial acquisition of this site along SR 527, where proposed improvements include additional pavement and pavement resurfacing.

Documents provided for review by Ecology included hazardous waste compliance inspection documentation from 2000, 2004, and 2008; a Site Investigation report (Arcadis 2005); a hydrogeologic evaluation report (Arcadis 2006); and the No Further Action (NFA) determination from Ecology (Ecology 2006).

Historically, the site was developed with single-family residences by 1947, and a large shop was constructed in the 1960s. In 1987 the buildings were demolished and a commercial building was

constructed by ELDEC Corporation. ELDEC designed, manufactured, assembled, and repaired circuit boards on the site from 1987 through 2005. Adjoining to the west and upgradient to the site, ELDEC constructed commercial buildings in 1984 that were also used for manufacturing circuit boards. In 1995, this adjoining site was sold to Advanced Technology Laboratories (ATL), known as Philips Ultrasound, which manufactured ultrasound equipment and circuit boards. In 1999, ELDEC along with several other companies formed Crane Aerospace & Electronics. ELDEC sold the site in 2005, and the site has been used for pharmaceutical manufacturing by several companies since then, including Juno Therapeutics and Sonus Pharmaceuticals.

In 2005, a soil and groundwater investigation on the site by Arcadis discovered that shallow groundwater was impacted by arsenic and manganese above the applicable MTCA Method A CULs for groundwater. No COCs in soil were discovered above the applicable MTCA Method A Soil CULs for Unrestricted Land Uses. Groundwater was observed in 2005 at depths ranging from 0.35 to 4.18 ft. bgs, and groundwater flow is east towards the Project limits. A site investigation was conducted to determine if the source of the elevated metal concentrations was naturally occurring, or due to manufacturing activities on the site. As other chemicals used for manufacturing circuit boards, e.g. solvents, cyanide, and lead, were not detected at elevated concentrations at the site, Arcadis concluded that the arsenic and manganese exceedances in groundwater were naturally occurring (Arcadis 2005). In further support of this conclusion, Arcadis conducted a hydrogeologic investigation evaluating the influence of redox potential on arsenic concentrations, and comparing the site to two nearby properties which also had elevated arsenic concentrations in groundwater (Arcadis 2006). Based on the results of the hydrogeologic investigation, Ecology provided a NFA determination in 2006.

The presence of historical impacted groundwater that has been addressed to Ecology's satisfaction is a historical REC (HREC). The file review did not alter the conclusion that the site is considered to be a **Low** impact risk to the Project, with the possibility of becoming a **Moderate** impact risk if Project activities on the site require dewatering.

10 Texaco Star Mart/ Jacksons 616/Texaco#632321469/Shell 120531, 11700 NE 160th Street, Bothell, FSID# 63265631 (ALLSITES, CSCSL, ECHO, FINDS, ICR, LUST, Manifest, RCRA-NonGen, UST, and VCP lists).

The site is located adjacent to the east side of the Project limits. Shallow groundwater (10 to 40 ft. bgs) has been impacted from petroleum leaks and spills on the site, but groundwater flow direction has not been established due to variable water level elevations. The site has been a gasoline service station since 1972. Leaks and spills from the USTs and pipes were reported to Ecology in 1991, and cleanup activities including soil removal and additional investigations have been conducted from 1991 through 2014 (CRA 2014). High concentrations of gasoline and benzene were detected in monitoring wells in the drainage swale, which connects with a storm drain culvert leading to a storm drain outfall within the Project limits (CRA 2011).

Documents provided for review by Ecology included UST installation, leak check, and removal forms; Spill Program Integrated Information System (SPIIS) reports from 2006, 2014, 2016, and 2018; ERTS incident reports from 2013, 2015, 2016, and 2017; a 1992 site assessment report; a 2011 remedial investigation report; a 2014 subsurface investigation report; groundwater

monitoring reports from 1994 through 2018; and Ecology correspondence. The site was removed from the VCP in 2019, as the owner had not requested an Ecology opinion since 2011 (Ecology 2019b).

A review of the 2018 groundwater monitoring report indicated that high concentrations of gasoline were still present on the site. The monitoring wells closest to the Project limits were not sampled in 2018.

The presence of shallow impacted groundwater that could potentially migrate off site and impact the Project is a REC. Proposed Project activities in the area are pavement resurfacing, and groundwater is unlikely to be encountered. The file review did not alter the conclusion that the site is considered to be a **Low** impact risk to the Project. However, if Project activities change and excavation to groundwater level is proposed, this site could become a **Moderate** impact risk to the Project.

13 Bothell City Shop/Public Works UST 2391 and City of Bothell King County parcel 0926059013, 17555 Brickyard Road NE, Bothell, FSID# 21681545 (ALLSITES, CSCSL NFA, ECHO, FINDS, ICR, LUST, RCRA-NonGen, and UST lists)

The site is located within the Project limits, on the southeast corner of the I-405/SR 522 interchange. The Project proposes a partial acquisition of the Bothell City Shop parcel (King County parcel 0926059001) and a full acquisition of the City of Bothell parcel 0926059013. The Bothell City Shop parcel contains a prefabricated steel building constructed in 1983, and is used as a maintenance facility for the City of Bothell. The adjoining City of Bothell parcel is undeveloped.

The Bothell City Shop parcel had one diesel UST and one gasoline UST that were removed from the site in July 1993. Leaking petroleum products from the USTs were reported to Ecology in 1993. Approximately 130 cubic yards of petroleum contaminated soil was removed in August 1993. Groundwater was reported as not affected. The site received an NFA determination in 2012.

Documents provided for review by Ecology included the UST files, the UST Decommissioning Report (TESI 1993), and a complaint dated 1993. The UST files included records regarding the removal of two USTs in 1993, and plans to replace them. The City of Bothell started the paperwork for replacing the USTs, then decided not to replace them. Ecology was notified in 1994 that the replacement tanks were not installed.

The UST Decommissioning Report included the site assessment and cleanup actions following the decommissioning. A 500-gallon diesel UST and a 1000-gallon unleaded gasoline UST were removed, along with approximately 50 ft. of piping, a fuel pump, and a fuel tracking system. The soil was excavated to depths of up to 14 ft. bgs, and the results of confirmation samples collected and analyzed from the bottom and sidewalls of the excavation were below the laboratory quantitation limits for petroleum products. Approximately 20 gallons of water collected in the excavation, and were pumped and disposed of. As no additional water collected over four days, TESI suggested that the pooled water was not groundwater, and therefore groundwater was not impacted by the petroleum release. The report included a map showing the limits of the excavation

and confirmation sample locations. The site cleanup was not located within the proposed property acquisition for the Project.

The 1993 complaint stated that someone had observed vacuum trucks dumping street sweepings off the hill north of the city shop (onto King County parcel 0926059013). Following the complaint, the City of Bothell discontinued the practice.

The presence of a historical LUST that has been addressed to Ecology's satisfaction is an HREC. The historical usage of the site for maintenance and the storage of hazardous materials is a REC. The proposed property acquisition does not include the area where the former USTs were located. The file review did not alter the conclusion that the site is considered to be a **Moderate** impact risk to the Project because of the property acquisition and historical activities leading to possible releases of petroleum products, metals, and solvents.

16 Siemens Transmission/Cepheid Bothell (3322)/Terminix Branch 2141, 22121 17th Avenue SE, Bothell, FSID# 11122292 (ALLSITES, ASBESTOS, ECHO, FINDS, Historic auto, Manifest, NPDES, RCRA-NonGen lists).

This site is located within the Project limits, east of 17th Avenue SE at the I-405/SR 527 interchange improvement. A partial acquisition along 17th Avenue SE is proposed for additional pavement. Two buildings were constructed on the site in 1985, and activities have included a transmission repair shop (Siemens Transmission), a pest control company (Terminix), and a molecular diagnostics company (Cepheid), where hazardous and dangerous wastes are generated, treated, and stored.

Documents provided for review by Ecology included dangerous waste compliance inspection reports for Cepheid from 2005, 2009, 2013, 2015, and 2018. A review of the reports indicated that the facility generated, treated, and stored both dangerous and hazardous wastes, and there were multiple repeat violations of the regulations. The violations related to labeling, training, and documentation. There was no indication of any releases to the environment. No other file documentation was provided for review.

The historical activities on the site is a REC, but there was no evidence of any releases. The file review did not alter the conclusion that the site is considered to be a **Low** impact risk to the Project.

3.0 SUMMARY AND RECOMMENDATIONS

This addendum was prepared to include the results of an Ecology file review on selected sites of concern. Based on the additional information, the following recommendations are provided.

- For the AT&T Wireless site (Site ID 1), Texaco Star Mart site (Site ID 10), and Siemens Transmission site (Site ID 16), no changes are proposed to the recommendations provided in Appendix G.
- For the Chevron site (Site ID 8), we propose the following changes to the recommendations provided in Appendix G. We recommend collecting and sampling soil and groundwater at the location of the proposed noise wall closest to the site, to determine current soil and groundwater quality.

- For the Juno Therapeutics (former Sonus Pharmaceutical) site (Site ID 9), the file review indicated that the groundwater impacts were naturally occurring. We recommend that Ecology be contacted to provide an opinion on the NFA and associated conclusions related to arsenic as it pertains to property acquisition and construction activities (dewatering and discharging). We recommend that language be developed to limit liability as part of the property acquisition. It may be necessary to collect and sample groundwater to determine current groundwater quality.
- For the Bothell City Shop/City of Bothell King County parcel 09260599013 site (Site ID 13), no changes are proposed to the recommendations provided in Appendix G, which recommended conducting a Phase II Environmental Site Assessment to determine the soil and groundwater quality at the site.

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FIGURES

- Figure 1: I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project Site
Vicinity Map
- Figure 3: Proposed Property Acquisitions

I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project
Addendum to Environmental Assessment Appendix G, *Hazardous Materials Analysis*

Figure 1. I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project Site Vicinity Map, Sheet 1 of 5

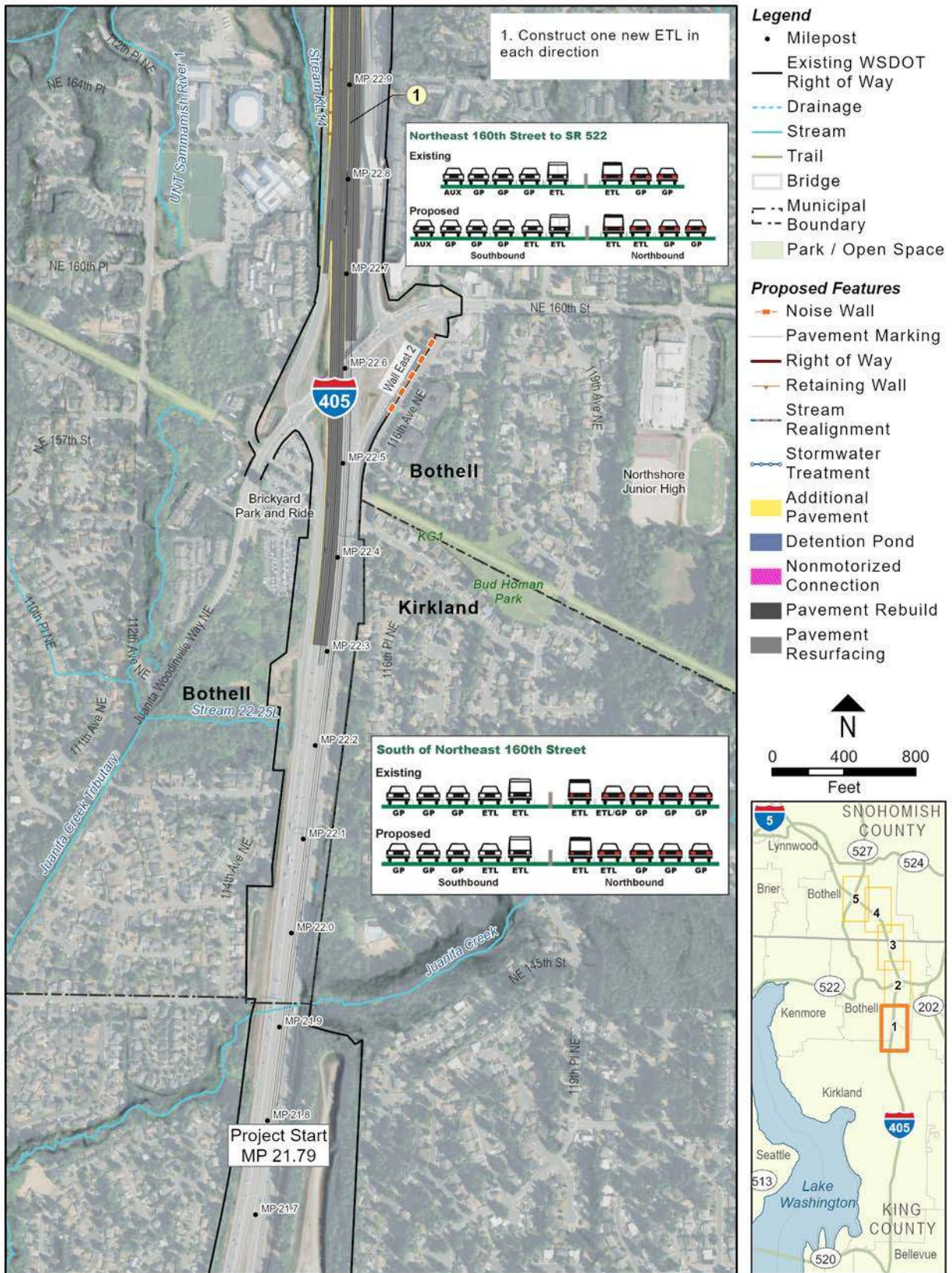
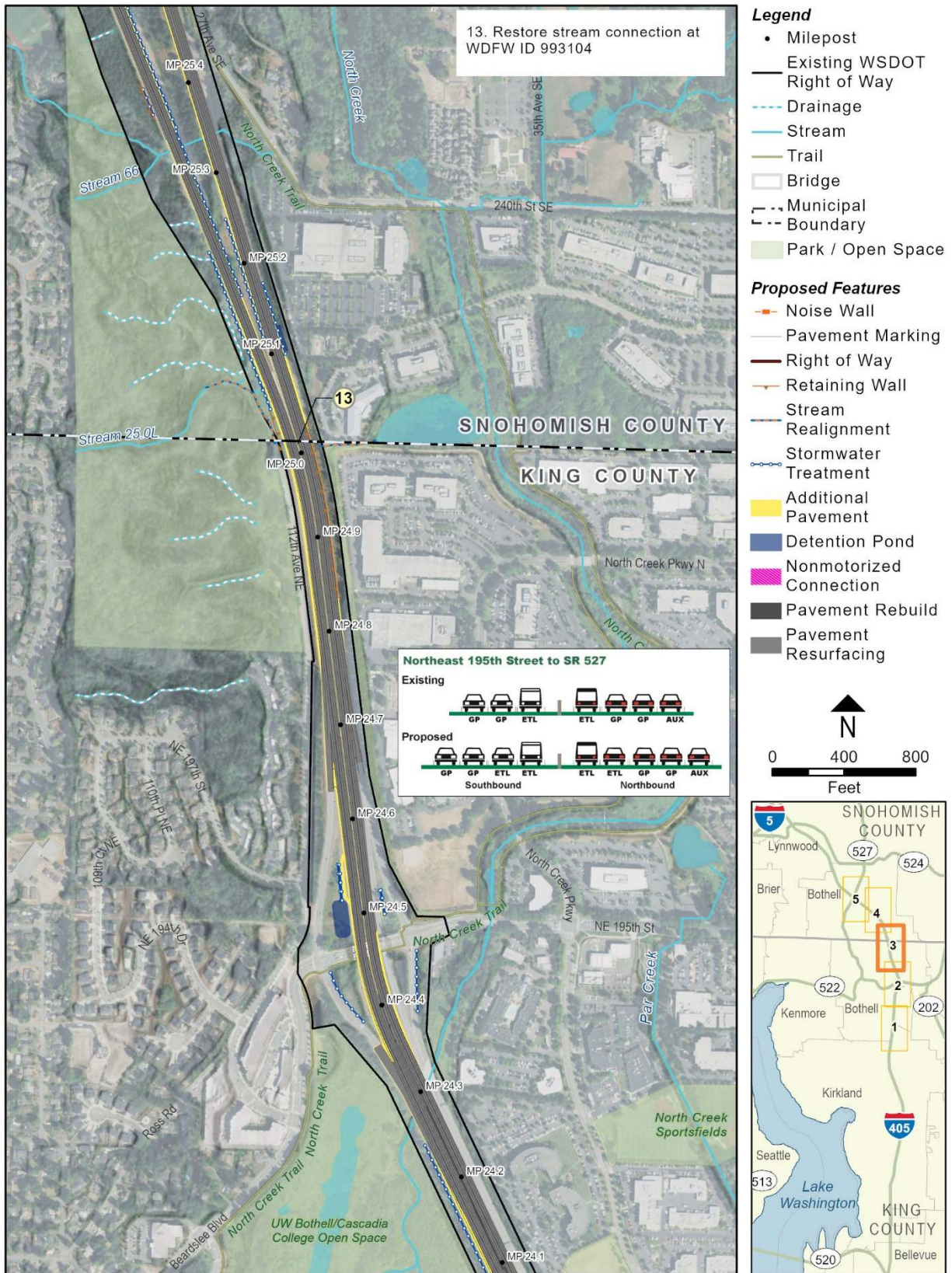


Figure 1.I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project Site Vicinity Map, Sheet 2 of 5



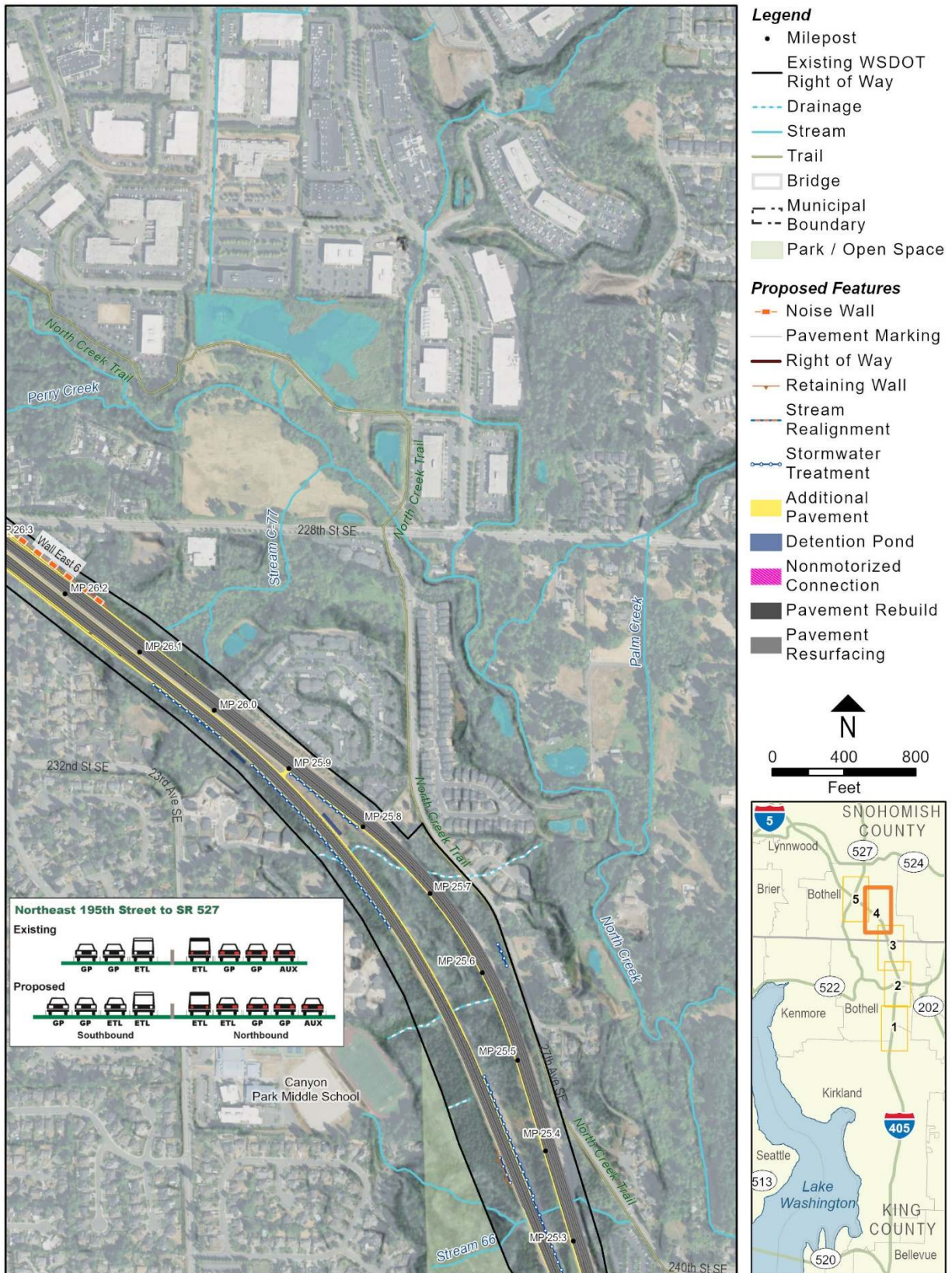
I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project
Addendum to Environmental Assessment Appendix G, *Hazardous Materials Analysis*

Figure 1. I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project Site Vicinity Map, Sheet 3 of 5



I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project
Addendum to Environmental Assessment Appendix G, *Hazardous Materials Analysis*

Figure 1. I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project Site Vicinity Map, Sheet 4 of 5



I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project
Addendum to Environmental Assessment Appendix G, *Hazardous Materials Analysis*

Figure 1. I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project Site Vicinity Map, Sheet 5 of 5

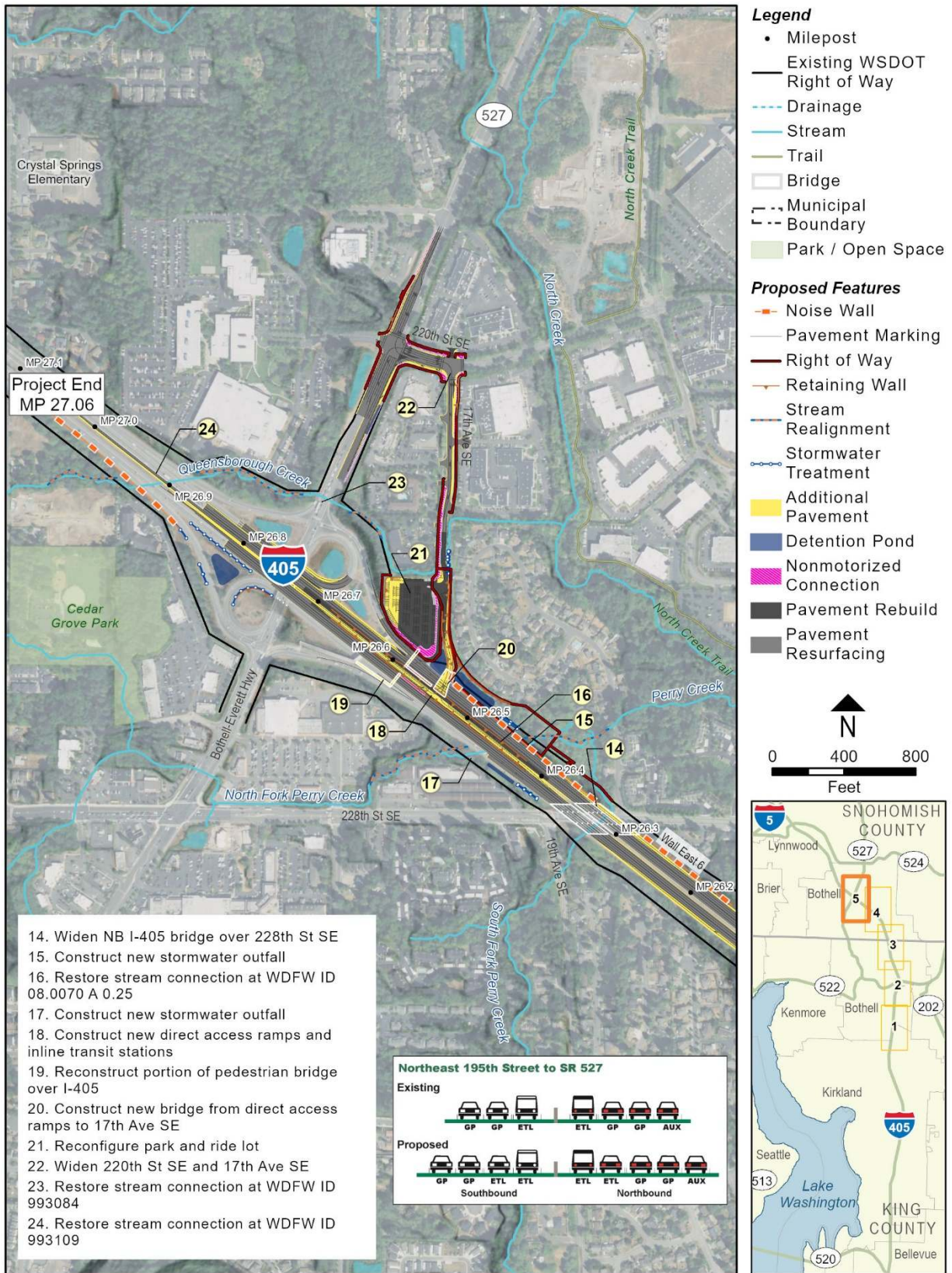
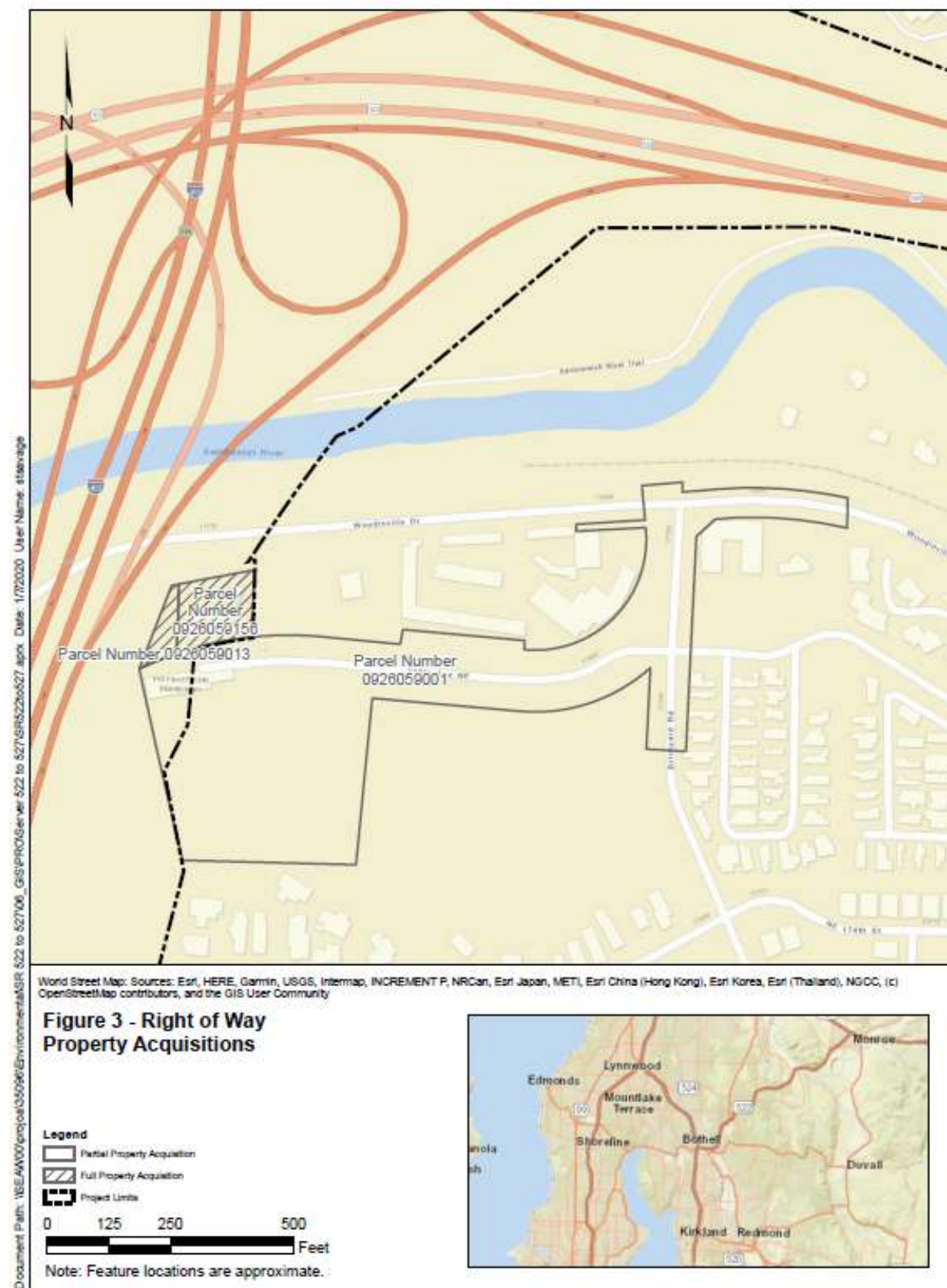


Figure 3. Right of Way Property Acquisitions, Sheet 1 of 2



TABLES

Table 1:	Proposed Project Improvements
Table 7:	Recognized Environmental Conditions Summary Table

Table 1. Proposed Project Improvements

Project Element	Proposed Improvements
I-405 lanes and shoulders from SR 522 to SR 527	<ul style="list-style-type: none"> - Create a dual ETL system from MP 21.79 (south of the I-405/SR 522 interchange) to MP 27.06 (just north of the I-405/SR 527 interchange). <ul style="list-style-type: none"> • From MP 21.79 to MP 22.30: Restripe existing lanes to create a dual ETL system. • From MP 22.30 to MP 26.30: Resurface and widen I-405 to add one ETL in each direction. • From MP 26.30 to MP 27.06: Widen I-405 to construct direct access ramps and maintain a single ETL starting near MP 26.30.
I-405 tolling from SR 522 to SR 527	<ul style="list-style-type: none"> - Construct new tolling gantries to collect tolls for the ETLs and direct access ramps.
I-405/SR 522 interchange area	<ul style="list-style-type: none"> - Construct new direct access ramps and two inline transit stations (one in each direction) in the I-405 median. Transit stations would include station platforms, signage, artwork, lighting, fare machines, and site furnishing such as shelters, lean rails, benches, bollards, bicycle parking, and trash receptacles. - Construct a bus stop and turnaround loop, pick-up and drop-off facilities, and new non-motorized connection to the North Creek Trail near the SR 522 interchange. Funding and construction timeline to be coordinated with local transit agencies. - Construct new northbound bridge through the SR 522 interchange. <ul style="list-style-type: none"> • Reconfigure the northbound I-405 to eastbound SR 522 ramp from one lane to two lanes. - Reconfigure I-405 on- and off-ramps. <ul style="list-style-type: none"> • Realign the southbound I-405 to westbound SR 522 ramp. • Realign the eastbound and westbound SR 522 ramps to northbound I-405.
SR 522 roadway	<ul style="list-style-type: none"> - Add three signalized intersections, which would change where the freeway portion of SR 522 begins and ends. Signals would be added at the following locations: <ul style="list-style-type: none"> • The northbound I-405 to westbound SR 522 off-ramp and the eastbound SR 522 to northbound I-405 on-ramp. • The southbound I-405 to eastbound SR 522 ramp. • Between the above two locations where the new I-405 ETL direct access ramps connect with SR 522.
228th Street SE	<ul style="list-style-type: none"> - Widen the northbound I-405 bridge over 228th Street SE.
SR 527 interchange area	<ul style="list-style-type: none"> - Construct new direct access ramps to the north, south and east, and two inline transit stations (one in each direction) in the I-405 median just south of SR 527 at 17th Avenue SE. Transit stations would include station platforms, signage, artwork, lighting, fare machines, and site furnishing such as shelters, lean rails, benches, bollards, bicycle parking, and trash receptacles. - Reconstruct the pedestrian bridge over I-405.
17th Avenue SE, 220th Street SE, SR 527	<ul style="list-style-type: none"> - Reconfigure 17th Avenue SE and portions of 220th Street SE and SR 527 to include a roundabout at the Canyon Park and Ride, bicycle and pedestrian improvements, and improvements at the SR 527 and 17th Avenue SE intersections with 220th Street SE.

Table 1. Proposed Project Improvements

Project Element	Proposed Improvements
Fish barrier corrections	<ul style="list-style-type: none"> - Replace five fish barriers with restored stream connections at the following streams: <ul style="list-style-type: none"> • Par Creek (WDFW ID 993083) • Stream 25.0L (WDFW ID 993104) • North Fork of Perry Creek (WDFW ID 08.0070 A 0.25) • Two fish barriers at Queensborough Creek (WDFW ID 993084 and 993109)
Sammamish River bridges	<ul style="list-style-type: none"> - Remove the existing northbound I-405 to eastbound SR 522 bridge over the Sammamish River, including two bridge piers within the OHWM. - Remove the existing northbound I-405 to westbound SR 522 bridge over the Sammamish River, including two bridge piers within the OHWM. - Build a new bridge for northbound I-405 traffic over the Sammamish River. - Build a new bridge over the Sammamish River for the new direct access ramp at SR 522. - Build a new bridge over the Sammamish River for the northbound I-405 to SR 522 ramp.
Noise and retaining walls	<ul style="list-style-type: none"> - Construct 3 new noise walls near NE 160th Street and SR 527. See Figure 1, Sheets 1, 4, and 5. - Construct several new retaining walls. See Figure 1, Sheets 1 through 5.
Stormwater management	<ul style="list-style-type: none"> - Provide enhanced treatment for an area equivalent to 100 percent of new PGIS (approximately 24 acres). - Retrofit about 20 acres of existing untreated PGIS and continue to treat stormwater from the approximately 44 acres of PGIS that currently receive treatment. - Construct three new stormwater outfalls, one on the Sammamish River and two on the North Fork of Perry Creek.
Construction duration	<ul style="list-style-type: none"> - Construction is expected to last 3 to 4 years, beginning in 2021.

ETL = express toll lane; MP = milepost; ID = identification number; OHWM = ordinary high water mark; PGIS = pollution-generating impervious surfaces; WDFW = Washington Department of Fish and Wildlife

Table 7. Recognized Environmental Conditions Summary Table

Site ID	Site (Facility Site ID)	Acquisition (A) or TCE	Site Address and Distance from Project	Groundwater Flow Direction	Planned/ Proposed Construction Activities	Databases	Contaminants of Concern	Impacted Media	Description	Likely Risk to Construction or WSDOT's Liability	Recommendations
1	AT&T Wireless NR5 Bothell 920307 (aka Cingular Wireless) (3706871)/AT&T Mobility Phase I Main Building (98437662)	TCE	20307 North Creek Parkway Bothell Adjoining to east	Southeast and southwest	Excavation adjacent to the site for retaining wall along NB I-405 and a fish barrier correction/stream channel creation at Stream 25.0L. A TCE will be needed for clearing existing vegetation on the north bank of the wetland and replanting with native vegetation	ALLSITES, CSCSL, UST, VCP	TPH-D, TPH-O	Soil Groundwater	In 2008, ~10,000 gallons of diesel fuel were released from an AST into a storm drain and soil. Emergency response actions contained the spill within the property boundaries. In 2013 a remediation system to recover oil from groundwater was installed. Groundwater monitoring in 2017 indicated impacted groundwater is not leaving site. Status is cleanup started.	Moderate. High impact risk if contaminated groundwater plume migrates off-site to Project limits.	If excavation for the retaining wall extends into the shallow groundwater, sampling and pre-characterizing the groundwater for disposal purposes is recommended.
2	Dry Clean US (5125580)	No	22833 Bothell Everett Highway Bothell 900 feet to south	North-northeast	Stream alignment, stormwater treatment	ALLSITES, CSCSL, ECHO, FINDS, HSL, VCP	PCE, HVOCs	Soil Groundwater Air	A dry cleaner operated on site beginning in 1992. Environmental assessments were conducted beginning in 2005. PCE present in soil and groundwater. Impacted soil removed in 2007 and 2009. Subsequent sampling of groundwater, soil gas, and indoor air found PCE and HVOCs above CULs. Soil vapor extraction system (SVE) pilot studies and a air sparge study conducted in 2016. No additional work was completed, and current status is cleanup started. Groundwater was found between 3 to 8 feet bgs, but down-gradient monitoring well did not contain PCE above CULs in 2017. Status is cleanup started.	Moderate. High impact risk if contaminated groundwater plume migrates off-site to Project limits.	No action. The site is 900 feet away from planned construction activities.
3	Canyon Park Cleaners (77714595)	No	22615 Bothell Everett Highway Bothell Adjoining to south	Estimated to south	Excavation for detention pond, pavement resurfacing, additional pavement, retaining wall, fish barrier correction	ALLSITES, ECHO, FINDS, Historic cleaner, Inactive dry cleaner, RCRA NonGen	Potential HVOCs	Unknown	Dry cleaners from 1987 to 2001. No known environmental releases; no investigations conducted.	Moderate	No action. The site is more than 500 feet away from planned intrusive work. Large scale dewatering not expected.

Table 7. Recognized Environmental Conditions Summary Table

Site ID	Site (Facility Site ID)	Acquisition (A) or TCE	Site Address and Distance from Project	Groundwater Flow Direction	Planned/ Proposed Construction Activities	Databases	Contaminants of Concern	Impacted Media	Description	Likely Risk to Construction or WSDOT's Liability	Recommendations
4	Former Excell Cleaners/Shurgard /Canyon Park, Self-Storage Limited Partnership	TCE	1715 228th Street SE Bothell Adjoining to west	Estimated to north toward North Fork Perry Creek	TCE, Excavation for detention pond, storm water treatment, storm water outfall, stream alignment, pavement resurfacing, additional pavement, retaining wall, fish barrier correction	Historic cleaner	Potential HVOCs	Unknown	Dry cleaners from 1994 to 1996. No known environmental releases; no investigations conducted. (Snohomish County parcel 270530000401600)	Moderate	WSDOT would develop language as part of TCE acquisition to limit liability. Conduct a Limited Phase II ESA.
5	Jacksons 615/Shell 120935 (53947398)	No	22802 Bothell Everett Highway Bothell 650 feet to southwest	Northeast	Stormwater treatment	ALLSITES, CSCSL, ECHO, FINDS, ICR, LUST, Manifest, RCRA-NonGen, UST, VCP	TPH-G, Benzene	Soil Groundwater	A LUST with releases to soil and groundwater was reported to Ecology in 1990. Petroleum-impacted soil was excavated and disposed of off-site in 1991. Approximately 15,000 gallons of groundwater was removed, treated, and disposed of. A soil vapor extraction (SVE) and groundwater treatment system was installed and operated from 1993 through 2001. The site entered the VCP in 2009. Status is clean up started.	Moderate	No action. The site is 650 feet away from planned construction activities.
6	King County Parks/Former BNSF Rail Line	Air Space TCE	King County Parcel# 0926059170 Project	Estimated north to Sammamish River	Permanent easement (Air Space only), TCE, construct new bridge for NB off-ramp		TPH, Creosote, Metals	Suspected in soil	Based on history of rail lines, any work in and around rail lines can encounter contamination.	Moderate	As part of obtaining the air space lease and TCE, WSDOT would develop language to limit liability. Develop GSPs and SPs to address risk of encountering contamination in work area. Sample and pre-characterize soil to determine baseline conditions.
7	WSDOT NE Woodinville Dr UST (23108)	Existing WSDOT ROW	NE Woodinville Drive and NB I-405, SE Corner Bothell Project	Estimated north to Sammamish River	Retaining wall, additional pavement, construct new bridge for NB off ramps	ALLSITES, CSCSL NFA	TPH-D	Soil	A heating oil UST was discovered during the I-405 Express Lanes Project when a drainage system was installed in 2015. The UST had leaked into the soil, and the petroleum contaminated soil was excavated and removed off-site. The site received an NFA in 2017.	Moderate	Develop GSPs and SPs to address risk of encountering contamination in work area during construction.

Table 7. Recognized Environmental Conditions Summary Table

Site ID	Site (Facility Site ID)	Acquisition (A) or TCE	Site Address and Distance from Project	Groundwater Flow Direction	Planned/ Proposed Construction Activities	Databases	Contaminants of Concern	Impacted Media	Description	Likely Risk to Construction or WSDOT's Liability	Recommendations
8	Chevron 93299 (94213842)	No	15900 116th Ave NE Bothell Adjoining to east of ROW and a proposed noise wall	West	Pavement resurfacing, noise wall, retaining wall	ALLSITES, CSCSL, ECHO, Financial Assurance, FINDS, HSL, ICR, LUST, Manifest, RCRA-LQG, UST	TPH-G, Benzene	Soil Groundwater	Gasoline service station in operation since 1987. In 1993, an LUST was reported. TPH-G and benzene found in soil and groundwater above CULs in 1995. Depth to groundwater is approximately 12 feet bgs. Status is a waiting cleanup.	Moderate	Conduct a Phase II ESA to determine soil and groundwater quality at the location of the proposed noise wall adjoining the site. Develop GSPs and SPs to limit dewatering and require a assessment of any generated fluids prior to disposal.
9	Juno Therapeutics (former Sonus Pharmaceuticals Bothell) (28356548)	A	1522 217th Place SE Bothell Project	East	Partial acquisition, pavement resurfacing, signage	ALLSITES, CSCSL, NFA, Manifest, RCRA NonGen, VCP	Metals (arsenic and manganese)	Groundwater	Metals (arsenic and manganese) in groundwater confirmed above MTCA CULs. Groundwater present between 0.35 and 4.18 feet bgs. The site received an NFA from Ecology in 2006, as the metals exceedances appeared to be naturally occurring. (Snohomish County parcel 27053000104100)	Low. Moderate impact risk if Project activities on the site require dewatering.	Contact Ecology for a written opinion on the NFA and associated conclusions related to arsenic as it pertains to the property acquisition and construction activities (dewatering and discharge). Develop language as part of the property acquisition to limit liability. Develop GSPs and SPs to limit intrusive work to limit dewatering and require a assessment of any generated fluids prior to disposal.
10	Texaco Star Mart/Jacksons 616/Texaco #632321469/Shell 120531 (63265631)	No	11700 NE 160th Street Bothell Adjoining to east of ROW, 400 feet from I-405	Variable, but likely to southwest	Pavement resurfacing	ALLSITES, CSCSL, ECHO, FINDS, Historic Auto, ICR, LUST, Manifest, RCRA-NonGen, UST, VCP	TPH-G, TPH-D, BTEXN	Soil Groundwater	Site has been a gas service station since 1972. Leaks and spills from the USTs and pipes were reported to Ecology in 1991. In 1991, 1,740 cy of contaminated soil was excavated and removed. Contaminated soil remained, and groundwater was impacted. Additional investigations were conducted between 1992 and 2014. Groundwater depth varied between 9.95 to 39.8 feet bgs, with variable flow direction. Groundwater may migrate to storm water drainage swale, which is connected to a culvert which flows to the I-405 ROW to a bioswale. Site status is cleanup started.	Low. Moderate impact risk if Project activities include excavation to groundwater level.	Develop GSPs and SPs to limit dewatering and require a assessment of any generated fluids prior to disposal.
11	Autosmith/Bothell North/One Hour Electric (91249646)	No	2326 228th Street SE Bothell ~400 feet to northeast	Estimated north to Perry Creek	Pavement resurfacing and additional pavement	ALLSITES, Historic auto, Historic cleaner, UST	Potential HVOCs, TPH-D	Unknown	UST removed in 1978. Transmission repair shop from 2007 to 2009. Dry cleaning from 2006 to 2011. No records of releases to soil or groundwater.	Low	No action. The site is 400 feet away from planned construction activities.

Table 7. Recognized Environmental Conditions Summary Table

Site ID	Site (Facility Site ID)	Acquisition (A) or TCE	Site Address and Distance from Project	Groundwater Flow Direction	Planned/ Proposed Construction Activities	Databases	Contaminants of Concern	Impacted Media	Description	Likely Risk to Construction or WSDOT's Liability	Recommendations
12	Bang Property (59898498)	No	12631 & 12633 NE Woodinville Drive, Woodinville 0.31 miles to south	Northeasterly to Sammamish River	None	ALLSITES, CSCSL, FINDS, HSL	TPH-G, TPH-D, BTEXN	Soil Groundwater	In 2001, petroleum contaminated soil was found in the ROW of NE Woodinville Drive. Two LUSTs from a former gasoline service station were removed in 2015 to minimize migration onto the down-gradient Ferndale Grain site. Contaminated soil was excavated and removed and biological treatment slurry was placed in the excavation. Confirmation samples indicated TPH and BTEXN still present in sidewalls. Groundwater was not tested, and is suspected of contamination. Status is cleanup started.	Low	No action. The site is more than 0.25 mile from planned construction activities.
13	Bothell City Shop/Public Works UST 2391 (21681545) and City of Bothell King County parcel 0926059013	A	17555 120th Ave NE/17555 Brickyard Road NE, Bothell Project	Estimated north to Sammamish River	Partial acquisition, retaining wall, additional pavement, construct new bridge for NB off ramps, demolish a building Full Acquisition	ALLSITES, CSCSL NFA, ECHO, FINDS, ICR, LUST, RCRA-NonGen, UST	TPH-G, TPH-D, Benzene, Metals, Solvents	Soil	One diesel UST and one gasoline UST, installed in 1977, were removed from the site in July 1993 due to failing a tightness test. Leaking petroleum products contaminated the soil, and Ecology received notification of a LUST in 1993. Approximately 130 cubic yards of petroleum contaminated soil was removed in August 1993. Groundwater was reported as not affected. The site was cleaned up and received an NFA in 2012. If residual contamination is present, cleanup will be straightforward. (King County parcel 0926059001) King County parcel 0926059013: Adjoining parcel to Bothell City Shop parcel. Operational activities from Bothell City Shop may have occurred on this parcel.	Moderate	Conduct a Phase II ESA to determine soil and groundwater quality at the site. As part of property acquisition, WSDOT would develop language for acquisition limiting liability. Develop GSPs and SPs to address risk of encountering contamination in work area. Building assessments for asbestos and lead based paint is required as part of WSDOT's ROW acquisition process.
14	Ferndale Grain Woodinville (32147851)	No	12800 NE Woodinville Drive Woodinville 0.25 miles to southeast	Northeasterly to Sammamish River	Stormwater treatment	ALLSITES, CSCSL	TPH-O, TPH-G, TPH-D, Benzene, Xylenes	Soil Groundwater	The site was historically operated as a feed mill, until 1997. Subsurface soil and groundwater investigations in 1994 and 1995 were followed by installation of in-situ remediation system in 1996 which has been continuously operating. An upgradient off-site source from LUSTs at a former gasoline station (Bang Property, currently Twisted Cafe) has continued to impact the site. Ferndale removed the LUSTs from the off-site source in 2015 and has conducted quarterly groundwater monitoring. Status is cleanup started.	Low	No action. The site is 0.25 mile from planned construction activities.

Table 7. Recognized Environmental Conditions Summary Table

Site ID	Site (Facility Site ID)	Acquisition (A) or TCE	Site Address and Distance from Project	Groundwater Flow Direction	Planned/ Proposed Construction Activities	Databases	Contaminants of Concern	Impacted Media	Description	Likely Risk to Construction or WSDOT's Liability	Recommendations
15	Securite Gun Club/Dirt Lorde Property (11796)	No	12024 Woodinville Drive Bothell 150 feet to south	North and west to Sammamish River	Storm water treatment, stream alignment north of Sammamish River	ALLSITES, CSCSL NFA, NPDES	TPH-D, TPH-O	Soil Groundwater	Releases of heating oil to soil and groundwater were found in 2016. Remediation conducted in 2017 removed impacted soil and groundwater. Three monitoring wells were installed in 2017 and groundwater was measured between 9.67 and 18.23 feet bgs in perched groundwater lenses. Following remediation, soil and groundwater concentrations of TPH-D and TPH-O were below applicable MTCA CULs. The site received an NFA in 2017.	Low	No action. The site is 150 feet from planned construction activities.
16	Siemens Transmission/ Cepheid Bothell (3322)/Terminix Branch 2141 (11122292)	A	22121 17th Ave SE Bothell Project	Estimated south to Queensborough Creek	Partial acquisition, additional pavement	ALLSITES, ASBESTOS, ECHO, FINDS, Historic auto, Manifest, NPDES, RCRA-NonGen	Potential TPH, solvents, pesticides	Unknown	Two buildings were constructed in 1985 with several commercial businesses in operation. Siemens transmission repair shop operated from 2001 to 2004. Terminix, a pest control company, operated from at least 2000 to 2002. Cepheid, a molecular diagnostics company, was located at the same address. There has been no indication of releases of hazardous materials to soil or groundwater. ACM removed during remodeling of one of the buildings in 2017. (Snohomish County parcel 27053000403900)	Low	As part of property acquisition, WSDOT would develop language for aquisition limiting liability.
17	Snohomish County Fire Station 45 (97654)	No	1608 217th Place SE Bothell Adjacent	Estimated west toward North Creek	Additional pavement/ sidewalk	ALLSITES, UST	Potential TPH	Unknown	Two USTs removed in 1996. No releases reported.	Low	No action. The site is 150 feet from planned construction activities.
18	Tan & Yang Property (8389076)	No	727 228th Street SE Bothell 0.28 mile to west	Estimated to east and northeast to Perry Creek	None	ALLSITES, CSCSL	TPH	Soil Groundwater	Private residence. TPH was confirmed in soil and suspected in groundwater in 2006. Status is a waiting cleanup.	Low	No action. The site is located more than 0.25 mile from planned construction activities.

ACM = asbestos-containing material; AST = aboveground storage tank; bgs = below ground surface; BTEXN = benzene, toluene, ethylbenzene, and total xylenes; CUL = cleanup levels; GSP= General Special Provision; HVOCs = halogenated volatile organic compounds; LUST = leaking underground storage tank; MTCA = Model Toxics Control Act; NFA = no further action; PCE = tetrachloroethene; ROW = right of way; SP=Special Provision; SVE = soil vapor extraction; TPH-D = total petroleum hydrocarbons as diesel; TPH-G = total petroleum hydrocarbons as gasoline; TPH-O = total petroleum hydrocarbons as heavy oil; UST = underground storage tank; VCP = voluntary cleanup program