



Memorandum



DATE: May 28, 2014

TO: Maureen Barnes, Real Estate Services

FROM: Tom Meyer, Environmental Affairs Division *TM*

SUBJECT: Environmental Cleanup - Former Andover Substation

Site Address: 2100 SW Andover Street

In consideration of the potential disposition of the former Andover 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 Andover site is situated within a residential area and was purchased by City Light in 1947 for the purpose of establishing a 4 kV Substation at the location. The southeast 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 November 2006. Thereafter the site remained unoccupied and consisted of the original concrete transformer pad surrounded by gravel and the security fence. The remainder of the parcel was vegetated with grass, shrubs and trees and included a concrete driveway. The property is on a corner lot, bounded on the west by residences, on the north by undeveloped land, and on the east and south by street right of way.

In April 2006 a spill to the concrete pad was documented due to vandalism of one the transformers on site. The spill was contained and cleaned up by SCL responders; equipment was drained and removed from the site.

Environmental Investigations - One environmental investigation was completed in 2013 by Hart Crowser, consultants to City Light.

Summary of Results – Sampling was based on potential chemical contaminants that could be associated with former Seattle City Light operations. Hart Crowser conducted sampling throughout the property. 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 and PCBs.

Samples indicated that concentrations of the pesticide DDT in landscaped areas outside the transformer yard along 21st Ave SW and SW Andover St were above MTCA cleanup levels. Metal & PCB

contamination was found in soils between the concrete pad and rock retaining wall located inside the fenced yard. No herbicides or hydrocarbons were detected above MTCA cleanup levels at the site. Samples collected from the vegetated areas to the north and west of the transformer yard indicated that no analytes were found above MTCA cleanup levels.

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

Removal and Cleanup Confirmation – Concrete and soil excavation and removal was completed by NRC Environmental Services with oversight by Hart Crowser in March 2014. The removal action consisted of removing the entire concrete pad and soils in landscaped areas to the south and east of the fenced yard. Vegetated areas to the north and west were not impacted. Soil was removed to a depth of 10 inches below ground surface (bgs) within landscaped area, and to 12 inches bgs where the lead and PCB contamination was found adjacent to the concrete pad. Confirmation soil samples showed remaining soils were below MTCA residential cleanup levels.

Concrete removed from the property was transported to Republic's 3rd and Lander facility per pre-approved Bill of Lading. This material was disposed of at Republic's Roosevelt Regional Landfill. Pesticide contaminated soil removed from the property was transported to Waste Management's Alaska Street transfer facility per pre-approved Bill of Lading. This material was disposed of at Waste Management's Columbia Ridge Landfill in Arlington, OR. Soils contaminated with lead & PCBs were 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 and graded. The fence was left in place and the area within was backfilled with gravel. Previously landscaped areas were reseeded and replanted by SCL Vegetation Management.

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.