

# **WOLFE ENVIRONMENTAL CONSULTING, INC.**

## **Phase I Environmental Site Assessment**

**Everett Commercial Building  
3011 Grand Avenue  
Everett, Washington**

**RECEIVED**

**DEC 18 2003**

**DEPT OF ECOLOGY**

**Completed for:**

**Mr. Todd Hildenbrand  
Everett, Washington**

**November 15, 2002**

**Project No. WECI 02029**



# WOLFE ENVIRONMENTAL CONSULTING

November 15, 2002  
Project No. WECI 02029

Mr. Todd Hildenbrand  
3337 Paine Street  
Everett, Washington 98201

Subject: Phase I Environmental Site Assessment  
Vacant Commercial Building  
3011 Grand Avenue  
Everett, Washington

19729 43RD AVENUE SE

BOTHELL, WA 98012

TEL/FAX: (425) 483-6909

CELLULAR: (206) 769-7409

E-MAIL: JENNWOLFE@JUNO.COM

Dear Mr. Hildenbrand:

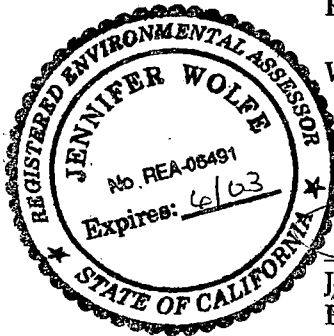
In accordance with your request and subsequent authorization to proceed, Wolfe Environmental Consulting, Inc. (WECI) is pleased to provide the enclosed *Phase I Environmental Site Assessment (Phase I)* of the above-referenced property.

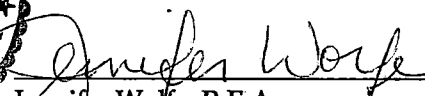
The conclusions provided in this report are based upon our visual reconnaissance of the subject property, along with historical and current research conducted of the subject property and surrounding area. The property reconnaissance for the *Phase I* was conducted by Ms. Jennifer Wolfe of WECI on November 6, 2002. Detailed information is provided in the following report.

We appreciate the opportunity to be of service to you and would be pleased to discuss the contents of this report or other aspects of the project with you at your convenience.

Respectfully submitted,

Wolfe Environmental Consulting, Inc.



  
Jennifer Wolfe, R.E.A.  
Principal Environmental Assessor

Distribution: Addressee (3)

**Table of Contents**  
**VACANT COMMERCIAL BUILDING**  
**3011 GRAND AVENUE**  
**EVERETT, WASHINGTON**  
**PROJECT NO. 02029**

1.0	SUMMARY .....	1
2.0	SCOPE OF SERVICES.....	2
3.0	SUBJECT PROPERTY AND VICINITY DESCRIPTION.....	3
3.1	Subject Property Description and Usage .....	3
3.2	Vicinity Usage.....	3
3.3	Geology, Soils and Groundwater .....	4
4.1	Assessor's Office Information .....	4
4.2	Building Permit Records.....	5
4.3	State Archive Information .....	5
4.4	City Directories .....	5
4.5	Aerial Photographs .....	6
4.6	USGS Quadrangle Map .....	7
4.7	Historical Fire Insurance Maps.....	7
5.0	SUBJECT PROPERTY RECONNAISSANCE .....	7
5.1	Storage Tanks.....	8
5.2	Hazardous Substances and Chemical Storage.....	8
5.3	Potential PCB Sources .....	8
5.4	Wells and Drains .....	9
5.5	Surface Staining .....	9
6.0	INTERVIEWS .....	9
6.1	Property Owner/Representative .....	9
6.2	City of Everett.....	10
6.3	Snohomish County.....	10
7.0	REGULATORY AGENCY RECORD REVIEWS.....	10
7.1	State Sites .....	10
7.2	Federal Sites .....	13
8.0	FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS.....	14

**Attachments:**

Figure 1 – Property Location Map (1)  
Figure 2 – Subject Property and Vicinity Plan (1)  
Appendix A – Subject Property and Vicinity Photographs (4)  
Appendix B – RMI Environmental Radius Report (30)  
Appendix C – Preparer's Resume and Certification (4)

---

# WOLFE ENVIRONMENTAL CONSULTING

## 1.0 SUMMARY

The following paragraphs provide a summary of our findings for this project. This summary is presented for introductory purposes only and should be used in conjunction with the full text of this report. The project description, subject property conditions, and results of our assessment are presented in the full text of this report.

- **Subject Property Use and Description:** The subject property consists of a single-story (with limited loft area) cinderblock building located on a 0.16 acre parcel of land in downtown Everett, Washington. The building on the property is currently vacant. Limited asphalt-paved parking space is located to the immediate east and west of the structure. Based on the current use of the property, the potential for contaminant impacts on the property is considered low. *(See Sections 3.1 and 5.0).*
- **Surrounding Property Use and Description:** The subject property is located in a commercial/residential neighborhood in a metropolitan setting. There are several businesses of potential environmental concern in the immediate vicinity of the subject property, including an automobile repair shop, automobile dealership facilities, and a gasoline station. Based on the nature of the businesses in the area, there may be soil and/or groundwater contamination in the vicinity of the property. *(See Section 3.2).*
- **Historical Information:** Based on our review of historical information regarding the subject property, the current building on the property was constructed in 1967, at which time it was utilized as a dry cleaning facility. Subsequent use of the building included an automobile parts storage shop in the mid 1990s. Prior to construction of the current structure, the property was occupied by at least one single-family residence and associated outbuildings, dating back at least to 1914. The area in which the subject property is located has historically housed several automobile repair, manufacturing shops, and dealerships.
- Based on the historical usage of the subject property, and especially given the historical presence of a dry cleaning facility on the property, there is a potential that the property has been impacted by contaminants, and therefore, it may be prudent to conduct soil and groundwater sampling at the property. *(See Section 4.0).*
- **Interviews:** Based on interviews conducted with the Snohomish County Department of Emergency Management, and the Everett Fire Department, there are no known environmental problems associated with the property on file. The property owner is not aware of any environmental problems associated with the property; however, she did indicate that the stained floors in the building are a result of greasing auto parts. Furthermore, she indicated that an above-ground tank (contents unknown) was removed from the property 8-9 years ago. Based on the information obtained from those interviews, the subject property is not considered a high risk with regard to environmental health problems; however, the soil and groundwater beneath the property should be characterized for petroleum constituents. *(See Section 6.0).*
- **Environmental Records Review:** Based on our review of environmental database lists, there are numerous sites with known contamination situated within the ASTM standard radii relative to the subject property. Two of those sites with leaking underground storage tanks are located up-gradient of the property, within 0.25 mile. Based on the locations of those sites relative to the subject property, it is possible that the subject property may have been impacted by these sites. *(See Section 7.0).*

- **Conclusions / Recommendations:** Because the property was used as an automobile parts shop (which included greasing parts for storage) in the 1990s, and more significantly as a dry cleaning facility from the late 1960s through the early 1990s, there is a possibility that there may be contaminated soil and/or groundwater at the subject property in connection with the former use of dry cleaning solvents and petroleum products. Based on the information obtained for this project, this assessment has revealed evidence of recognized environmental conditions in connection with the subject property. Therefore, further environmental sampling of soils and groundwater at the subject property is recommended. (*See Section 8.0*)

## 2.0 SCOPE OF SERVICES

The scope of services for this project consisted predominantly of gathering available information in accordance with the ASTM 1527-00 Guidelines for Performing Phase I Site Assessments. The data-gathering portion of the study included the following:

- A visual reconnaissance of the subject property for indications of the presence of possible hazardous substances and/or environmental mismanagement activities;
- A reconnaissance of the subject property vicinity for the purpose of evaluating land use and evaluating the potential for environmental concerns in the area;
- A review of federal, state, and local regulatory agency records and documents for the subject property and general vicinity;
- Personal and/or telephone interviews with state, county, and local government agencies, as well as private citizens;
- A review of available aerial photographs, select city directories, county assessor's records, state archive records, and available historic maps;
- A review of United States Department of Agriculture (USDA) Soil Conservation Services Soil Survey, United States Geological Society (USGS) 7.5 Minute series quadrangle map, and various geological maps;
- A review of the *Environmental Radius Report* obtained from Radius Maps, Inc. (RMI), which lists state and federal sites of potential environmental concern within the ASTM standard radii relative to the subject property; and
- Preparation of this *Phase I Environmental Site Assessment Report* documenting the findings of the study, and our conclusions and recommendations.

It should be understood that any parcel is vulnerable to environmental impairment from such activities as unreported or illicit dumping or spilling of deleterious materials that may not be readily apparent. The opinions and conclusions in this report are based on the data reported to us, our review of available information, and our visual evaluation of current subject property conditions. The collection of quantitative information in the form of laboratory analyses of soil or groundwater samples was beyond the scope of work for this type of study. Furthermore, the scope of work for this project did not include non-ASTM standard requirements such as a chain-of-title, performing a wetland delineation, or sampling the on-site structure or discarded materials for asbestos, lead-based paint or radon.

This report has been prepared in accordance with generally accepted environmental assessment practices, for the exclusive use of the client and their agents, for specific application to this property. No other warranty, express or implied, is made. In the event that there are any changes on the existing property or nearby properties, the conclusions and recommendations contained in this report should be reviewed by WECL.

### 3.0 SUBJECT PROPERTY AND VICINITY DESCRIPTION

#### 3.1 Subject Property Description and Usage

The subject property is located along the east side of Grand Avenue, to the north of Pacific Avenue in Everett, Snohomish County, Washington (Township 29 North, Range 5 East, Section 30). The *Property Location Map*, Figure 1, shows the general location of the subject property.

The subject property consists of a vacant commercial building located on a parcel of land measuring approximately 0.16 acre, situated in a commercial/residential portion of downtown Everett, Washington. The building on the property is a single-story (with limited loft space), cinder block structure with a flat, built-up roof. The building is currently vacant. The area to the east and west of the building is paved with asphalt for parking.

At the time of our property reconnaissance, we observed two air vent pipes (often evidence of underground storage tanks) at the southeast corner of the building. We also observed floor drains and port holes in the building. The flooring in the building consists of concrete slab, which is cracked and heavily stained with oil.

The *Subject Property and Vicinity Plan*, Figure 2, shows the subject property boundaries and detailed information relative to the subject property. Color photographs of the subject property, dated November 6, 2002 are included in Appendix A.

#### 3.2 Vicinity Usage

The subject property is located in a commercial/residential neighborhood. Major roadways and/or features which border the subject property are shown in Figure 2, and are as follows:

- North – A city-owned parking lot, beyond which is Wall Avenue.
- West – Grand Avenue, beyond which is an automotive shop and a medical equipment business.
- South – A county-owned parking lot, beyond which is Pacific Avenue.
- East – A county office building, beyond which is Rucker Avenue.

Businesses of potential environmental concern in the immediate vicinity of the subject property include two automobile dealerships to the north and southeast, and a gasoline station to the southeast due to the potential presence of underground storage tanks (USTs); and an automotive shop to the west, due to the potential use or presence of solvents and waste oil. Photographs of the subject property vicinity, dated November 6, 2002, are enclosed in Appendix A.

### 3.3 Geology, Soils and Groundwater

Based on our review of the USDA *Soil Survey of Snohomish County Area, Washington* (1983); the soils on the property are made up of *Alderwood-Urban land complex, 2 to 8 percent slopes*. These soils are described briefly as follows:

- *Alderwood-Urban Land Complex*, is moderately deep, moderately well drained soil formed over hardpan. It forms in glacial till, and generally consists of a surface layer of gravelly sandy loam about seven inches thick, over very gravelly sandy loam about 23 inches thick. The lower part is sandy loam to a weakly cemented hardpan at a depth of about 35 inches, which extends from 20 to 40 inches deep. Permeability of the soil is moderately rapid above the hardpan, and very slow through it.

As a result of these soil types, the subject property is likely subject to perched groundwater conditions. Perched groundwater occurs when a permeable layer of soil covers a hard, less penetrable layer, causing water (or other liquid substances) to migrate laterally along the surface of the impenetrable layer rather than move vertically through the layers of soil. This is significant from an environmental standpoint in that it indicates a potential for horizontal contaminant migration.

Based on review of the USGS Everett, WA *7.5 Minute series quadrangle map* (dated 1973), the local topography slopes down to the northwest, toward Possession Sound. Furthermore, based on our visual evaluation of the subject property, the subject property and area appear to generally slope down to the northwest. For purposes of inferred groundwater flow direction in the vicinity of the subject property, near surface groundwater is assumed to follow topography, and flow to the northwest. It should be noted, however, that variations in groundwater flow direction should be expected due to seasonal influences and other factors.

## 4.0 SUBJECT PROPERTY HISTORY

The land use history of the subject property was reviewed, utilizing tax assessor's information, state archive information, business directories, historical aerial photographs, historical maps and atlases, historical building permits, and anecdotal information. Information obtained from those sources is provided in the following paragraphs.

### 4.1 Assessor's Office Information

Records of previous property development, ownership, and property value were reviewed at the Snohomish County Assessor's office. The review of the assessor's records revealed the following information regarding the property:

- The tax parcel number for the property is 00437572000500.
- The subject property consists of approximately 0.16 acres of land.
- The building on the property was constructed in 1967 as a dry cleaning facility known as Valetor Cleaners.
- The building covers a footprint area of approximately 4,060 square feet.
- The property owner and taxpayer is listed as Koo and Sarah Chung.

- The property was previously under the ownerships of Kurt and Bu Kil Kin, David L. Porter, Lawrence C. Porter, Jo Kim and Hee Young, and Myung Sup and Soon Ja Lee (dates of ownerships were not provided.)
- Assessor's records indicate there was a boiler room, cleaning room, and storage room at the time of construction.

#### 4.2 Building Permit Records

We visited the City of Everett Building and Site Development Department to review records of the building on the property. Based on that review, the following information was obtained:

- A permit was filed to cap a sewer line at the property in the mid 1960s.
- An electrical inspection was conducted in December 1968, at which time one of the dry cleaning machines was found to have an insufficient conductive belt.
- A complaint was filed in November 1973 regarding a "solvent like odor" in one of the machines. The odor was believed to be the result of a sewer problem; however, the sewer was found to be "okay", and the source of the odor could not be determined. There was no other information regarding this incident in the records.

#### 4.3 State Archive Information

There are no relevant historical state archive records available for properties in Snohomish County.

#### 4.4 City Directories

Historic *Polk Seattle City Directories for Everett* were reviewed for the subject property and surrounding properties within an approximate two-block radius. The directories were reviewed at the Everett Public Library in Everett, Washington. The *Polk Directories* were reviewed for the years 1932, 1939, 1944, 1950, 1956, 1961, 1966, 1971, 1976, 1981, 1986, 1991, and 1999. The subject property is listed as 3011 Grand Avenue in the directories. The following information was obtained from the directories:

##### *1932 Directory*

<b>Subject Property</b> <ul style="list-style-type: none"><li>• Residential</li></ul>	<b>Adjacent Developed Properties</b> <ul style="list-style-type: none"><li>• Residential to the north and south.</li></ul>
<b>Properties of Potential Environmental Concern in the Area</b> <ul style="list-style-type: none"><li>• City Steam Heating Company one block to the north.</li><li>• Auto wrecking facility one block to the north.</li></ul>	

***1939, 1944, 1950, 1956, 1961, and 1966 Directories***

<b>Subject Property</b>	<b>Adjacent Developed Properties</b>
<ul style="list-style-type: none"> <li>• Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Residential to the north and south.</li> <li>• Automobile dealership to the southeast.</li> </ul>
<p align="center"><b>Properties of Potential Environmental Concern in the Area</b></p> <ul style="list-style-type: none"> <li>• Dry cleaning facility one block to the north.</li> <li>• Auto body manufacturing one block to the north.</li> <li>• Automobile dealership one block to the north and to the southeast.</li> <li>• Gasoline station to the northeast in 1939, 1944, 1950, and 1956 only.</li> <li>• Gasoline stations to the southeast in 1939, 1944, and 1950 only.</li> <li>• Fuel company one block to the north in 1939 and 1944 only.</li> </ul>	

***1971, 1976, 1981, 1986, and 1991 Directories***

<b>Subject Property</b>	<b>Adjacent Developed Properties</b>
<ul style="list-style-type: none"> <li>• Valetor Cleaners and Shirt Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Liquor store to the west.</li> <li>• Residential to the south.</li> <li>• Auto dealership to the southeast.</li> </ul>
<p align="center"><b>Properties of Potential Environmental Concern in the Area</b></p> <ul style="list-style-type: none"> <li>• Auto body manufacturing and repair one block to the north.</li> <li>• Automobile dealership one block to the north.</li> </ul>	

***1999 Directory***

<b>Subject Property</b>	<b>Adjacent Developed Properties</b>
<ul style="list-style-type: none"> <li>• Not listed</li> </ul>	<ul style="list-style-type: none"> <li>• Liquor store to the west.</li> <li>• Residential to the south.</li> <li>• Auto dealership to the southeast.</li> </ul>
<p align="center"><b>Properties of Potential Environmental Concern in the Area</b></p> <ul style="list-style-type: none"> <li>• Auto body manufacturing and repair one block to the north.</li> <li>• Automobile dealership one block to the north.</li> <li>• Dry cleaning facility to the southwest.</li> </ul>	

Due to the history of automobile dealerships and repair shops, gasoline stations, dry cleaning facilities, and other similar businesses in the area, there is a potential for area wide contamination. (See section 7.0 for additional information.)

#### **4.5 Aerial Photographs**

Aerial photographs, dated 1947, 1955, 1965, 1969, 1974, 1978, 1984, 1991, and 1995 were reviewed at the Snohomish County Public Works office. The scale of the photographs were 1 inch = 400 feet. Therefore, a clear view of specific property characteristics was not always feasible during the review of the aerial photographs. The following is a summary of our interpretation of the aerial photograph review:

***1947, 1955, and 1965 Aerial Photographs***

- **Subject Property**  
The subject property appeared to be developed with at least one house and associated outbuildings.

#### Adjacent Properties

- North: A parking lot; beyond which are residences.
- South: Residences.
- East: A commercial building; beyond which is Rucker Avenue.
- West: Grand Avenue, beyond which are residential apartments.

#### *1969, 1974, 1978, and 1984 Aerial Photographs*

##### Subject Property

- The subject property was developed with the current commercial structure.

#### Adjacent Properties

- North: A parking lot; beyond which is Wall Avenue.
- South: A parking lot; beyond which are residences.
- East: A commercial building; beyond which is Rucker Avenue.
- West: Grand Avenue; beyond which are residential and commercial buildings.

#### *1991 and 1995 Aerial Photographs*

##### Subject Property

- The subject property was developed with the current commercial structure.

#### Adjacent Properties

- North: A parking lot; beyond which is Wall Avenue.
- South: A parking lot; beyond which is Pacific Avenue.
- East: A commercial building; beyond which is Rucker Avenue.
- West: Grand Avenue; beyond which are residential and commercial buildings.

#### 4.6 USGS Quadrangle Map

The *USGS Everett, WA 7.5 Minute series quadrangle map* (dated 1973), was reviewed. The subject property is located at an elevation of approximately 120 feet above sea level.

#### 4.7 Historical Fire Insurance Maps

We reviewed the 1914 edition of the historical *Sanborn Fire Insurance Map* that included the subject property at the Everett Public Library. *Sanborn* maps are a good source of historical environmental information because they indicate what was located on a property and they often illustrate the location of fuel storage tanks or other chemical storage locations for fire insurance purposes. The map indicated that there was a residential dwelling on the property in 1914, and other residential dwellings were situated to the north and west. There were no fuel tanks indicated on the map at the subject property location. The Sanborn map also showed an office building to the south of the property, and two steam laundry businesses, an iron works machine shop, a printer, and a wagon shop one block to the north. Other businesses in the area at that time included sheet metal shops to the east and one block to the northeast, and a plumbing business one block to the northeast.

#### 5.0 SUBJECT PROPERTY RECONNAISSANCE

On November 6, 2002, Ms. Jennifer Wolfe of WECI conducted a reconnaissance of the subject property. The purpose of the reconnaissance was to obtain visual information that would indicate the presence of a recognized environmental condition. In particular, we looked for the presence of stained surficial soils, distressed vegetation, indications of tanks or storage drums on the subject property, or the presence of

discarded materials on the subject property. Observations were documented and pertinent features or areas of concern were photographed. A summary of each area assessed is presented below.

### 5.1 Storage Tanks

During our property reconnaissance, we assessed the subject property for evidence of underground storage tanks (i.e. vent pipes, fill ports, etc.) and/or aboveground storage tanks. The following observations regarding storage tanks were made on the subject property:

- Aboveground Storage Tanks (ASTs).....Evidence observed<sup>1</sup>
- Underground Storage Tanks (USTs) .....Evidence observed<sup>1</sup>
- Other ..... None observed

### 5.2 Hazardous Substances and Chemical Storage

We visually assessed the subject property for the storage and/or disposal of hazardous substances/wastes. The following observations regarding hazardous substances were made on the subject property:

- 55-Gallon Drums ..... None observed
- 5-Gallon Containers.....Two observed<sup>2</sup>
- Solvent Sinks ..... None observed
- Other ..... None observed

### 5.3 Potential PCB Sources

Some older electrical distribution equipment may contain polychlorinated biphenyl (PCB) dielectric fluid. PCB is recognized as a toxic substance and is regulated by the federal government. Leakage from such equipment would be considered a source of PCB surface contamination. During the subject property reconnaissance, the following electrical distribution equipment was observed:

- Transformers.....None observed
- Capacitors.....None observed
- Compressors .....None observed
- Hydraulic Lifts.....None observed
- Fluorescent Light Ballasts.....Several observed<sup>3</sup>
- Other .....None observed

---

1. We observed two air vent pipes, indicative of possible underground or aboveground tanks, at the east side of the building.

2. Two 5-gallon containers were observed in the building. One container was labeled as "carburetor and parts cleaner". The other container appeared to be filled with soil.

3. Fluorescent lights were observed in the building. The ballast labels were not inspected for PCB content. Those ballasts should be inspected for PCB content prior to disposal at a future date.

#### 5.4 Wells and Drains

During our property reconnaissance we assessed the subject property for the presence of wells and drains through which contaminants could enter the subsurface. The following wells/drains were observed:

- Groundwater Wells ..... None observed
- Monitoring Wells ..... None observed
- Drinking Water Wells ..... None observed
- Drywells ..... None observed
- Catch Basins ..... None observed
- Sumps ..... None observed
- Other ..... Observed<sup>4</sup>

#### 5.5 Surface Staining

During our property reconnaissance we assessed the subject property for the presence of surficial staining and distressed vegetation indicative of spillage or dumping. The following observations regarding spillage/dumping were made during our subject property reconnaissance:

- Surficial Staining ..... Observed<sup>5</sup>
- Distressed Vegetation ..... None observed
- Other ..... None observed

#### 6.0 INTERVIEWS

Individuals having past and/or present knowledge of the subject property and/or surrounding area were interviewed by WECL. The following is a summary of those interviews:

##### 6.1 Property Owner/Representative

We interviewed Ms. Sarah Chung, owner of the property, for information regarding activities at the property. Ms. Chung said that her family has owned the building for approximately 17 years. She suggested that we contact her daughter, Michelle Chung, for more information regarding the property. According to Michelle Chung, the property was most recently used as a storage facility for automobile parts. At that time, the building was leased by a company with a wrecking facility in Snohomish, and they reportedly brought the auto parts to the subject property, sprayed them with grease to prevent rusting, and stored them on shelves in the building. Prior to that, the building housed a dry cleaning facility, which opened approximately 15 years ago, and was purchased by the Chung family shortly after opening. Approximately 20 years ago, the building was reportedly used as a drop shop for restaurant linens, and at that time, all linens were reportedly sent out to a dry cleaning facility from the drop shop. Ms. Chung informed us that approximately 25 years ago, the building on the property was occupied by a retail clothing shop.

---

4. Floor drains and port holes were observed inside the building. It is possible that these drains are associated with a sump, catch basin, or oil/water separator, although the owner is not aware of any such underground utilities. (See section 6.1).

5. Oil staining was observed on the interior floors of the building. According to the owner, the previous tenant greased auto parts in the building, and it is likely that the staining is a result of that process. (See section 6.1).

We asked Ms. Chung if there have ever been any underground storage tanks on the property, and she indicated that she was not aware of any USTs, however, there was an aboveground tank (contents unknown) located behind the building, and it was apparently removed 8-9 years ago. Ms. Chung said that to the best of her knowledge, there are no sumps, oil/water separators, or hazardous materials utilized or stored on the subject property, and that all of the indoor floor drains probably drain to the city sewer system, although she was not sure about that. Ms. Chung is not aware of any spills, releases, or other environmental problems associated with current or former uses of the property.

## 6.2 City of Everett

We interviewed a representative with the City of Everett Fire Department for information regarding underground storage tanks or hazardous material spills on the subject property. According to the representative, there are no records of UST permits for the subject property address. The records researched at the Fire Department reportedly date back to 1979.

## 6.3 Snohomish County

We contacted Mr. Mike McCallister with the Snohomish County Emergency Management office regarding possible hazardous material spills on or in the vicinity of the subject property. According to Mr. McCallister, there have been no hazardous material spills on the property, nor on any site in the 3000 block of Grand Avenue. The Emergency Management records date back to 1986, so any spills that may have occurred prior to 1986 would not be included in this report.

We also contacted Mr. Mike Young of the Snohomish County Environmental Health Department for information regarding hazardous materials spills on or in the vicinity of the subject property. According to Mr. Young, hazardous material incidences are handled by the Washington Department of Ecology, and therefore there are no records on file with the Snohomish County Environmental Health Department.

## 7.0 REGULATORY AGENCY RECORD REVIEWS

### 7.1 State Sites

A compilation of State of Washington and federal publications of sites with known environmental concerns was prepared by Radius Maps Inc. (RMI). A copy of the RMI Environmental Radius report is provided in Appendix B. The information presented below is a summary of the RMI report:

#### *Solid Waste Landfills (SWLF) - dated November 2001*

The Washington Department of Ecology (Ecology's) *Solid Waste Landfills* lists was reviewed. A review of this database indicated the following information relative to the subject property and 0.5-mile search radius:

## 7.2 Federal Sites

A compilation of federal listings of sites with known environmental concerns was prepared using RMI software. A copy of the RMI report is provided in Appendix B. The information presented below is a summary of the RMI report.

### *National Priorities List (NPL) - dated August 8, 2002*

The United States Environmental Protection Agency (EPA) *National Priorities List* was reviewed. The NPL database is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. To be included on the NPL, a site must either meet or surpass a predetermined hazardous ranking system score, be chosen as a state's top-priority site, or meet all three of the following criteria: The U.S. Department of Health and Human Services has issued a health advisory recommending that people be removed from the site to avoid exposure; the EPA determined that the site represents a significant threat; and the EPA determined that remedial action is more cost effective than removal action. A review of this database indicated the following information relative to the subject property and 1-mile search radius:

NPL DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for the subject property.		
No listing for the search radius.		

### *Comprehensive Environmental Response, Compensation, and Liability Information Source (CERCLIS) - dated August 8, 2002*

The USEPA *Comprehensive Environmental Response, Compensation, and Liability Information Source* list and the *CERCLIS - No Further Remedial Action Planned* (NFRAP) list were reviewed. The CERCLIS database is used by the EPA to track activity conducted under the Superfund Program. Two types of sites are listed on this inventory, including sites which may be hazardous and require a preliminary investigation; and sites for which no further remedial action is planned. A review of this database indicated the following information relative to the subject property and 0.5-mile search radius:

CERCLIS and CERCLIS - NFRAP DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for subject property.		
Snohomish County Landfill NW of SE ¼, S 21, T28N, R5E	Located over 0.33 mile to the northeast, in an assumed cross - gradient location relative to the property.	Listed with No Further Action.
Scott Paper Company 2600 Federal Avenue	Located over 0.43 mile to the northwest, in an assumed down - gradient location relative to the property.	Listed with No Further Action.

SWLF DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for the subject property.		
Everett Transfer Station (including 10 business affiliates) 2930 Wetmore Avenue	Located over 0.27 mile to the northeast, in an assumed cross - gradient location relative to the property.	Intermediate transfer station.

*Confirmed and Suspected Contaminated Sites Lists - dated May 29, 2002*

Ecology's listing of *Confirmed and Suspected Contaminated Sites (CSCS) List* was reviewed. This list includes sites that are known or suspected to have contaminated soils or groundwater. A review of this database indicated there are several CSCS sites within one mile of the subject property, and information regarding the four sites that are within 0.5 mile of the property are listed below. For a complete list of CSCS sites, please refer to the RMI report in Appendix B:

CSCS DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for the subject property.		
East Waterway Hewitt Avenue	Located over 0.26 mile to the northwest, in an assumed down - gradient location relative to the property.	Listed with confirmed PCB contamination. Awaiting remedial action.
Everett City Bond Street Bond Street & Kromer Avenue	Located almost 0.27 mile to the northwest, in an assumed down - gradient location relative to the property.	Listed with confirmed petroleum contamination. Awaiting Site Hazard Assessment.
Mobil Oil Bulk Plant / 2731 Federal Avenue	Located over 0.30 mile to the northwest, in an assumed down - gradient location relative to the property.	Listed with confirmed petroleum contamination. Independent Site Assessment in progress.
Miller American Distributor 2717 Federal Avenue	Located over 0.32 mile to the northwest, in an assumed down - gradient location relative to the property.	Listed with confirmed petroleum product contamination. Remedial action in progress.

*Leaking Underground Storage Tanks (LUST) - dated June 5, 2002*

Ecology's listing of *Leaking Underground Storage Tanks (LUST)* was reviewed. The LUST database is limited to reported leaking USTs and may not include all leaking USTs. A review of this database indicated there are 16 LUST sites within a 0.5 mile radius of the subject property. The following table lists the six sites that are within 0.25 mile of the subject property. For a complete list of LUST sites, please refer to the RMI report in Appendix B:

LUST DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for the subject property.		
Motor Trucks / 2920 Grand Avenue /	Located over 0.09 mile to the northeast, in an assumed cross - gradient location relative to the property.	Listed with soil contamination. Cleanup started.
Hotel Monte Cristo 1507 Wall Street	Located almost 0.15 mile to the northeast, in an assumed cross - gradient location relative to the property.	Listed with soil contamination. Awaiting cleanup.
H & Y Limited Partnership 3200 Rucker Avenue	Located almost 0.19 mile to the southeast, in a potential up -gradient location relative to the property.	Listed with soil contamination. Reported cleaned up.
Everett Federal Building 3002 Colby Street	Located over 0.20 mile to the northeast, in an assumed cross - gradient location relative to the property.	Listed with soil contamination. Clean up started.
Hunter Leasing Hewitt Avenue Hewitt Avenue & Bond St.	Located over 0.22 mile to the northwest, in an assumed down - gradient location relative to the property.	Listed with soil contamination. Cleanup started.
The Southland Corp. 1611 Pacific Avenue	Located almost 0.23 mile to the southeast, in an assumed up -gradient location relative to the property.	Listed with soil contamination. Cleanup started.

*Underground Storage Tanks (USTs) - dated June 5, 2002*

The state UST Compliance Section listing of *Underground Storage Tanks* was reviewed. Leakage from USTs is a potential source of environmental contamination. Ecology's current report of registered USTs lists all registered USTs in the State of Washington. Therefore, this list is limited to registered USTs and does not necessarily include all existing USTs. A review of this database indicated the following information relative to the subject property and 0.125-mile search radius. (Note: As ASTM Standards suggest that UST sites be reviewed only for the subject property and adjacent sites, those sites listed in RMI's report that are not on or adjacent to the subject property have been excluded from this table. For a complete list of UST sites, please refer to the RMI report in Appendix B.)

UST DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for the subject property.		
Greg Morris 3030 Rucker Avenue	Located almost 0.07 mile to the southeast, in a potential up -gradient location relative to the property.	Listed with unleaded gasoline. Tank was closed in place.

***Resource Conservation and Recovery Act (RCRA) - dated April 2002***

The *Resource Conservation and Recovery Act* database, maintained by the EPA, lists facilities that have notified the EPA of hazardous waste activity. The notifiers may engage in the generation, transportation, treatment, storage, and/or disposal of hazardous wastes. Generators are listed as either large, small, conditionally exempt or TSD generators. Listing on the RCRA database does not indicate that a facility has been adversely affected by a hazardous material, but merely that the facility is required to monitor and document their hazardous waste activities to the EPA or Ecology. A review of this database indicated the following information relative to the subject property and 0.125-mile search radius for RCRA and 1-mile search radius for RCRA TSD. (Note: As ASTM Standards suggest that RCRA sites be reviewed only for the subject property and adjacent sites, those sites listed in RMI's report that are not on or adjacent to the subject property have been excluded from this table. The RMI report has a complete list of RCRA sites.)

RCRA and RCRA TSD DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for the subject property.		
Rubatino Refuse Removal 2812 Hoyt Avenue	Located almost 0.24 mile to the northeast, in an assumed cross - gradient location relative to the property.	Listed as a transporter, not a generator.

***Emergency Response Notification System (ERNS) - dated April 2002***

The EPA *Emergency Response Notification System* list documents information on hazardous spills nationwide. This information is based on reports filed by local agencies such as fire and police; county agencies; state entities; and federal agencies such as the Coast Guard, the National Response Center and the EPA. A review of this database indicated the following information relative to the subject property.

ERNS DATABASE		
FACILITY / ADDRESS	DISTANCE AND LOCATION	STATUS
No listing for subject property.		

## 8.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

***Subject Property Current Usage and Observations***

- **Findings:** The subject property consists of a property occupied by a vacant commercial building, located in a commercial/residential neighborhood in downtown Everett, Washington. At the time of our property visit, we observed two air vent pipes at the east side of the building, several floor drains and port holes inside the building, and oil staining on the floor of the building. The owner of the property indicated that an above ground storage tank (contents unknown) was removed approximately 8-9 years ago from the southeast corner of the building; however, she was not aware of any underground storage tanks on the property.
- **Conclusion:** Based on the presence of two air vent pipes, there may be or may have been underground storage tanks at the property. The presence of oil staining on the floor and floor drains inside the building indicates a potential for contaminant migration to the soil and/or groundwater.

- **Recommendations:** A magnetometer survey in the vicinity of the air vent pipes may be prudent to locate potential underground storage tanks. Soil and groundwater sampling and analysis in the vicinity of the air vent pipes and in the building is also recommended to evaluate potential petroleum impacts at the property.

#### *Vicinity Usage*

- **Findings:** The subject property is located in a commercial/residential neighborhood with potential area-wide contamination due to former and current industrial uses. However, there is no documentation suggesting that the subject property has been impacted by any of these off-site sources.
- **Conclusion:** Due to the current and former presence of dry cleaning facilities, auto manufacturing and repair businesses, automobile dealerships, and gasoline stations in the vicinity of the subject property, there is a potential for soil and/or groundwater contamination in the property vicinity. If such contamination exists, it may have impacted the subject property.
- **Recommendations:** While there are no recommendations for further analysis based on vicinity usage alone, results of soil and groundwater sampling and analysis at the subject property will be helpful in evaluating the potential for off-site sources of contamination.

#### *Subject Property Historical Usage*

- **Findings:** Based on our review of historical information obtained, the building on the property was constructed in 1967. Previous occupants of the property have included a retail shop, a linen drop shop, a dry cleaning facility, and most recently an automobile parts storage shop. The auto parts were reportedly sprayed with grease in the building, resulting in the current oil stains on the floor of the building. The floor slab in the building is cracked in several places.
- **Conclusion:** Although no evidence was encountered during this assessment that suggests there were known environmental problems associated with any of the former business on the property, based on the historical use of the subject property, there is a potential for the presence of contaminants associated with dry cleaning and greasing activities.
- **Recommendations:** Soil and groundwater sampling and analysis under the building as well as in the vicinity of the air vent pipes at the east side of the building is recommended to evaluate potential impacts from dry cleaning solvents and petroleum constituents.

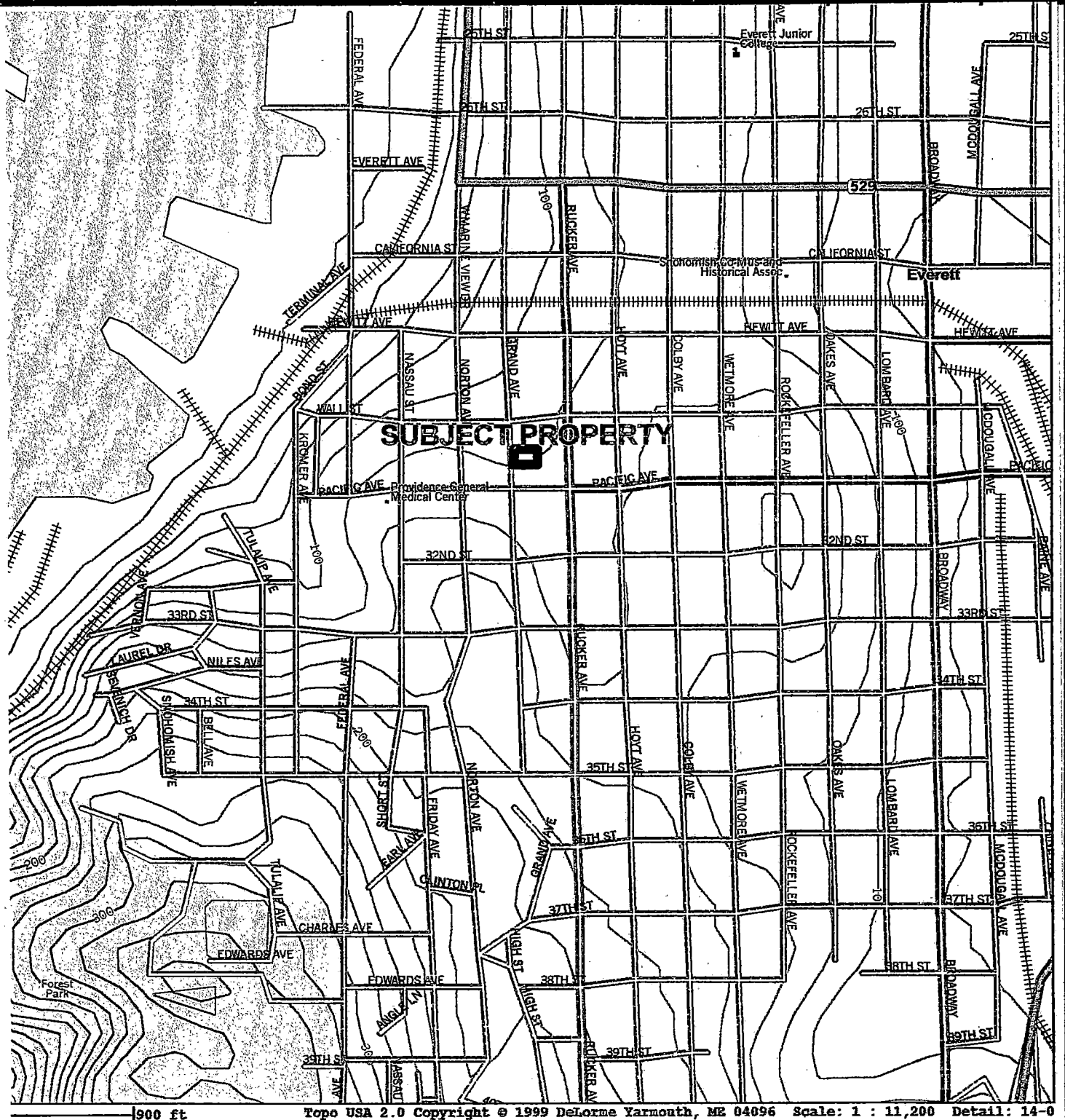
#### *Interviews*

- **Findings:** Based on interviews conducted with the property owner, the Snohomish County Emergency Management Office, and the Everett Fire Department, there are no known underground storage tanks or other environmental problems associated with the property on file.
- **Conclusions:** Based on the information obtained from those interviews, the subject property is not considered a high risk with regard to environmental health problems.
- **Recommendations:** None.

***Environmental Database Review***

- **Findings:** Based on our review of environmental database lists, there are numerous sites with known contamination within the ASTM Standard radii relative to the subject property. Most of the sites are situated in non-tributary locations (that is either down-gradient or cross-gradient) relative to the subject property.
- **Conclusion:** Based on the locations of most of these sites relative to the subject property, it appears unlikely that the subject property has been impacted by most of these sites. However, due to the presence of a few sites situated in presumed up-gradient locations relative to the property, and due to potential variations in groundwater migration patterns, there is a potential for contamination from off-site sources that could have impacted the subject property.
- **Recommendations:** While there are no recommendations for further analysis based on environmental database review alone, results of soil and groundwater sampling and analysis at the subject property will be helpful in evaluating the potential for off-site sources of contamination.

A *Phase I Environmental Site Assessment* has been performed in general accordance with the scope and limitations of ASTM: E-1527-00. The assessment has revealed evidence of recognized environmental conditions in connection with the subject property. Based on the information obtained for this project, further environmental characterization is recommended. In the event that conditions at the subject property change, WECI should be notified, and, if necessary, we reserve the right to change our recommendations at that time.

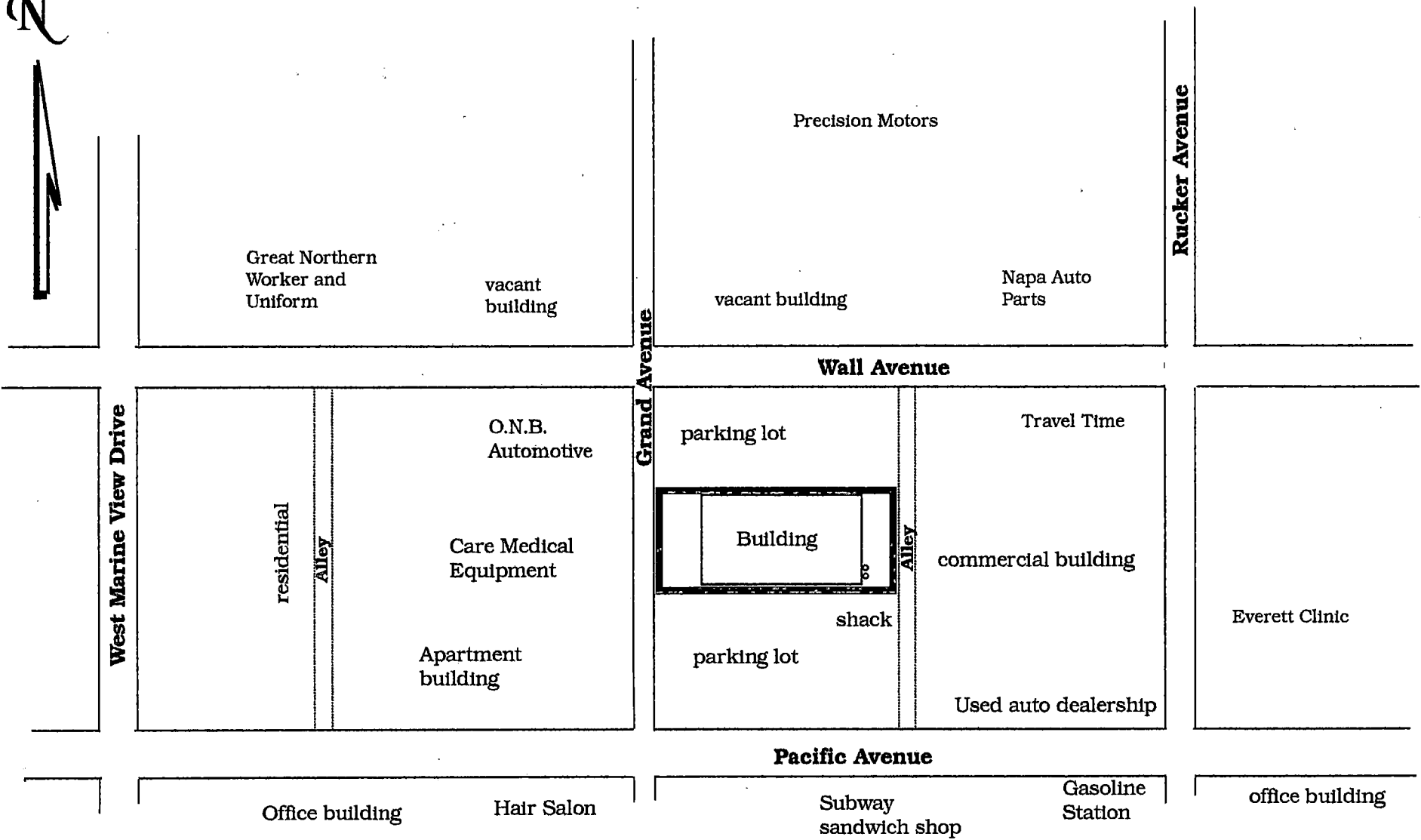



Topo USA 2.0 Copyright © 1999 DeLorme Yarmouth, ME 04096 Scale: 1 : 11,200 Detail: 14-0



**Figure 1 - Property Location Map**  
**Commercial Building**  
**3011 Grand Avenue**  
**Everett, Washington**  
**Project No. WECL-02029**

N



KEY:  denotes approximate subject property boundaries  
 ° denotes air vent pipes

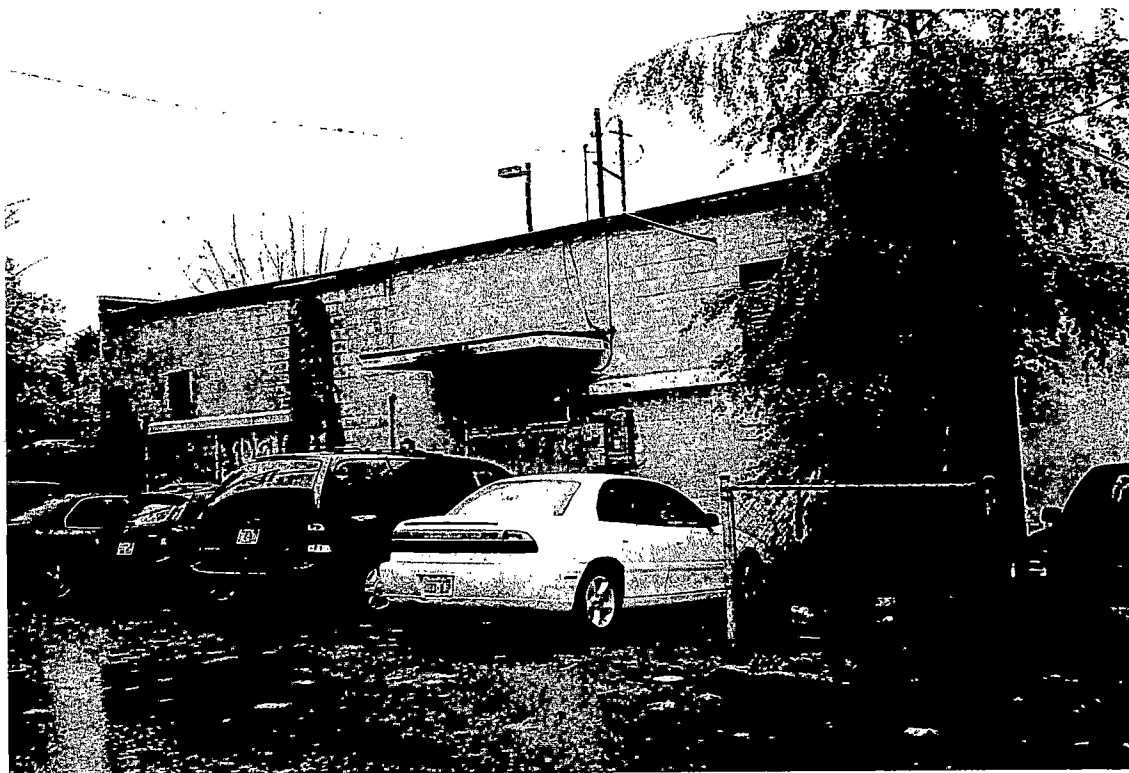
**Figure 2 - Subject Property Plan**  
 Commercial Building  
 3011 Grand Avenue  
 Everett, Washington  
 Project No. WECI-02029  
 Not to Scale

## **APPENDIX A**

### **SUBJECT PROPERTY AND VICINITY PHOTOGRAPHS**

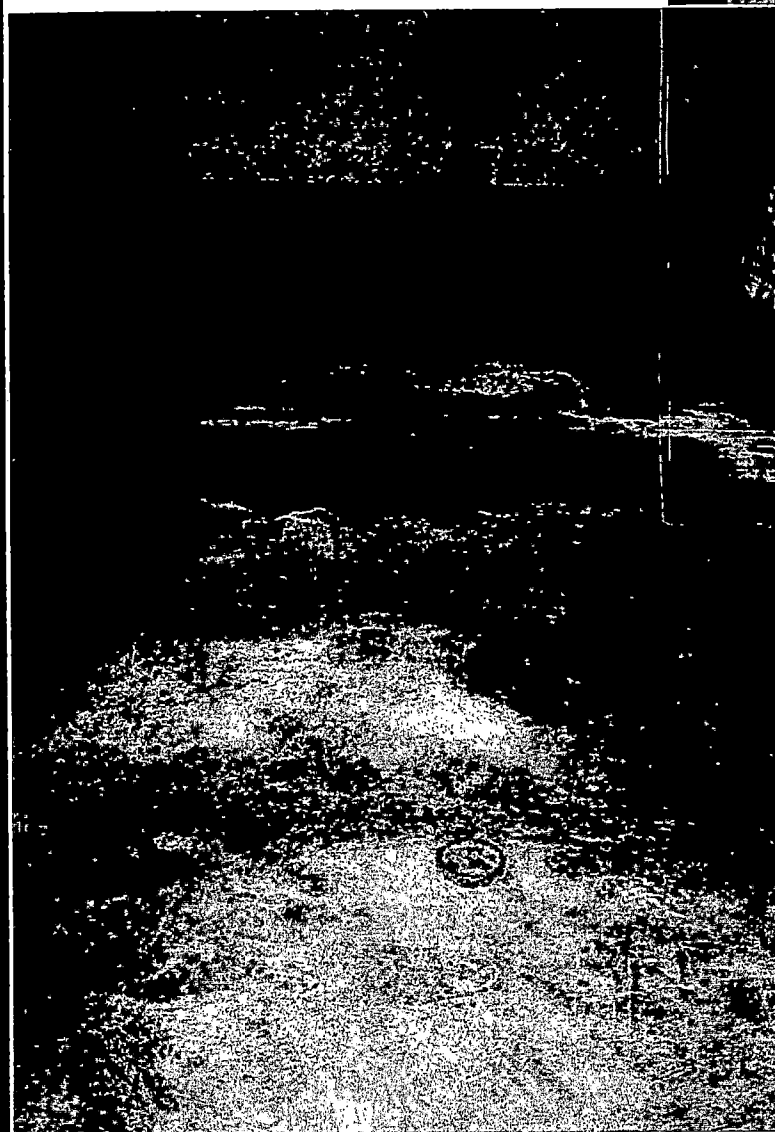
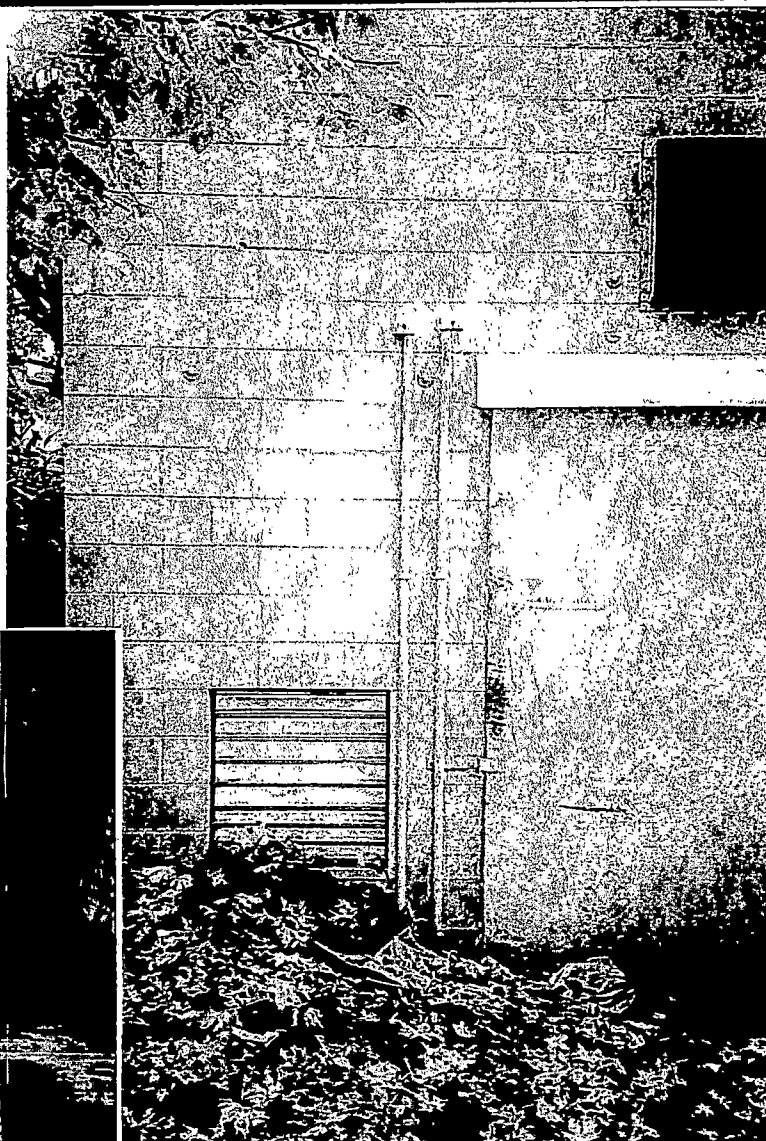


1 - View of the subject property building, as seen from the west.



2 - View of the back of the building on the subject property, as seen from the northeast.

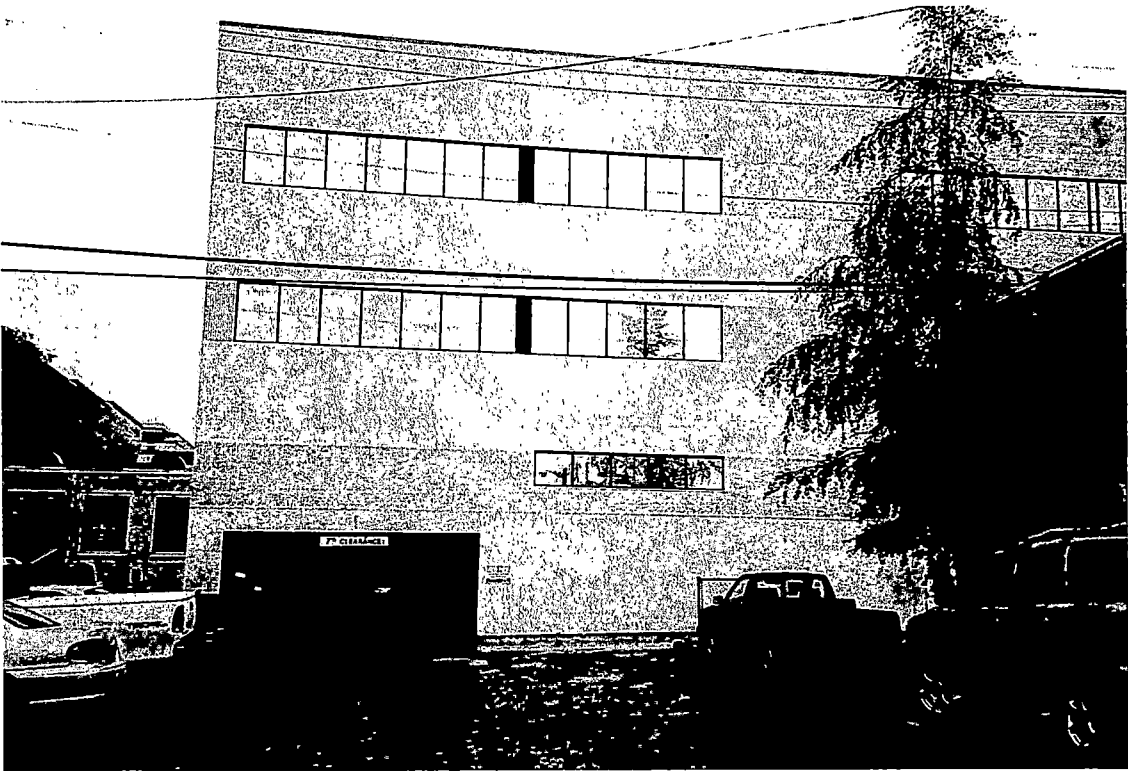
3 – View of the air vent pipes near  
the southeast corner of the building. ✓



4 – View of the stained floors and  
drain port inside the building.



5 – View of the adjacent parking lot to the north of the subject property, as seen from the south.



6 – View of the office building to the east of the property, as seen from the west.



7 – View of the adjacent parking lot to the south of the property, as seen from the east.



8 – View of Grand Avenue and the adjacent medical equipment business to the west of the subject property, as seen from the northeast.

## **APPENDIX B**

### **RMI ENVIRONMENTAL RADIUS REPORT**



**WO# 1160**  
November 6, 2002

**Client:** Jennifer Wolfe  
Wolfe Environmental Consulting, Inc.  
19729 43<sup>rd</sup> Avenue SE  
Bothell, Washington 98102

## Environmental Radius Report

**Subject Property:** 3011 Grand Avenue  
Everett, Washington 98201

**Latitude:** 47.977753  
**Longitude:** -122.211577

This report identifies agency-listed hazardous waste/contaminated sites, solid waste landfills, hazardous waste transfer stations, spills, underground storage tanks, and leaking underground fuel tanks in proximity to the subject site. The databases used were obtained from selected government agencies in charge of collecting and keeping such records in accordance with ASTM E-1527-00 (Standard Government Records Inquiry for Commercial Real Estate Transactions). The ASTM records search includes potential sources of contamination including "Hazardous Waste Generators" such as dry cleaning facilities and service stations operating under valid permits.

The subject property:

<input type="checkbox"/>	<b>is</b>	<input checked="" type="checkbox"/>	<b>is not</b>	located within 1.0 mile of a known Federal NPL (National Priority List Site-Superfund Site).
<input type="checkbox"/>	<b>is</b>	<input checked="" type="checkbox"/>	<b>is not</b>	located within 0.5 mile of a known Federal CERCLIS list site.
<input checked="" type="checkbox"/>	<b>is</b>	<input type="checkbox"/>	<b>is not</b>	located within 1.0 mile of a Federal CERCLIS "No Further Remedial Action Planned" site (NFRAP)
<input type="checkbox"/>	<b>is</b>	<input checked="" type="checkbox"/>	<b>is not</b>	located within 1.0 mile of a known Federal RCRA CORRACTS TSD facility.
<input checked="" type="checkbox"/>	<b>is</b>	<input type="checkbox"/>	<b>is not</b>	located within 0.5 mile of a known Federal RCRA NON-CORRACTS TSD facility.
<input checked="" type="checkbox"/>	<b>is</b>	<input type="checkbox"/>	<b>is not</b>	located within 0.125 mile of a know Federal RCRA generator site.
<input type="checkbox"/>	<b>is</b>	<input checked="" type="checkbox"/>	<b>is not</b>	located within 0.125 mile of a known Federal ERNS list site.
<input checked="" type="checkbox"/>	<b>is</b>	<input type="checkbox"/>	<b>is not</b>	located within 1.0 mile of a Confirmed & Suspected Contaminated Site (SPL equivalent)
<input checked="" type="checkbox"/>	<b>is</b>	<input type="checkbox"/>	<b>is not</b>	located within 0.5 mile of a known State-listed Solid Waste Landfill (SWLF)
<input checked="" type="checkbox"/>	<b>is</b>	<input type="checkbox"/>	<b>is not</b>	located within 0.5 mile of a known State-listed leaking underground storage tank (LUST).
<input checked="" type="checkbox"/>	<b>is</b>	<input type="checkbox"/>	<b>is not</b>	located within 0.25 mile of a known State-listed underground storage tank (UST).

The results of this report are computer generated. Lists of contaminated sites, usually including the addresses, have been "geocoded" for geographic location. Therefore, the locations of sites on the accompanying map are considered approximate. It is the responsibility of the users of this report to verify actual locations show on the map to the precision required for their purposes. Known contaminated sites that could not be located by geocoding methods are listed in this report as "unlocatable sites".

Located Sites

NFRAP

- |   |                                  |
|---|----------------------------------|
| 1. SNOHOMISH CO - RECKOWAY LDFL<br>NW 1/4,SE 1/4,SEC 21,T 28N,R5E<br>EVERETT, WA 98204<br>Site ID: 1000853<br>EPA ID: WAD980638936<br>Nfrap Flag: No Further Action<br>NPL Status: Not Listed<br>Description:<br>Qual Code : high | Distance: 0.334<br>Direction: NE |
| <br>  |                                  |
| 2. SCOTT PAPER CO<br>2600 FEDERAL AV<br>EVERETT, WA 98201<br>Site ID: 1000622<br>EPA ID: WAD009250820<br>Nfrap Flag: No Further Action<br>NPL Status: Not Listed<br>Description:<br>Qual Code : low                               | Distance: 0.432<br>Direction: NW |

RCRA Non-Corrupts TSD

- |  |                                  |
|--|----------------------------------|
| 3. RUBATINO REFUSE REMOVAL INC<br>2812 HOYT AVE<br>EVERETT, WA 98201<br>EPA ID: WAD043453257<br>Generator: This Facility is not a Generator<br>Transporter: This Facility is a Transporter | Distance: 0.238<br>Direction: NE |
|--|----------------------------------|

RCRA Generator

- |   |                                  |
|---|----------------------------------|
| 4. CENTRAL BODY WORKS INC<br>1310 PACIFIC ST<br>EVERETT, WA 98201<br>EPA ID: WAD027308899<br>Generator: This Facility is a Small Quantity Generator<br>Transporter: This Facility is not a Transporter                | Distance: 0.085<br>Direction: SE |
| <br>  |                                  |
| 5. PRECISION MOTORS DIV OF MOTOR TRKS INC<br>2931 GRAND AVE<br>EVERETT, WA 98206<br>EPA ID: WAD981768484<br>Generator: This Facility is a Small Quantity Generator<br>Transporter: This Facility is not a Transporter | Distance: 0.086<br>Direction: NE |
| <br>  |                                  |
| 6. MOTOR TRUCKS INC EVERETT<br>2920 GRAND AVE<br>EVERETT, WA 98206<br>EPA ID: WAD027312495<br>Generator: This Facility is a Small Quantity Generator<br>Transporter: This Facility is not a Transporter               | Distance: 0.095<br>Direction: NE |

**Confirmed & Suspected Contaminated Site (SPL equivalent)**

7. EAST WATERWAY  
HEWIT AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Sediments  
Halogenated Organic Compounds : Confirmed  
EPA Priority Pollutants - Metals : Confirmed  
PCBs : Confirmed  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.263  
Direction: NW
8. EAST WATERWAY  
HEWIT AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds : Suspected  
EPA Priority Pollutants - Metals : Suspected  
PCBs : Suspected  
Petroleum Products Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.263  
Direction: NW
9. EAST WATERWAY  
HEWIT AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Surface Water  
Halogenated Organic Compounds : Suspected  
EPA Priority Pollutants - Metals : Suspected  
PCBs : Suspected  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.263  
Direction: NW
10. EAST WATERWAY  
HEWIT AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Air  
Halogenated Organic Compounds : Suspected  
EPA Priority Pollutants - Metals : Suspected  
PCBs : Suspected  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.263  
Direction: NW
11. EAST WATERWAY  
HEWIT AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Distance: 0.263  
Direction: NW

Affective Media : Soil  
Halogenated Organic Compounds : Confirmed  
EPA Priority Pollutants - Metals : Confirmed  
PCBs : Confirmed  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region

12. EVERETT CITY BOND STREET  
BOND ST & KROMER AVE  
EVERETT, WA 98201  
Ecology Status : Awaiting Site Hazard Assessment  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.267  
Direction: NW

13. EVERETT CITY BOND STREET  
BOND ST & KROMER AVE  
EVERETT, WA 98201  
Ecology Status : Awaiting Site Hazard Assessment  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Confirmed  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.267  
Direction: NW

14. MOBIL OIL EVERETT BULK PLANT  
2731 FEDERAL AV  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.304  
Direction: NW

15. MOBIL OIL EVERETT BULK PLANT  
2731 FEDERAL AV  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.304  
Direction: NW

16. MILLER AMERICAN DISTR MOBIL  
2717 FEDERAL AV  
EVERETT, WA 98201  
Ecology Status : Remedial Action in progress  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.325  
Direction: NW
17. MILLER AMERICAN DISTR MOBIL  
2717 FEDERAL AV  
EVERETT, WA 98201  
Ecology Status : Remedial Action in progress  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.325  
Direction: NW
18. Unocal SS 1806  
2102 HEWITT AVE  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Final Independent Remedial Report received  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.549  
Direction: NE
19. Unocal SS 1806  
2102 HEWITT AVE  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Final Independent Remedial Report received  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.549  
Direction: NE
20. Rollins Leasing Corp BR 109 A  
3225 MCDOUGALL AVE  
EVERETT, WA 98201  
Ecology Status : Awaiting Site Hazard Assessment  
Independent Site Status :  
Affective Media : Soil  
Distance: 0.632  
Direction: SE

Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

21. Rollins Leasing Corp BR 109 A  
3225 MCDUGALL AVE  
EVERETT, WA 98201  
Ecology Status : Awaiting Site Hazard Assessment  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.632  
Direction: SE
22. HOGLAND TRANSFER CO INC  
3221 PAINE AVE  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : The presence of hazardous substances below MTCA cleanup levels  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.694  
Direction: SE
23. ODay Petroleum Co Everett WA  
3211 SMITH AVE  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.709  
Direction: SE
24. ODay Petroleum Co Everett WA  
3211 SMITH AVE  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.709  
Direction: SE

25. Sea Dog Corporation  
SMITH AVE & 33RD ST  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products :  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.746  
Direction: SE
26. EVERETT PLATING CORDZ AUTO  
2411 HEWITT AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.746  
Direction: NE
27. EVERETT PLATING CORDZ AUTO  
2411 HEWITT AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Confirmed  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.746  
Direction: NE
28. EVERETT PLATING INC  
2413 HEWITT AVE  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds : Suspected  
EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.747  
Direction: NE
29. EVERETT PLATING INC  
2413 HEWITT AVE  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds : Suspected  
Distance: 0.747  
Direction: NE

EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region

30. PACIFIC PLATING AERO FANCY STAMPS  
2421 HEWITT AV  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.751  
Direction: NE

31. PACIFIC PLATING AERO FANCY STAMPS  
2421 HEWITT AV  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : The presence of hazardous substances below MTCA cleanup levels  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.751  
Direction: NE

32. ALL NIGHT AIR SWEEP  
3326 SMITH AVE  
EVERETT, WA 98201  
Ecology Status : Awaiting Site Hazard Assessment  
Independent Site Status :  
Affective Media : Air  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products :  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.761  
Direction: SE

33. ALL NIGHT AIR SWEEP  
3326 SMITH AVE  
EVERETT, WA 98201  
Ecology Status : Awaiting Site Hazard Assessment  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.761  
Direction: SE

34. ALL NIGHT AIR SWEEP  
3326 SMITH AVE  
EVERETT, WA 98201  
Ecology Status : Awaiting Site Hazard Assessment  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.761  
Direction: SE
35. QUAKER STATE MINIT LUBE 1504  
3601 BROADWAY  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Final Independent Remedial Report received  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.762  
Direction: SE
36. QUAKER STATE MINIT LUBE 1504  
3601 BROADWAY  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Final Independent Remedial Report received  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.762  
Direction: SE
37. NELSON DISTRIBUTING 2  
3102 HILL AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.776  
Direction: SE
38. NELSON DISTRIBUTING 2  
3102 HILL AVE  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds :  
Distance: 0.776  
Direction: SE

EPA Priority Pollutants - Metals : Confirmed  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

39. DUR NEL PROPERTY  
SW INTERSECT OF HILL AVE & PACIFIC AVE  
EVERETT, WA 98206  
Ecology Status : Independent Remedial Action  
Independent Site Status : Final Independent Remedial Report received  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.776  
Direction: SE

40. Everett Steel Companies  
3126 HILL ST  
EVERETT, WA 98206  
Ecology Status : Independent Remedial Action  
Independent Site Status :  
Affective Media : Surface Water  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs : Suspected  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.784  
Direction: SE

41. Everett Steel Companies  
3126 HILL ST  
EVERETT, WA 98206  
Ecology Status : Independent Remedial Action  
Independent Site Status :  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs : Suspected  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.784  
Direction: SE

42. Everett Steel Companies  
3126 HILL ST  
EVERETT, WA 98206  
Ecology Status : Independent Remedial Action  
Independent Site Status :  
Affective Media : Air  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs :  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.784  
Direction: SE

43. Everett Steel Companies  
3126 HILL ST  
EVERETT, WA 98206  
Ecology Status : Independent Remedial Action  
Independent Site Status :  
Affective Media : Sediments  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Suspected  
PCBs : Suspected  
Petroleum Products : Suspected  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.784  
Direction: SE
44. Everett Steel Companies  
3126 HILL ST  
EVERETT, WA 98206  
Ecology Status : Independent Remedial Action  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Confirmed  
PCBs : Suspected  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.784  
Direction: SE
45. T CLYDE PITCHER JR  
2202 36TH ST  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Final Independent Remedial Report received  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Confirmed  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.809  
Direction: SE
46. OLYMPIC FOREIGN AUTO WRECKING  
2947 FULTON ST  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Confirmed  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region  
Distance: 0.83  
Direction: NE
47. EVERETT CITY MORGAN BROS  
3225 CEDAR ST  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Final Independent Remedial Report received  
Affective Media : Soil  
Halogenated Organic Compounds :  
Distance: 0.902  
Direction: SE

EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

48. EVERETT STEEL CO QUANTUM WOOD

2720 34TH ST  
EVERETT, WA 98201  
Ecology Status : Ranked, Awaiting Remedial Action  
Independent Site Status :  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals : Confirmed  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.928  
Direction: SE

49. Unocal SS No 3604

4101 RUCKER  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Soil  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.99  
Direction: SE

50. Unocal SS No 3604

4101 RUCKER  
EVERETT, WA 98201  
Ecology Status : Independent Remedial Action  
Independent Site Status : Independent Site Assessment or Interim Remedial Action  
Affective Media : Groundwater  
Halogenated Organic Compounds :  
EPA Priority Pollutants - Metals :  
PCBs :  
Petroleum Products : Confirmed  
MTBE :  
Responsible Unit : Northwest Region

Distance: 0.99  
Direction: SE

**Solid Waste Landfill (SWLF)**

51. Everett Transfer Station

2930 Wetmore Avenue  
Everett, WA 98201  
ID #: NSE  
Type : Transfer Station  
Classification: Intermediate

Distance: 0.277  
Direction: NE

52. Granite Falls Drop Box

2930 Wetmore Avenue  
Everett, WA 98201  
ID #: NSG2  
Type : Drop Box Facility  
Classification: Intermediate

Distance: 0.277  
Direction: NE

- |   |                                  |
|---|----------------------------------|
| 53. Lake Roesiger Drop Box<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSL1<br>Type : Drop Box Facility<br>Classification: Intermediate                            | Distance: 0.277<br>Direction: NE |
| 54. Monroe Drop Box<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSM1<br>Type : Drop Box Facility<br>Classification: Intermediate                                   | Distance: 0.277<br>Direction: NE |
| 55. North County Transfer Station<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSN1<br>Type : Transfer Station<br>Classification: Intermediate                      | Distance: 0.277<br>Direction: NE |
| 56. Oso Drop Box<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSO1<br>Type : Drop Box Facility<br>Classification: Intermediate                                      | Distance: 0.277<br>Direction: NE |
| 57. Sultan Drop Box<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSS2<br>Type : Drop Box Facility<br>Classification: Intermediate                                   | Distance: 0.277<br>Direction: NE |
| 58. Snohomish Regional Landfill (NOT OPEN YE<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSS3<br>Type : Municipal Solid Waste Landfill<br>Classification: Landfill | Distance: 0.277<br>Direction: NE |
| 59. Southwest Transfer Station<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSS5<br>Type : Transfer Station<br>Classification: Intermediate                         | Distance: 0.277<br>Direction: NE |
| 60. Gold Bar Drop Box<br>2930 Wetmore Avenue<br>Everett, WA 98201<br>ID #: NSG1<br>Type : Drop Box Facility<br>Classification: Intermediate                                 | Distance: 0.277<br>Direction: NE |

Leaking Underground Storage Tanks (LUST)

61. MOTOR TRUCKS INC  
2920 GRAND AVE  
EVERETT, WA 98201  
Site ID: 6027  
Media: Soil  
Release ID: 5009  
Alternate name: MOTOR TRUCKS  
Status date: 6/1/1995  
Release status: Cleanup Started  
Release notification date: 12/8/1993  
Ecology region: NWRO  
Distance: 0.095  
Direction: NE
62. HOTEL MONTE CRISTO (EXEMPT)  
1507 WALL ST  
EVERETT, WA 98201  
Site ID: 200750  
Media: Soil  
Release ID: 5132  
Alternate name: HOTEL MONTE CRISTO (EXEMPT)  
Status date: 5/21/1995  
Release status: Awaiting Cleanup  
Release notification date: 2/11/1994  
Ecology region: NWRO  
Distance: 0.149  
Direction: NE
63. H & Y LIMITED PARTNERSHIP  
3200 & RUCKER AVE  
EVERETT, WA 98201  
Site ID: 101646  
Media: Soil  
Release ID: 3722  
Alternate name: Y & F PROPERTY  
Status date: 6/1/1995  
Release status: Cleanup Started  
Release notification date: 7/27/1992  
Ecology region: NWRO  
Distance: 0.189  
Direction: SE
64. H & Y LIMITED PARTNERSHIP  
3200 & RUCKER AVE  
EVERETT, WA 98201  
Site ID: 101646  
Media: Soil  
Release ID: 3722  
Alternate name: Y & F PROPERTY  
Status date: 4/17/2001  
Release status: Reported Cleaned Up  
Release notification date: 7/27/1992  
Ecology region: NWRO  
Distance: 0.189  
Direction: SE
65. EVERETT FEDERAL BUILDING (FORMER) (EXEMP)  
3002 COLBY ST  
EVERETT, WA 98201  
Site ID: 519298  
Media: Soil  
Release ID: 519610  
Alternate name: EVERETT FEDERAL BUILDING (FORMER) (EXEMPT)  
Status date: 12/13/1999  
Release status: Cleanup Started  
Distance: 0.202  
Direction: NE

Release notification date: 12/14/1999  
Ecology region: NWRO

66. EVERETT FEDERAL BUILDING (FORMER) (EXEMP  
3002 COLBY ST

EVERETT, WA 98201  
Site ID: 519298  
Media: Soil  
Release ID: 519610  
Alternate name: EVERETT FEDERAL BUILDING (FORMER) (EXEMPT)  
Status date: 1/13/2000  
Release status: Reported Cleaned Up  
Release notification date: 12/14/1999  
Ecology region: NWRO

Distance: 0.202  
Direction: NE

67. HUNTER LEASING HEWITT AVE

HEWITT AVE & BOND  
EVERETT, WA 98201  
Site ID: 200239  
Media: Soil  
Release ID: 1842  
Alternate name: HUNTER LEASING HEWITT AVE  
Status date: 5/21/1995  
Release status: Reported Cleaned Up  
Release notification date: 12/8/1989  
Ecology region: NWRO

Distance: 0.223  
Direction: NW

68. HUNTER LEASING HEWITT AVE

HEWITT AVE & BOND  
EVERETT, WA 98201  
Site ID: 200239  
Media: Soil  
Release ID: 1842  
Alternate name: HUNTER LEASING HEWITT AVE  
Status date: 12/8/1989  
Release status: Cleanup Started  
Release notification date: 12/8/1989  
Ecology region: NWRO

Distance: 0.223  
Direction: NW

69. THE SOUTHLAND CORP. 2331-25054

1611 PACIFIC AVE  
EVERETT, WA 98201  
Site ID: 8635  
Media: Soil  
Release ID: 4620  
Alternate name: SOUTHLAND 7-11 STATION # 25054  
Status date: 6/1/1995  
Release status: Reported Cleaned Up  
Release notification date: 8/9/1993  
Ecology region: NWRO

Distance: 0.229  
Direction: SE

70. THE SOUTHLAND CORP. 2331-25054

1611 PACIFIC AVE  
EVERETT, WA 98201  
Site ID: 8635  
Media: Soil  
Release ID: 4620  
Alternate name: SOUTHLAND 7-11 STATION # 25054  
Status date: 8/9/1993

Distance: 0.229  
Direction: SE

Release status: Cleanup Started  
Release notification date: 8/9/1993  
Ecology region: NWRO

71. MOBIL OIL MARKETING TERM.

2731 FEDERAL AVE  
EVERETT, WA 98201  
Site ID: 200920  
Media: Soil  
Release ID: 1235  
Alternate name: MOBIL OIL MARKETING TERMINAL  
Status date: 5/21/1995  
Release status: Cleanup Started  
Release notification date: 4/3/1989  
Ecology region: NWRO

Distance: 0.304  
Direction: NW

72. MOBIL OIL MARKETING TERM.

2731 FEDERAL AVE  
EVERETT, WA 98201  
Site ID: 200920  
Media: Ground Water  
Release ID: 1235  
Alternate name: MOBIL OIL MARKETING TERMINAL  
Status date: 5/21/1995  
Release status: Cleanup Started  
Release notification date: 4/3/1989  
Ecology region: NWRO

Distance: 0.304  
Direction: NW

73. CITY OF EVERETT

2702 RUCKER AVE.  
EVERETT, WA 98201  
Site ID: 11928  
Media: Soil  
Release ID: 2634  
Alternate name: EVERETT CITY P.W.F. OLD GAS  
Status date: 12/22/1989  
Release status: Cleanup Started  
Release notification date: 12/22/1989  
Ecology region: NWRO

Distance: 0.305  
Direction: NE

74. CITY OF EVERETT

2702 RUCKER AVE.  
EVERETT, WA 98201  
Site ID: 11928  
Media: Soil  
Release ID: 2634  
Alternate name: EVERETT CITY P.W.F. OLD GAS  
Status date: 6/1/1995  
Release status: Reported Cleaned Up  
Release notification date: 12/22/1989  
Ecology region: NWRO

Distance: 0.305  
Direction: NE

75. EVERETT CITY LIBRARY

2701 RUCKER AVE  
EVERETT, WA 98201  
Site ID: 200855  
Media: Soil  
Release ID: 2633  
Alternate name: EVERETT CITY LIBRARY

Distance: 0.31  
Direction: NE

Status date: 7/3/1990  
Release status: Cleanup Started  
Release notification date: 7/3/1990  
Ecology region: NWRO

76. EVERETT CITY LIBRARY

2701 RUCKER AVE  
EVERETT, WA 98201  
Site ID: 200855  
Media: Soil  
Release ID: 2633  
Alternate name: EVERETT CITY LIBRARY  
Status date: 5/21/1995  
Release status: Reported Cleaned Up  
Release notification date: 7/3/1990  
Ecology region: NWRO

Distance: 0.31  
Direction: NE

77. SNOHOMISH COUNTY COURTHOUSE

1810 WALL ST  
EVERETT, WA 98201  
Site ID: 97678  
Media: Soil  
Release ID: 512448  
Alternate name: SNOHOMISH COUNTY COURTHOUSE  
Status date: 5/8/2002  
Release status: Reported Cleaned Up  
Release notification date: 8/24/1999  
Ecology region: NWRO

Distance: 0.34  
Direction: NE

78. SNOHOMISH COUNTY COURTHOUSE

1810 WALL ST  
EVERETT, WA 98201  
Site ID: 97678  
Media: Soil  
Release ID: 512448  
Alternate name: SNOHOMISH COUNTY COURTHOUSE  
Status date: 8/24/1999  
Release status: Cleanup Started  
Release notification date: 8/24/1999  
Ecology region: NWRO

Distance: 0.34  
Direction: NE

79. DUNLAP TOWING CO

2702 FEDERAL AVE  
EVERETT, WA 98201  
Site ID: 7520  
Media: Soil  
Release ID: 2015  
Alternate name: PORT OF EVERETT DUNLAP TOWING  
Status date: 6/1/1995  
Release status: Reported Cleaned Up  
Release notification date: 2/28/1991  
Ecology region: NWRO

Distance: 0.343  
Direction: NW

80. DUNLAP TOWING CO

2702 FEDERAL AVE  
EVERETT, WA 98201  
Site ID: 7520  
Media: Soil  
Release ID: 2015

Distance: 0.343  
Direction: NW

Alternate name: PORT OF EVERETT DUNLAP TOWING  
Status date: 2/28/1991  
Release status: Cleanup Started  
Release notification date: 2/28/1991  
Ecology region: NWRO

81. SNOHOMISH COUNTY

3000 OAKES  
EVERETT, WA 98201  
Site ID: 753  
Media: Soil  
Release ID: 5028  
Alternate name: SNOHOMISH COUNTY FLEET MGMT  
Status date: 6/1/1995  
Release status: Reported Cleaned Up  
Release notification date: 1/3/1994  
Ecology region: NWRO

Distance: 0.392  
Direction: NE

82. SNOHOMISH COUNTY

3000 OAKES  
EVERETT, WA 98201  
Site ID: 753  
Media: Soil  
Release ID: 5028  
Alternate name: SNOHOMISH COUNTY FLEET MGMT  
Status date: 1/3/1994  
Release status: Cleanup Started  
Release notification date: 1/3/1994  
Ecology region: NWRO

Distance: 0.392  
Direction: NE

83. EVERETT CONSTRUCTION (2080-B01)

2701 WETMORE  
EVERETT, WA 98201  
Site ID: 12286  
Media: Soil  
Release ID: 1860  
Alternate name: GTE EVERETT  
Status date: 6/25/1990  
Release status: Cleanup Started  
Release notification date: 6/25/1990  
Ecology region: NWRO

Distance: 0.403  
Direction: NE

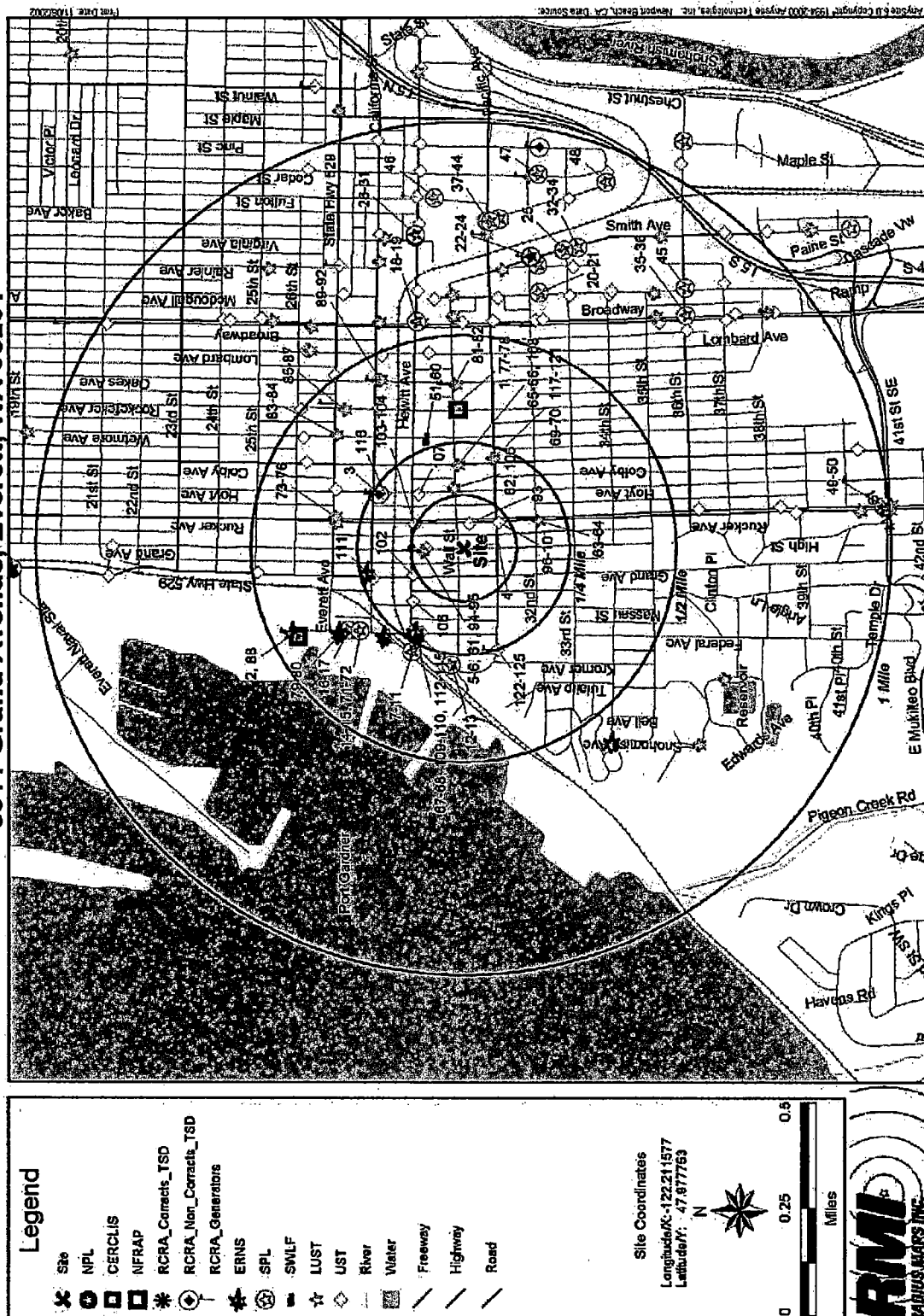
84. EVERETT CONSTRUCTION (2080-B01)

2701 WETMORE  
EVERETT, WA 98201  
Site ID: 12286  
Media: Soil  
Release ID: 1860  
Alternate name: GTE EVERETT  
Status date: 6/1/1995  
Release status: Reported Cleaned Up  
Release notification date: 6/25/1990  
Ecology region: NWRO

Distance: 0.403  
Direction: NE

85. YMCA OF SNOHOMISH COUNTY (EXEMPT)  
2720 ROCKEFELLER AVE  
EVERETT, WA 98201  
Site ID: 200114  
Media: Soil  
Release ID: 5397  
Alternate name: YMCA OF SNOHOMISH COUNTY (EXEMPT)  
Status date: 2/22/1995  
Release status: Cleanup Started  
Release notification date: 8/4/1994  
Ecology region: NWRO  
Distance: 0.433  
Direction: NE
86. YMCA OF SNOHOMISH COUNTY (EXEMPT)  
2720 ROCKEFELLER AVE  
EVERETT, WA 98201  
Site ID: 200114  
Media: Soil  
Release ID: 5397  
Alternate name: YMCA OF SNOHOMISH COUNTY (EXEMPT)  
Status date: 11/25/1995  
Release status: Reported Cleaned Up  
Release notification date: 8/4/1994  
Ecology region: NWRO  
Distance: 0.433  
Direction: NE
87. YMCA OF SNOHOMISH COUNTY (EXEMPT)  
2720 ROCKEFELLER AVE  
EVERETT, WA 98201  
Site ID: 200114  
Media: Soil  
Release ID: 5397  
Alternate name: YMCA OF SNOHOMISH COUNTY (EXEMPT)  
Status date: 8/4/1994  
Release status: Awaiting Cleanup  
Release notification date: 8/4/1994  
Ecology region: NWRO  
Distance: 0.433  
Direction: NE
88. SCOTT PAPER CO  
2600 FEDERAL AVE  
EVERETT, WA 98201  
Site ID: 5351  
Media: Soil  
Release ID: 1624  
Alternate name: SCOTT PAPER CO EVERETT  
Status date: 6/1/1995  
Release status: Cleanup Started  
Release notification date: 11/21/1989  
Ecology region: NWRO  
Distance: 0.439  
Direction: NW
89. CITY OF EVERETT FIRE STATION HQ  
2811 OAKES AVE  
EVERETT, WA 98201  
Site ID: 459340  
Media: Soil  
Release ID: 459347  
Alternate name: EVERETT, CITY OF - FIRE STATION HQ  
Status date: 5/29/1998  
Release status: Cleanup Started  
Release notification date: 6/1/1998  
Ecology region: NWRO  
Distance: 0.446  
Direction: NE

**WO# 1160**  
**3011 Grand Avenue, Everett, WA 98201**



90. CITY OF EVERETT FIRE STATION HQ  
2811 OAKES AVE  
EVERETT, WA 98201  
Site ID: 459340  
Media: Soil  
Release ID: 459347  
Alternate name: EVERETT, CITY OF - FIRE STATION HQ  
Status date: 9/27/2001  
Release status: Reported Cleaned Up  
Release notification date: 6/1/1998  
Ecology region: NWRO  
Distance: 0.446  
Direction: NE
91. CITY OF EVERETT FIRE STATION #2 (OLD)  
2801 OAKES AVE  
EVERETT, WA 98201  
Site ID: 5727  
Media: Soil  
Release ID: 5288  
Alternate name: EVERETT FIRE STATION # 2 (OLD)  
Status date: 9/24/2001  
Release status: Reported Cleaned Up  
Release notification date: 5/27/1994  
Ecology region: NWRO  
Distance: 0.45  
Direction: NE
92. CITY OF EVERETT FIRE STATION #2 (OLD)  
2801 OAKES AVE  
EVERETT, WA 98201  
Site ID: 5727  
Media: Soil  
Release ID: 5288  
Alternate name: EVERETT FIRE STATION # 2 (OLD)  
Status date: 6/1/1995  
Release status: Cleanup Started  
Release notification date: 5/27/1994  
Ecology region: NWRO  
Distance: 0.45  
Direction: NE

**State Listed Underground Storage Tanks (UST)**

93. GREG MORRIS  
3030 RUCKER AVE  
Everett, WA 98201  
Site ID : 1991  
Tank Name : 1  
Substance : UNLEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Closed in Place  
Distance: 0.068  
Direction: SE
94. PRECISION MOTORS  
2931 GRAND AVE  
Everett, WA 98201  
Site ID : 6025  
Tank Name : 3  
Substance : USED OIL/WASTE OIL  
Install Date : 12/31/1964  
Comment : Closure in Process  
Distance: 0.086  
Direction: NE

95. MOTOR TRUCKS INC  
2920 GRAND AVE  
Everett, WA 98201  
Site ID : 6027  
Tank Name : 1  
Substance : USED OIL/WASTE OIL  
Install Date : 12/31/1964  
Comment : Closed in Place  
Distance: 0.095  
Direction: NE
96. D&N MARKET&DELI  
3102 RUCKER AVE  
Everett, WA 98201  
Site ID : 11834  
Tank Name : #3  
Substance : UNLEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Unknown  
Distance: 0.108  
Direction: SE
97. D&N MARKET&DELI  
3102 RUCKER AVE  
Everett, WA 98201  
Site ID : 11834  
Tank Name : #2  
Substance : UNLEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Unknown  
Distance: 0.108  
Direction: SE
98. D AND N MARKET  
3102 RUCKER AVE  
Everett, WA 98201  
Site ID : 100142  
Tank Name : 1 SUPERUNLEA  
Substance : UNLEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Operational  
Distance: 0.108  
Direction: SE
99. D AND N MARKET  
3102 RUCKER AVE  
Everett, WA 98201  
Site ID : 100142  
Tank Name : 3 REGLEAD  
Substance : LEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Operational  
Distance: 0.108  
Direction: SE
100. D AND N MARKET  
3102 RUCKER AVE  
Everett, WA 98201  
Site ID : 100142  
Tank Name : 2 REGUNLEAD  
Substance : UNLEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Operational  
Distance: 0.108  
Direction: SE
101. D&N MARKET&DELI  
3102 RUCKER AVE  
Everett, WA 98201  
Site ID : 11834  
Tank Name : #1  
Distance: 0.108  
Direction: SE

Substance : LEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Unknown

102. EVERETT SAW AND MOWER SHOP  
1202 HEWITT AVE  
Everett, WA 98201  
Site ID : 101584  
Tank Name : 1  
Substance : HEATING FUEL  
Install Date : 12/31/1964  
Comment : Removed

Distance: 0.129  
Direction: NW

103. DWAYNE LANES DODGE  
2902 RUCKER AVENUE  
Everett, WA 98201  
Site ID : 101622  
Tank Name : 1  
Substance : USED OIL/WASTE OIL  
Install Date : 5/13/1962  
Comment : Closed in Place

Distance: 0.13  
Direction: NE

104. DWAYNE LANES DODGE  
2902 RUCKER AVENUE  
Everett, WA 98201  
Site ID : 101622  
Tank Name : 2  
Substance : USED OIL/WASTE OIL  
Install Date : 5/13/1962  
Comment : Closed in Place

Distance: 0.13  
Direction: NE

105. HOTEL MONTE CRISTO (EXEMPT)  
1507 WALL ST  
Everett, WA 98201  
Site ID : 200750  
Tank Name :  
Substance :  
Install Date :  
Comment :

Distance: 0.149  
Direction: NE

106. JDS IMPORT MOTORCAR SERVICE  
1110 HEWITT AVE  
Everett, WA 98201  
Site ID : 8333  
Tank Name : 1  
Substance : USED OIL/WASTE OIL  
Install Date : 12/31/1964  
Comment : Removed

Distance: 0.165  
Direction: NW

107. VACANT LOT  
2912 HOYT AVENUE  
Everett, WA 98201  
Site ID : 488454  
Tank Name : 1  
Substance : LEADED GASOLINE  
Install Date :  
Comment : Removed

Distance: 0.169  
Direction: NE

108. EVERETT FEDERAL BUILDING (FORMER) (EXEMP  
3002 COLBY ST  
Everett, WA 98201  
Site ID : 519298  
Tank Name : 1  
Substance : HEATING FUEL  
Install Date :  
Comment : Exempt

Distance: 0.202  
Direction: NE

109. GARY KEISTER  
2815 FEDERAL AVE  
Everett, WA 98201  
Site ID : 7049  
Tank Name : 1  
Substance : UNLEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Removed

Distance: 0.213  
Direction: NW

110. STEVEDORING SERVICES OF AMERICA  
1006 HEWITT AVENUE  
Everett, WA 98201  
Site ID : 6932  
Tank Name : GASOLINE  
Substance : UNLEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Removed

Distance: 0.218  
Direction: NW

111. BARGREEN INC  
2804 MARINE VIEW DRIVE  
Everett, WA 98201  
Site ID : 101373  
Tank Name : 1  
Substance : LEADED GASOLINE  
Install Date : 12/31/1964  
Comment : Removed

Distance: 0.219  
Direction: NW

112. HUNTER LEASING HEWITT AVE  
HEWITT AVE & BOND  
Everett, WA 98201  
Site ID : 200239  
Tank Name : 5  
Substance :  
Install Date :  
Comment : Removed

Distance: 0.223  
Direction: NW

113. HUNTER LEASING HEWITT AVE  
HEWITT AVE & BOND  
Everett, WA 98201  
Site ID : 200239  
Tank Name : 4  
Substance :  
Install Date :  
Comment : Removed

Distance: 0.223  
Direction: NW

114. HUNTER LEASING HEWITT AVE  
HEWITT AVE & BOND  
Everett, WA 98201  
Site ID : 200239  
Tank Name : 1

Distance: 0.223  
Direction: NW

Substance :  
Install Date :  
Comment : Removed

115. HUNTER LEASING HEWITT AVE  
HEWITT AVE & BOND  
Everett, WA 98201  
Site ID : 200239  
Tank Name : 3  
Substance :  
Install Date :  
Comment : Removed

Distance: 0.223  
Direction: NW

116. FORMERLY GOODYEAR DEALER  
2828 HOYT AVE  
Everett, WA 98201  
Site ID : 9302  
Tank Name : 1  
Substance : USED OIL/WASTE OIL  
Install Date : 6/6/1984  
Comment : Closure in Process

Distance: 0.228  
Direction: NE

117. THE SOUTHLAND CORP. 2331-25054  
1611 PACIFIC AVE  
Everett, WA 98201  
Site ID : 8635  
Tank Name : NOL  
Substance : UNLEADED GASOLINE  
Install Date : 5/1/1984  
Comment : Removed

Distance: 0.229  
Direction: SE

118. THE SOUTHLAND CORP. 2331-25054  
1611 PACIFIC AVE  
Everett, WA 98201  
Site ID : 8635  
Tank Name : REG  
Substance : LEADED GASOLINE  
Install Date : 5/1/1984  
Comment : Removed

Distance: 0.229  
Direction: SE

119. THE SOUTHLAND CORP. 2331-25054  
1611 PACIFIC AVE  
Everett, WA 98201  
Site ID : 8635  
Tank Name : REG  
Substance :  
Install Date : 5/1/1984  
Comment : Removed

Distance: 0.229  
Direction: SE

120. THE SOUTHLAND CORP. 2331-25054  
1611 PACIFIC AVE  
Everett, WA 98201  
Site ID : 8635  
Tank Name : REG  
Substance : LEADED GASOLINE  
Install Date : 5/1/1984  
Comment : Removed

Distance: 0.229  
Direction: SE

121. THE SOUTHLAND CORP. 2331-25054  
1611 PACIFIC AVE  
Everett, WA 98201  
Site ID : 8635  
Tank Name : SNL  
Substance : UNLEADED GASOLINE  
Install Date : 5/1/1984  
Comment : Removed

Distance: 0.229  
Direction: SE

122. PROVIDENCE HOSPITAL  
916 PACIFIC ST  
Everett, WA 98206  
Site ID : 6181  
Tank Name : 2  
Substance : DIESEL  
Install Date : 1/1/1991  
Comment : Operational

Distance: 0.244  
Direction: SW

123. PROVIDENCE HOSPITAL  
916 PACIFIC ST  
Everett, WA 98206  
Site ID : 6181  
Tank Name : 4  
Substance : HEATING FUEL  
Install Date : 1/1/1970  
Comment : Exempt

Distance: 0.244  
Direction: SW

124. PROVIDENCE HOSPITAL  
916 PACIFIC ST  
Everett, WA 98206  
Site ID : 6181  
Tank Name : 1  
Substance :  
Install Date : 12/31/1964  
Comment : Closure in Process

Distance: 0.244  
Direction: SW

125. PROVIDENCE HOSPITAL  
916 PACIFIC ST  
Everett, WA 98206  
Site ID : 6181  
Tank Name : 3  
Substance : DIESEL  
Install Date : 9/18/1992  
Comment : Operational

Distance: 0.244  
Direction: SW

### Unlocatable Sites

Lists of contaminated sites from selected governmental sources were used for this report. Some of the sites reported on these lists are missing specific address information or other data necessary to locate the sites by the geocoding methods used. The following list of "unlocatable sites" is for your review and are not necessarily within ¼ to 1 mile of the site but could be.

Solid Waste Landfill (SWLF)						
ID #	Name	Address	City	Zip	Classification	Type
NSC4	CSR Associated	PO Box 2037	Everett	98203	Landfill	Inert/Demolition Waste Facility

Underground Storage Tanks (UST)								
SITE ID	NAME	ADDRESS	CITY	Zip	Comment	Tank Name	Install Date	Substance
11334	ALL FAB INC	BLDG C-19 PAINE FIELD	Everett	98204	Removed	2	12/31/64	UNLEADED GASOLINE
11334	ALL FAB INC	BLDG C-19 PAINE FIELD	Everett	98204	Removed	1	12/31/64	LEADED GASOLINE
4908	HAT ISLAND COMMUNITY INC	GEDNEY (HAT) I SECT 8 TWNSP 29N RNG	Everett	98201	Removed	#2	5/1/76	
4908	HAT ISLAND COMMUNITY INC	GEDNEY (HAT) I SECT 8 TWNSP 29N RNG	Everett	98201	Removed	#1	5/1/76	UNLEADED GASOLINE
11622	VOR AT PAINE FIELD	LONG 122 17 12 LAT 47 54 11	Everett	98201	Removed	-1	12/31/64	
9415	EVERETT WA LINE SEG 50 PRINTS 460-461	MP.37 2ND SUB PACIFIC DIV	Everett	98201	Removed	2	12/31/64	
9415	EVERETT WA LINE SEG 50 PRINTS 460-461	MP.37 2ND SUB PACIFIC DIV	Everett	98201	Removed	3	12/31/64	LEADED GASOLINE
9415	EVERETT WA LINE SEG 50 PRINTS 460-461	MP.37 2ND SUB PACIFIC DIV	Everett	98201	Removed	1	12/31/64	
9415	EVERETT WA LINE SEG 50 PRINTS 460-461	MP.37 2ND SUB PACIFIC DIV	Everett	98201	Removed	EVE-5	12/31/64	HEATING FUEL
9415	EVERETT WA LINE SEG 50 PRINTS 460-461	MP.37 2ND SUB PACIFIC DIV	Everett	98201	Removed	EVE-6	12/31/64	
9415	EVERETT WA LINE SEG 50 PRINTS 460-461	MP.37 2ND SUB PACIFIC DIV	Everett	98201	Removed	4	12/31/64	
2413	THUNDERBIRD AERO ENTERPRISES INC	N47 54 18 W122 16 30	Everett	98204	Unknown	11	12/31/64	AVIATION FUEL
2413	THUNDERBIRD AERO ENTERPRISES INC	N47 54 18 W122 16 30	Everett	98204	Unknown	12	12/31/64	AVIATION FUEL

## **EXPLANATION OF DATABASES SEARCHED**

### **FEDERAL NATIONAL PRIORITY LIST (NPL, Superfund)**

RMI conducts a database search to identify all NPL sites within 1.0 mile the subject property.

In the past, many people were less aware of how dumping chemical wastes might affect public health and the environment. On thousands of properties where such practices were intensive or continuous, the result was uncontrolled or abandoned hazardous waste sites, such as abandoned warehouses and landfills. Citizen concern over the extent of this problem led Congress to establish the Superfund Program in 1980 to locate, investigate, and clean up the worst sites nationwide. The EPA administers the Superfund program in cooperation with individual states and tribal governments.

Sites are listed on the National Priorities List (NPL) upon completion of Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and final placement of the site on the NPL after all comments have been addressed. Steps in this process include:

The NPL primarily serves as an information and management tool. It is part of the Superfund cleanup process. The NPL is updated periodically. Section 105(a)(8)(B) of CERCLA, as amended, requires that the statutory criteria provided by the HRS be used to prepare a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. This list, which is Appendix B of the National Contingency Plan (NCP), is the NPL.

The identification of a site for the NPL is intended primarily to guide EPA in: determining which sites warrant further investigation to assess the nature and extent of the human health and environmental risks associated with a site; identifying what CERCLA-financed remedial actions may be appropriate; notifying the public of sites EPA believes warrant further investigation; and serving notice to potentially responsible parties that EPA may initiate CERCLA-financed remedial action.

Inclusion of a site on the NPL does not in itself reflect a judgment of the activities of its owner or operator, it does not require those persons to undertake any action, nor does it assign liability to any person. The NPL serves primarily informational purposes, identifying for the States and the public those sites or other releases that appear to warrant remedial actions.

Source: Environmental Protection Agency  
National Priorities Sites (NPL Sites "Superfund" or "CERCLIS")  
Database Released: August 8, 2002  
RMI Updated: May 1, 2002 (New release data on backorder)

### **FEDERAL COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)**

RMI conducts a database search to identify all CERCLIS sites within 0.5 mile the subject property.

The list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

Source: Environmental Protection Agency  
Database Released: August 8, 2002  
RMI Updated: July 2002 (Update in progress)

### **FEDERAL CERCLIS "NO FURTHER REMEDIAL ACTION PLANNED" (NFRAP)**

RMI conducts a database search to identify all NFRAP sites within 1.0 mile of the subject property.

The Archive (NFRAP) database contains information on sites that have been removed and archived from the inventory of Superfund sites. Archive status indicates that to the best of the EPA's knowledge, Superfund has completed its assessment of a site and has determined that no further steps will be taken to list that site on the NPL.

Source: EPA  
Database Released: August 8, 2002  
RMI Updated: July 2002 (Update in progress)

**FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) CORRACTS TSD FACILITIES**

RMI conducts a database search to identify all RCRA CORRACTS TSD sites within 1.0 mile the subject property.

The database consists of Environmental Protection Agency's (EPA's) list of treatment, storage, or disposal facilities subject to corrective action under RCRA.

The EPA Office of Solid Waste (OSW) manages the Resource Conservation and Recovery Information System. RCRIS is a national program management and inventory system of RCRA hazardous waste handlers.

RCRIS captures identification and location data for all handlers and a wide range of information on TSDs regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities.

Source: Environmental Protection Agency Office of Solid Waste  
Database Released: April 2002  
RMI Updated: July 2002

**FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) NON-CORRACTS TSD FACILITIES**

RMI conducts a database search to identify all RCRA Non-Cortracts TSD sites within 0.5 mile the subject property.

Those facilities on which treatment, storage, and/or disposal (TSD) of hazardous wastes takes place, and defined and regulated by RCRA.

The EPA Office of Solid Waste (OSW) manages the Resource Conservation and Recovery Information System. RCRIS is a national program management and inventory system of RCRA hazardous waste handlers.

RCRIS captures identification and location data for all handlers and a wide range of information on TSDs regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities.

Source: Environmental Protection Agency Office of Solid Waste  
Database Released: April 2002  
RMI Updated: July 2002

**FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) GENERATORS LIST**

RMI conducts a database search to identify all RCRA Generators sites within 0.125 mile the subject property.

The list kept by EPA of those persons or entities that generate hazardous wastes as defined and regulated by RCRA.

The EPA Office of Solid Waste (OSW) manages the Resource Conservation and Recovery Information System. RCRIS is a national program management and inventory system of RCRA hazardous waste generators.

Source: Environmental Protection Agency Office of Solid Waste  
Database Released: April 2002  
RMI Updated: July 2002

**FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)**

RMI conducts a database search to identify all ERNS sites within 0.125 mile the subject property.

EPS's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Pars 302 and 355.

Source: Environmental Protection Agency  
Database Released: April 2002  
RMI Updated: July 2002

**CONFIRMED AND SUSPECTED CONTAMINATED SITES (CSCS; ALL SITES REPORTED EXCLUDING LUST)**

RMI conducts a database search to identify all Washington State Confirmed and Suspected Contaminated Sites within 1.0 mile of the subject property.

Washington State Department of Ecology Toxic Cleanup Program maintains a database of confirmed and suspected contaminated sites reported excluding LUST sites (see LUST below). The listed sites are assigned status codes that range from 1 to 8.

Site Status Codes: 1=Awaiting Site Hazard Assessment; 2=Ranked, Awaiting Remedial Action; 3=Remedial Action in Progress; 4=Independent Remedial Action; 5=Construction Completed, Operation and Maintenance Underway; 6=RA Completed, Conformational Monitoring Underway; 7=RA Conducted, residual contamination left on site; 8=RA and all activities completed (no monitoring).

Source: Washington State Department of Ecology Toxic Cleanups Program  
Database Released: May 29, 2002  
RMI Updated: July 2002

**STATE SOLID WASTE LANDFILLS (SWLF List)**

RMI conducts a database search to identify all State SWLF sites within 0.5 mile of the subject property.

Washington State Department of Ecology maintains the Washington State Solid Waste Facility Information Database. For each facility, the database contains information about location, owner, facility type, remaining capacity, etc. The database is updated annually.

Source: Washington State Solid Waste Facility Information Database  
Database Released: November 2001  
RMI Updated: July 2002

**STATE LEAKING UNDERGROUND STORAGE TANKS (LUST)**

RMI conducts a database search to identify all State LUST sites within 0.5 mile of the subject property.

A major source of groundwater pollution is leaking underground storage tanks. Washington State Department of Ecology maintains a database of known leaking underground tanks (LUST list). The LUST list identifies the medium affected and release status but not always the contaminant.

Source: Washington State Department of Ecology Toxic Cleanups Program  
Database Released: June 5, 2002  
RMI Updated: July 2002

**STATE UNDERGROUND STORAGE TANKS (UST)**

RMI conducts a database search to identify all UST sites within 0.25 mile of the subject property.

Washington State Department of Ecology maintains a statewide database of permitted underground tanks. The database includes such information as tank installation date, status (removed, closed in place, operational, etc.), tank material, substance stored (diesel, unladed gasoline, etc.), and capacity.

Source: Washington State Department of Ecology Toxic Cleanups Program  
Database Released: June 5, 2002  
RMI Updated: July 2002

## **APPENDIX C**

### **PREPARER'S RESUME AND CERTIFICATIONS**

**PROJECT PROFILE RESUME**  
**JENNIFER WOLFE, R.E.A.**

***Overview:***

Ms. Wolfe has 13 years of experience with environmental consulting, including Phase I and II Environmental Site Assessments (ESAs), Asbestos Surveys, O & M Plans, Asbestos Abatement Management and Air Monitoring, Project Design, Lead-Based Paint Surveys, Remediation, and Environmental Peer Review projects. Ms. Wolfe's experience with Phase I Environmental Site Assessments has involved working on vacant, residential, commercial, and industrial properties of all sizes. In addition to typical Phase I Assessment research, her site investigation work includes sampling soil, groundwater, potable water, suspect asbestos-containing materials, lead-based paint surfaces, formaldehyde concentrations, and radon levels. Ms. Wolfe's experience with asbestos surveys has included a variety of structures, including residential, commercial, industrial, recreational, underground utilities, and school buildings.

***Education:***

University of California at Santa Cruz

B.A Anthropology

***Professional Certifications:***

- OSHA-Certified 40-Hour training since 1991
- AHERA-Certified Building Inspector since 1990
- AHERA-Certified Management Planner since 1991
- AHERA-Certified Project Designer since 1994
- Certified Asbestos Worker (Department of Labor and Industries) since 1992
- Certified Asbestos Supervisor (Department of Labor and Industries) since 1992
- California Certified Asbestos Consultant since 1994
- California Registered Environmental Assessor since 1996

***Representative Project Experience:***

**Phase I Environmental Site Assessment – Norcore Plastics, Tacoma, WA**

Ms. Wolfe conducted a Phase I ESA for an industrial property that manufactures plastic tanks in Tacoma, Washington. In addition to the presence of an underground fuel tank, solvents, and resins on site, environmental concerns regarding this project included several known contaminated sites in the immediate vicinity. This project later went on to Phase II.

**Phase I Environmental Site Assessment – Marina Property, Tacoma, WA**

Conducted a Phase I ESA for an industrial property which houses a marine supply shop, truck and equipment repair shop, and a ship building facility. This site is located near Washington's Tacoma Tideflats, known to be a National Priority List (NPL) Site due to industrial waste discharges into Commencement Bay.

**Phase I Environmental Site Assessment – Chevron Station, Olympia, WA**

Prior to sale of this gasoline station property, Ms. Wolfe conducted a Phase I ESA of the 1965 vintage station. Environmental concerns included the presence of USTs and hydraulic hoists; however, based on review of previous subsurface environmental work conducted on site, it was concluded that no further action was necessary.

**Ten Phase I Environmental Site Assessments – Gasoline Stations in Western WA**

Ms. Wolfe was subcontracted by another firm to conduct environmental site assessments of 10 separate gasoline stations in Western Washington, and assisted in the research for 54 other gasoline station properties in Washington, Oregon, Idaho, Nevada, and California. The 64 Phase I reports were required under a rush order for tax purposes, and in addition to completing 10 of the projects in their entirety, Ms. Wolfe was instrumental in the environmental research leading to completion of each of the 64 projects.

**Phase I ESA/Asbestos Survey – City Block, Aberdeen, WA**

Conducted a Phase I ESA and Asbestos Survey of an entire city block in downtown Aberdeen, Washington scheduled for demolition/renovation as part of a city up-grade plan. Environmental issues included the presence of undocumented underground storage tanks (USTs) and the presence of asbestos within the buildings. Phase II subsurface exploration later revealed contaminated soil in the vicinity of a UST which had not been removed. Historical information on the property dated back to the early 1900s.

**Phase I ESA – Transmitter Station, WA**

Conducted Phase I ESAs of two radio transmitter stations, which included evaluating the potential for PCB contamination due to the use of capacitors on site.

**Phase I ESA/Asbestos Survey/Lead Paint Survey – Truck Repair Facility, Tukwila, WA**

Conducted a Phase I ESA, Asbestos and Lead-Based Paint Survey of a truck repair facility, formerly utilized as a gasoline station. Site concerns included an on-site leaking heating oil tank, potential leaks from 12 hydraulic hoist pits, the potential presence of USTs associated with the former gasoline station for which there were no permits, an adjacent LUST site, and an on-site oil/water separator.

**Limited Phase II ESA – Dry Cleaning Facilities, Enumclaw, WA**

Obtained soil samples from directly beneath the concrete foundations in the dry cleaning equipment room of a dry cleaning facility for TCE analysis. Results of the analysis revealed elevated concentrations of the dry cleaning chemical, and further characterization and remediation are now pending.

**Phase I /Limited Phase II ESA/Asbestos Survey – Shopping Center, Bothell, WA**

Conducted an extensive Phase I ESA of a shopping center. Study included historical and current research of property and surrounding area, asbestos bulk sampling, air emissions sampling for asbestos, surficial soil sampling, formaldehyde sampling, and radon sampling.

**Phase I/II ESA – Rental Equipment Facility, Arlington, WA**

Performed a Phase I and Phase II ESA of an equipment rental facility in Arlington, WA. Concerns included the presence of an improperly stored heating oil tank, the former presence of a gasoline station adjacent to the site, and storage of heavy rental equipment on an unpaved surface. Phase II work included soil and groundwater sampling and recommendations for avoiding future environmental problems.

**Independent Remedial Action Plan (IRAP), Freight Company, Tukwila, WA**

Following removal of an underground storage tank where contaminated soils were encountered, Ms. Wolfe was hired to oversee remediation of the contaminated soils and write an Independent Remedial Action Plan for Ecology review. Additional work included conferences and meetings with Ecology to acquire a No Further Action (NFA) status.

**Asbestos Survey, Regional Shopping Center, Tacoma, WA**

Ms. Wolfe conducted an asbestos survey for a large regional shopping center scheduled for demolition in Tacoma, Washington. The survey encompassed six buildings (a movie theater, several restaurants, and commercial tenants), three of which were multi-unit buildings.

**Asbestos Survey – McChord Air Force Base, Tacoma, WA**

Performed a limited sampling project which involved obtaining samples of suspect asbestos-containing insulation and pipe lagging materials on underground steam pipes.

**Asbestos/Lead-Based Paint Survey, Port Orchard, WA**

Conducted a large asbestos and lead-based paint survey on 44 structures (residential structures and outbuildings) prior to demolition of the buildings. Survey was conducted to meet the requirements for compliance based on local, state, and federal regulations.

**Asbestos/Lead-Based Paint Survey – Manufacturing Plant, Snohomish County**

Conducted an asbestos and lead-based paint survey on two manufacturing buildings located in unincorporated Snohomish County for future demolition and construction of a detention pond for storm water management by Snohomish County Public Works.

**Asbestos Project – Bangor Naval Base, Subbase Bangor, WA**

Ms. Wolfe was the project manager for a large asbestos project which included conducting a survey of 95 units (approximately 1,250 samples) including housing, kitchen and bathrooms (Remodel Project FY-97). Ms. Wolfe wrote the asbestos abatement specifications as required for removal of asbestos-containing materials which would be disturbed during renovation activities at the site. The specifications were based on federal regulations, Navy regulations, as well as regulations set forth by the Puget Sound Air Pollution Control Agency (PSAPCA), and the Washington State Department of Labor and Industries (L&I).

**Asbestos/Lead-Based Paint Survey – Fort Lewis Army Base, Fort Lewis, WA**

Completed Asbestos and Lead-Based Paint Surveys on numerous housing and communal areas of the Fort Lewis Army Base slated for renovation. Surveys included obtaining samples of suspect asbestos-containing materials for analysis, and obtaining samples of painted surfaces for lead analysis. Ms. Wolfe wrote reports which included results of the analysis, recommendations for removal of contaminated materials, and site plans indicating locations and quantities of materials.

**Asbestos Survey – Residential & Commercial Buildings, Mount Vernon, WA**

Ms. Wolfe was the project manager for a large asbestos project which included approximately 30 residential, commercial, and warehouse structures in Mount Vernon. The Asbestos Surveys were conducted prior to demolition of the buildings, which were located within the flood plain. Survey included a variety of materials within the structures, each of which were built between the late 1800s and the mid 1900s.

**Asbestos/Lead-Based Paint Survey – Residential Buildings, Snohomish, WA**

Conducted Asbestos and Lead-Based Paint Surveys for several residential buildings situated in a flood plain along the Snohomish River. The project was conducted in four phases, and three separate reports were issued at the request of the client.

**Asbestos/Lead-Based Paint/PCB Survey/Air Monitoring – Frye Art Museum, Seattle, WA**

During an expansion project for the Frye Art Museum, Ms. Wolfe completed a comprehensive Asbestos, Lead-Based Paint, and PCB Ballast Survey of the museum building. Subsequent plans then included the demolition of several houses in the block to allow for a greater expansion of the museum. Additional asbestos sampling was conducted at each of the houses to facilitate these plans. Air monitoring was then conducted during the asbestos abatement project.

**Asbestos/Lead-Based Paint Survey – Deep Springs College, Inyo County, CA**

Conducted a comprehensive Asbestos and Lead-Based Paint Survey of the main building (early 1900s vintage) at Deep Springs College in California prior to a large-scale renovation project at the college. Discreet sampling was conducted to best preserve the historical value and charm of the building.

**Phase I/Asbestos Survey – Properties in Bothell, WA, City of Bothell Parks Department**

Conducted several Phase I ESAs and Asbestos Surveys of undeveloped, wooded, residential, and commercial lots considered for city parks.

**Hazardous Materials Abatement – Meadowdale High School, Edmonds, WA**

Assisted in the hazardous materials abatement for the \$22 million remodel of Meadowdale High School in the Edmonds School District (ESD). Participated in a survey of the school for asbestos-containing materials, lead-based paint, PCBs, and other potentially hazardous materials, and helped develop a construction cost estimate for the ESD. This survey information was used to prepare bid documents of the hazardous materials abatement work.

**Hazardous Materials Survey – Fulmer Hall/Annex Renovation Project, WSU, Pullman, WA**

Provided various environmental services for renovation of the University's chemistry department facility. Work involved several phases, including: hazardous materials inventory of the building including surveys for asbestos, lead-based paint, chemical hazards, and heavy metals; preparation of a health and safety plan for the renovation work dealing with the identified hazardous materials for inclusion into the bid documents for the project; and preparation of a hazardous materials management plan, including an Asbestos Operations and Maintenance Plan, also for inclusion with the project bid documents.