

10/19/2022

BAYWOOD INDUSTRIAL LLC  
1801 W VALLEY HIGHWAY N, STE 101  
AUBURN, WA 98001

**Subject: ERTS INSPECTION REPORT**

**INSPECTION REPORT:**

Assessor Pin: 29050700100300  
Site Name: BAYWOOD INDUSTRIAL  
Site Location: 200 W MARINE VIEW DR  
Inspection Date: 10/12/2022

**Background:**

This is inspection report #3. On Tuesday, September 28, 2022, City of Everett Surface Water Management (SWM) staff received a notification from the Washington State Department of Ecology's Environmental Report Tracking System (ERTS) regarding the potential contamination of your facility's stormwater system (ERTS Incident# 717929). Per the ERTS notification, a State Ecology inspector smelled a noticeable petroleum odor and witnessed a visible sheen on the water being purged from the Baywood site's stormwater system. Additionally, State Ecology staff found it odd that the stormwater pumps turned on during their inspection due to currently dry weather conditions.

**Inspections/ Observations:**

On Wednesday, October 12, 2022, SWM staff (Cindy Cullen and Devin Bradford) went to the Baywood site, to evaluate which outfall was associated with the pump station's force main and which outfall was connected to the pump station's gravity overflow. Immediately upon arrival, SWM staff noticed that the most inland catch basin was purging water (see photos 1 & 2). SWM staff immediately walked over to the outfall to see if we could detect a petroleum smell or see a visible sheen. SWM staff did not smell any petroleum odor during or immediately after the pump station purge. Additionally, no sheen was immediately observed. SWM staff also observed an almost vinegar-type smell coming from inside the pump station. An in-situ conductivity measurement from the CB associated with the pump station's force main was taken, with a field measurement of >1900 us/cm.

SWM's field inspection verified that the two outfalls appear to have been switched, per what is shown on the site's construction plans. Per the site plans, the force main was supposed to be the most seaward discharge location and the gravity overflow outfall was supposed to be the most inland. However, field observations have shown that CB #1 and #36 are opposite of what is shown on the plans.

SWM staff returned to the outfall connected to the pump station's force main to collect a water quality sample from the purging discharge roughly 30 minutes later from the original visit. Upon returning to this outfall, SWM staff noticed that there was a visible sheen inside the catch basin. SWM staff collected a water quality sample for analysis at the Everett Environmental Lab. SWM staff collected samples for oil and grease, metals, and ammonia analysis. Results from this analysis are not yet available.



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Everett, WA 98201



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everettwa.gov/pw

Devin Bradford  
Surface Water Inspector



3200 Cedar Street  
Everett, WA 98201

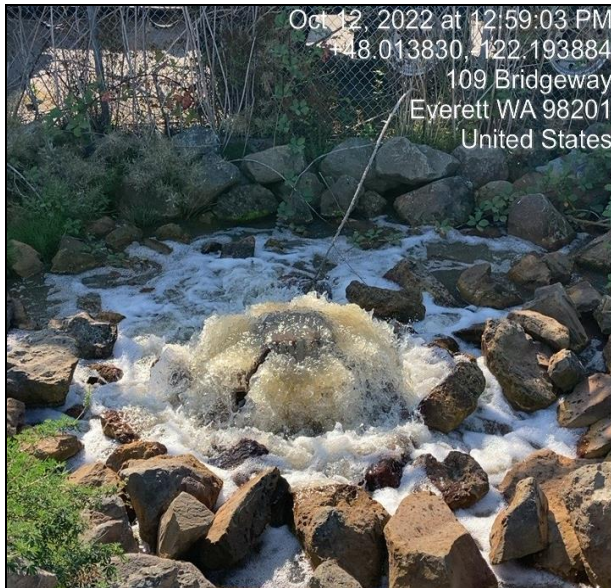


425.257.8810  
8am-12pm, 1pm-3pm

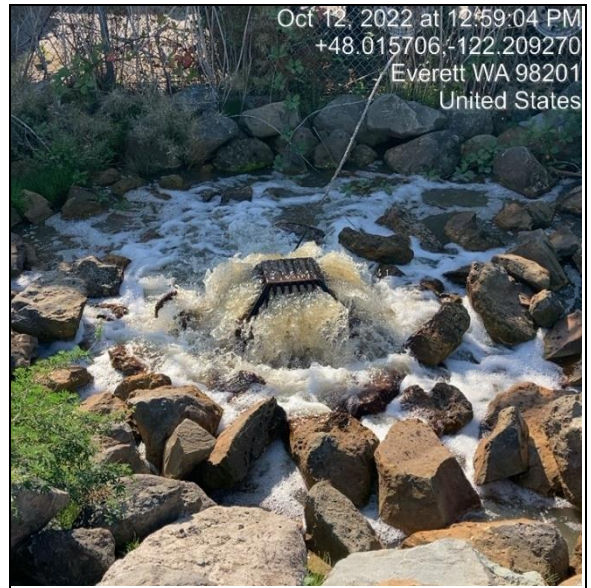


PermitServices@everettwa.gov  
everettwa.gov/permits

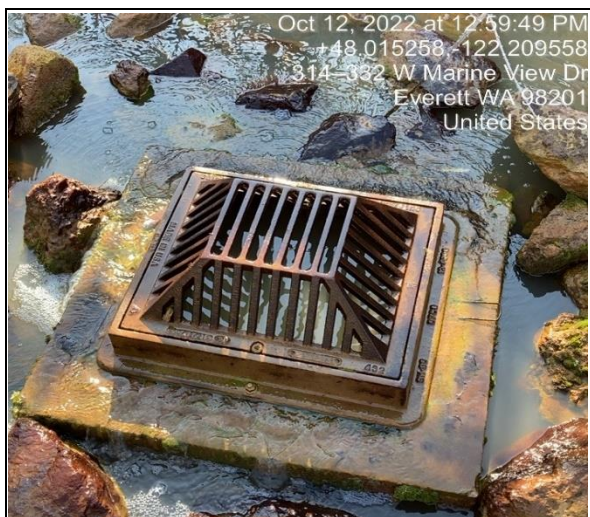
**Inspection Report Photos – 200 W Marine View Dr (Baywood) -10/12/2022**



1. Water purging from the most inland catch basin. It appears that the pump station discharge to CB 1 is on the opposite side than what is shown on the plans.



2. Water purging from the most inland catch basin. It appears that the pump station discharge to CB 1 is on the opposite side than what is shown on the plans.

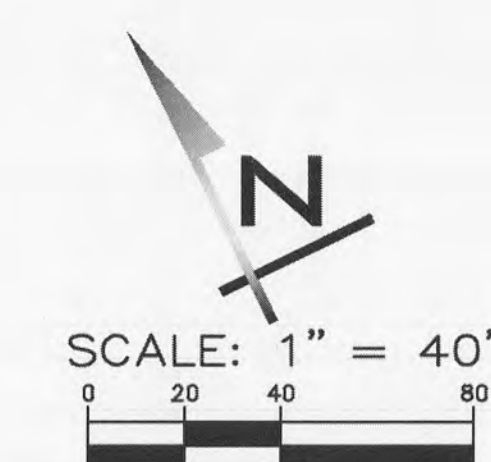


3. The end of the pump station purging process. SWM staff did not notice a petroleum smell, however, a small sheen was visible inside the catch basin approximately 30 minutes after this photo was taken.



4. SWM staff measured the conductivity of this CB after the purging process at >1900 us/cm. SWM staff pulled a water quality sample from this catch basin for Oil and Grease, Metals, and Ammonia-N. Currently waiting on the lab results.



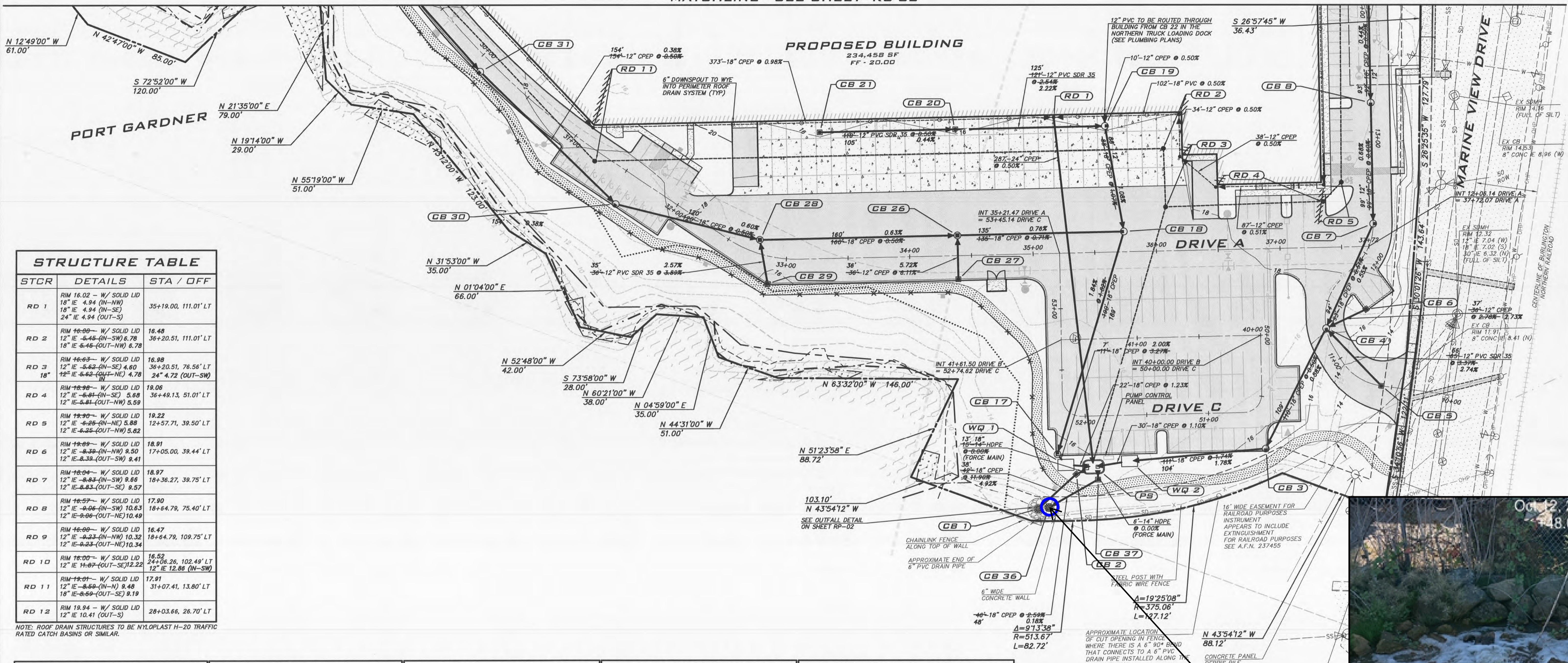


**BLUELINE**  
 25 CENTRAL WAY, SUITE 400,  
 KIRKLAND, WA 98033  
 P: 425.216.4051 F: 425.216.4052  
 WWW.THEBLUELINEGROUP.COM

SCALE:  
 AS NOTED  
 PROJECT MANAGER:  
 CHRIS MILLER, PE  
 PROJECT ENGINEER:  
 JON KCEPFGEN, PE  
 DESIGNER:  
 SHAWN COOPER  
 ISSUE DATE:  
 4/25/2022

NO	DATE	BY	CHK	REVISIONS	QTY	COMMENTS
1	4/21					

MATCHLINE - SEE SHEET RS-02

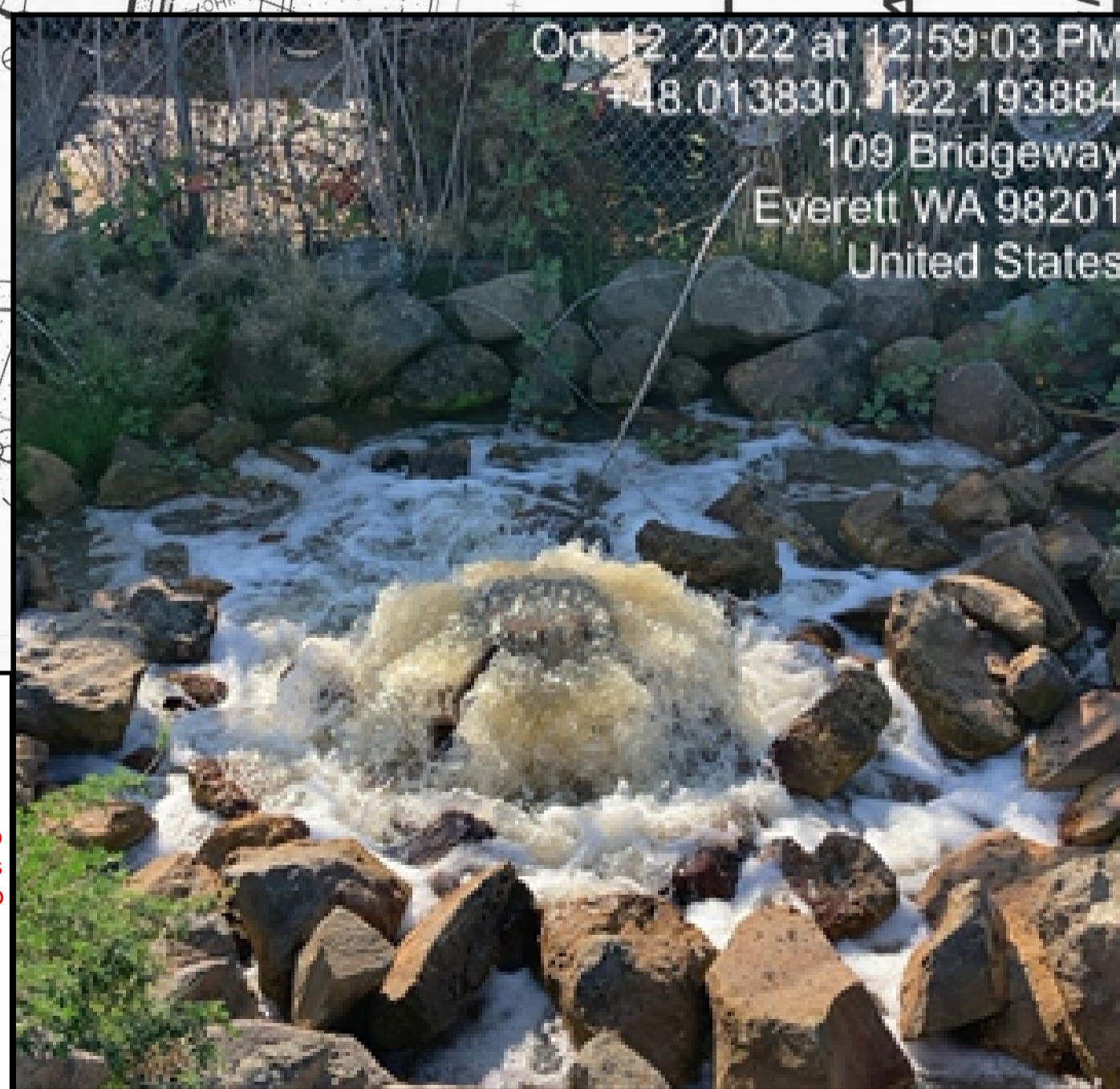


STCR	DETAILS	STA / OFF
RD 1	RIM 16.02 - W/ SOLID LID 18" IE 4.94 (N-NW) 18" IE 4.94 (N-SE) 24" IE 4.94 (OUT-S)	35+19.00, 111.01' LT
RD 2	RIM 16.00 - W/ SOLID LID 12" IE 5.45 (N-SW) 6.78 18" IE 5.45 (OUT-NW) 6.78	16.48 36+20.51, 111.01' LT
RD 3	RIM 16.63 - W/ SOLID LID 12" IE 5.62 (N-SE) 4.60 18" IE 5.62 (OUT-NE) 4.78	16.98 36+20.51, 76.56' LT 24" 4.72 (OUT-SW)
RD 4	RIM 18.90 - W/ SOLID LID 12" IE 5.81 (N-SE) 5.88 12" IE 5.81 (OUT-NW) 5.59	19.06 36+49.13, 51.01' LT
RD 5	RIM 19.90 - W/ SOLID LID 12" IE 6.25 (N-NE) 5.88 12" IE 6.25 (OUT-NW) 5.82	19.22 12+57.71, 39.50' LT
RD 6	RIM 19.89 - W/ SOLID LID 12" IE 8.39 (N-NW) 9.50 12" IE 8.39 (OUT-SW) 9.41	18.91 17+05.00, 39.44' LT
RD 7	RIM 18.04 - W/ SOLID LID 12" IE 8.83 (N-SW) 9.66 12" IE 8.83 (OUT-SE) 9.57	18.97 18+36.27, 39.75' LT
RD 8	RIM 18.57 - W/ SOLID LID 12" IE 9.06 (N-SW) 10.63 12" IE 9.06 (OUT-NE) 10.49	17.90 18+64.79, 75.40' LT
RD 9	RIM 16.00 - W/ SOLID LID 12" IE 9.23 (N-NW) 10.32 12" IE 9.23 (OUT-NE) 10.34	16.47 18+64.79, 109.75' LT
RD 10	RIM 18.00 - W/ SOLID LID 12" IE 11.07 (OUT-SE) 12.22	16.52 24+06.26, 102.49' LT 12" IE 12.86 (N-SW)
RD 11	RIM 17.07 - W/ SOLID LID 12" IE 8.50 (N-N) 9.48 18" IE 8.50 (OUT-SE) 9.19	17.91 31+07.41, 13.80' LT
RD 12	RIM 19.94 - W/ SOLID LID 12" IE 10.41 (OUT-S)	28+03.66, 26.70' LT

NOTE: ROOF DRAIN STRUCTURES TO BE NYLOPLAST H-20 TRAFFIC RATED CATCH BASINS OR SIMILAR.

STCR	DETAILS	STA / OFF	STCR	DETAILS	STA / OFF	STCR	DETAILS	STA / OFF	STCR	DETAILS	STA / OFF	STCR	DETAILS	STA / OFF			
CB 1	RIM 12.18 - TYPE II-54" W/ GRATED LID BUBBLE UP OUTFALL WITH BIRDCAE RACK 18" IE 5.18 (N-E) 8.19	12.33 52+08.87, 81.95' LT	CB 9	RIM 17.70 - TYPE II-48" W/ GRATED LID 18" IE 9.08 (N-NE) 18" IE 9.08 (OUT-SW) 14+15.66, 0.00' 9.31 9.26	17.71 5.24	CB 17	RIM 15.83 - TYPE II-48" W/ GRATED LID 15.74 18" IE 5.30 (N-NE) 5.28 18" IE 5.30 (OUT-S) 52+09.24, 34.93' LT DOWNTURNED ELBOW	17.71 5.24	CB 25	RIM 15.90 - TYPE I 15.85 W/ GRATED LID 14.32 12" IE 13.40 (OUT-SE) 23+33.77, 101.75' LT	15.85 14.32	CB 33	RIM 16.30 - TYPE I 17.44 W/ GRATED LID 12" IE 13.10 (N-N) 13.40 12" IE 13.10 (OUT-S) 13.38	17.44 13.40 13.38	CB 39	RIM 17.70 - TYPE I 17.77 W/ GRATED LID 12" IE 13.10 (N-N) 13.40 12" IE 13.10 (OUT-S) 13.38	17.77 13.40 13.38
CB 2	RIM 15.51 - TYPE I-L W/ GRATED LID 14" IE 13.10 (N-E) 12" IE 13.10 (OUT-W) 15.45	52+04.31, 47.46' LT 10.05	CB 10	RIM 16.00 - TYPE II-48" W/ GRATED LID 18" IE 9.08 (N-N) 18" IE 9.08 (OUT-SW) 17.77 10.02 9.95	17.77 10.02 9.95	CB 18	RIM 16.25 - TYPE II-48" W/ GRATED LID 16.38 18" IE 9.08 (N-NW) 9.83 18" IE 9.08 (N-SW) 9.74 18" IE 9.08 (OUT-SE) 9.85	16.38 9.83 9.74 9.85	CB 26	RIM 16.25 - TYPE II-48" W/ GRATED LID 16.75 18" IE 9.08 (N-NW) 9.85 18" IE 9.08 (N-SW) 9.74 18" IE 9.08 (OUT-SE) 9.85	16.75 9.85 9.74 9.85	CB 34	RIM 17.00 - TYPE I 16.99 W/ GRATED LID 12" IE 13.10 (N-NE) 13.87 12" IE 13.10 (OUT-S) 13.87	16.99 13.87 13.87	CB 40	RIM 17.00 - TYPE I 16.99 W/ GRATED LID 12" IE 13.10 (N-NE) 13.87 12" IE 13.10 (OUT-S) 13.87	16.99 13.87 13.87
CB 3	RIM 15.00 - TYPE II-48" W/ GRATED LID 18" IE 7.01 (N-NE) 8.91 18" IE 7.01 (OUT-W) (W) DOWNTURNED ELBOW 15.59	50+66.10, 33.00' LT 6.97	CB 11	RIM 16.15 - TYPE II-48" W/ GRATED LID 10.93 12" IE 10.83 (N-NW) 12" IE 10.83 (N-NE) 18" IE 10.83 (OUT-S) 16.35 17+17.87, 0.00' 10.95 10.88	16.35 10.95 10.88	CB 19	RIM 15.90 - TYPE II-48" W/ GRATED LID 15.83 12" IE 9.70 (N-NW) 9.83 12" IE 9.70 (N-NE) 9.81 18" IE 9.70 (OUT-S) 9.83	15.83 9.83 9.81 9.83	CB 27	RIM 16.20 - TYPE I 16.36 W/ GRATED LID 12" IE 12.00 (OUT-NE) 11.80 34+38.95, 19.26' RT	16.36 11.80	CB 35	RIM 16.70 - TYPE I 16.74 W/ GRATED LID 12" IE 14.20 (OUT-SW) 14.34	16.74 14.34	CB 41	RIM 16.70 - TYPE I 16.74 W/ GRATED LID 12" IE 14.20 (OUT-SW) 14.34	16.74 14.34
CB 4	RIM 16.19 - TYPE II-54" W/ SOLID LOCKING LID 18" IE 7.36 (N-NE) 7.57 12" IE 7.01 (N-S) 7.71 12" IE 12.00 (N-S) 11.87 18" IE 7.01 (OUT-SW) 7.54	15.88 11+27.48, 0.00'	CB 12	RIM 15.50 - TYPE I 15.36 W/ GRATED LID 12" IE 13.50 (OUT-SW) 17.31, 93.41, 71.71' RT 11.84	15.36 11.84	CB 20	RIM 15.90 - TYPE I 15.85 W/ GRATED LID 12.67 12" IE 12.00 (N-NW) 12" IE 12.00 (OUT-SE) 12.61 34+38.95, 103.01' LT	15.85 12.67 12.61	CB 28	RIM 16.20 - TYPE I 16.36 W/ SOLID LOCKING LID 18" IE 10.80 (N-NW) 12" IE 10.80 (N-S) 18" IE 10.80 (OUT-SE) 11.80 32+34.32, 10.88' LT	16.36 10.88 10.95 10.85	CB 36	RIM 16.10 - TYPE I-L 12.54 W/ GRATED LID 18" IE 9.31 (N-E) 8.59	12.54 8.59	CB 42	RIM 15.90 - TYPE I-L 12.54 W/ GRATED LID (DIP CB) 14" IE 10.50 (N-NE) 12.50 18" IE 10.50 (OUT-W) 12.40	12.54 12.50 12.40
CB 5	RIM 12.30 - TYPE I 11.80 W/ GRATED LID 12" IE 10.00 (OUT-N) 9.52	10+58.43, 0.00'	CB 13	RIM 15.90 - TYPE I 15.83 W/ GRATED LID 12" IE 11.76 (N-NW) 12" IE 11.76 (OUT-SE) 19+05.79, 14.25' LT 11.84	15.83 11.84	CB 21	RIM 15.90 - TYPE I 15.85 W/ GRATED LID 13.13 12" IE 13.40 (OUT-SE) 33+29.16, 103.01' LT	15.85 13.13	CB 29	RIM 15.80 - TYPE I 15.88 W/ GRATED LID 12" IE 12.00 (OUT-N) 11.85	15.88 11.85	CB 37	RIM 15.75 - ONE-LIFT (SEE SHEET DT-01 FOR DETAIL) 18" IE 3.25 (N-NW) 18" IE 3.25 (N-E) 24" IE 3.50 (N-N) 14" IE 13.18 (OUT-W) 14" IE 10.50 (OUT-SW) 51+90.77, 52.08' LT	15.47 3.25 3.25 3.50 13.18 10.50	CB 43	RIM 15.75 - ONE-LIFT (SEE SHEET DT-01 FOR DETAIL) 18" IE 3.25 (N-NW) 18" IE 3.25 (N-E) 24" IE 3.50 (N-N) 14" IE 13.18 (OUT-W) 14" IE 10.50 (OUT-SW) 51+94.18, 41.58' LT	15.47 3.25 3.25 3.50 13.18 10.50
CB 6	RIM 16.00 - TYPE I 17.38 W/ GRATED LID 12" IE 13.00 (OUT-W) 12.86	11+60.69, 31.26' RT	CB 14	RIM 16.40 - TYPE I 16.10 W/ GRATED LID 12" IE 12.45 (N-NW) 12" IE 12.45 (OUT-SE) 20+44.79, 14.25' LT 12.54 12.51	16.10 12.54 12.51	CB 22	RIM 15.90 - TYPE I 15.83 W/ GRATED LID 12.34 12" IE 11.95 (N-NW) 12" IE 11.95 (OUT-SE) 19+27.52, 101.75' LT 12.24	15.83 12.34 11.95 11.81	CB 30	RIM 16.20 - TYPE II-48" W/ GRATED LID 16.97 12" IE 11.20 (N-N) 11.61 18" IE 11.20 (OUT-SE) 11.61	16.97 11.61 11.61	CB 38	RIM 15.90 - TYPE I 15.83 W/ GRATED LID 12" IE 11.95 (N-NW) 12" IE 11.95 (OUT-SE) 19+27.52, 101.75' LT 12.24	15.83 12.34 11.95 11.81			
CB 7	RIM 16.00 - TYPE II-48" W/ GRATED LID 18" IE 8.62 (N-NE) 18" IE 8.62 (OUT-SW) 17.98 12+25.12, 0.00' 8.12 8.09	(NOT ASBUILT)	CB 15	RIM 16.40 - TYPE I 16.10 W/ GRATED LID 12" IE 12.45 (N-NW) 12" IE 12.45 (OUT-SE) 22+00.60, 14.25' LT 11.84 13.22	16.10 11.84 13.22	CB 23	RIM 15.90 - TYPE I 15.83 W/ GRATED LID 13.76 12" IE 11.95 (N-NW) 12" IE 11.95 (OUT-SE) 20+44.79, 101.75' LT 12.78	15.83 13.76 11.95 11.81	CB 31	RIM 16.20 - TYPE II-48" W/ GRATED LID 17.38 12" IE 11.20 (N-N) 12.19 12" IE 11.20 (OUT-S) 12.19	17.38 12.19 12.19	CB 39	RIM 15.90 - TYPE I 15.83 W/ GRATED LID 12" IE 11.95 (N-NW) 12" IE 11.95 (OUT-SE) 20+44.79, 101.75' LT 12.78	15.83 13.76 11.95 11.81			
CB 8	RIM 18.00 - TYPE II-48" W/ GRATED LID 18" IE 8.62 (N-NE) 18" IE 8.62 (OUT-SW) 13.88 23+23.97, 0.00' 8.85 8.79		CB 16	RIM 16.40 - TYPE I 15.89 W/ GRATED LID 12" IE 12.45 (N-NW) 12" IE 12.45 (OUT-SE) 23+33.74, 14.25' LT	15.89 13.88	CB 24	RIM 15.90 - TYPE I 15.83 W/ GRATED LID 12" IE 12.73 (N-NW) 12" IE 12.73 (OUT-SE) 22+00.60, 101.75' LT 13.59	15.83 13.59	CB 32	RIM 16.00 - TYPE I 16.71 W/ GRATED LID 12" IE 12.74 (N-N) 13.02 12" IE 12.74 (OUT-S) 13.02	16.71 13.02 13.02	CB 40	RIM 15.90 - TYPE I 15.83 W/ GRATED LID 12" IE 11.95 (N-NW) 12" IE 11.95 (OUT-SE) 20+44.79, 101.75' LT 12.78	15.83 13.76 11.95 11.81			

On Wednesday, October 12, 2022, SWM staff (Cindy Cullen and Devin Bradford) went to the Baywood site to evaluate which outfall was associated with the pump station's force main, and which outfall is connected to the pump station's gravity overflow. Immediately upon arrival, SWM staff noticed that the most inland catch basin was purging water (see photo). SWM's field inspection verified that the two outfalls appear to have been switched, per what is shown on the site's construction plans. Per the site plans, the force main was supposed to be the most seaward discharge location, and the gravity overflow outfall was supposed to be the most inland. However, field observations have shown that CB #1 and #36 are opposite of what is shown on the plans. SWM staff collected water quality samples for oil and grease, metals, and ammonia analysis from this catch basin.



**RECORD DRAWING**  
**UNDERGROUND UTILITY NOTE**  
 UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

3/11/21  
 JOB NUMBER:  
**18-137**  
 SHEET NAME:  
**RS-01**  
 SHT **12** OF **20**