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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
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September 10, 2025

Dave Graef
Skotdal Real Estate
1604 Hewitt Avenue, Suite 200
Everett, WA 98201
(dave.graef@skotdal.com)

Re: Response to Ecology's Request for Evaluation of Trichloroethylene Risks at the Following Site:

Site name: Skotdal Enterprises
Site address: 1419 Avenue D, Snohomish, Snohomish County
Facility/Site ID: 12775192
Cleanup Site ID: 4313

Dear Dave Graef:

Ecology appreciates your responsiveness to our letter to you, dated March 25, 2025. In this letter, we requested an evaluation of potential risks of short-term trichloroethylene (TCE) toxicity at the Skotdal Enterprises cleanup site (Site). We received a Focused Vapor Intrusion Assessment Letter dated July 24, 2025 from J.S. Held. This report documents the actions you took and the results of your evaluation.

Your report included an assessment of TCE vapor intrusion in the tenant spaces Enchanted Little Forest (ELF) daycare center, the U.S. Postal Service building, Snohomish Dog Spaw, the UPS Store, El Paraiso Mexican Grill, Bliss Small Batch Creamery, and Key Bank. The maximum concentration of TCE in sub-slab soil gas was 24 $\mu\text{g}/\text{m}^3$, in sample VP-6 collected from the southeast corner of the building housing El Paraiso Mexican Grill. This concentration is below the 250 $\mu\text{g}/\text{m}^3$ screening level for non-residential short-term vapor intrusion. Two additional samples, VP-1 located within the ELF childcare center and KB-VP2 located in the Key Bank building, returned TCE sub-slab soil gas concentrations of 2 and 2.4 $\mu\text{g}/\text{m}^3$, respectively. Concentrations of TCE in the remaining sample locations were below the laboratory reporting limits.

Next Steps

From the results in your report, Ecology concurs that there is not a current risk of short-term TCE toxicity at this Site. No further action is needed from you at this time with regard to short-term TCE toxicity. Please note that additional work may be needed to complete the overall vapor intrusion assessment for the Site.

If, in the future, new information indicates a change in the Site conditions (for example, a change in the usage of the Site or discovery of contamination in a new area), we may request a reevaluation of short-term TCE toxicity.

Thank you again for your prompt and thorough response. If you have any questions, please feel free to reach out to me at david.unruh@ecy.wa.gov or 206-459-6287.

Sincerely,



David Unruh, LHG
VCP Coordinator
Toxics Cleanup Program, NWRO

cc: Andrew Skotdal, Skotdal Real Estate (Andrew.skotdal@skotdal.com)
Nick Treat, VCP Unit Manager (nick.treat@ecy.wa.gov)