



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 608812
Parcel #(s): 00645171801200 & 00645171801000
County: Snohomish
FSID #: 21867
CSID #: 12874

SITE INFORMATION

Site Name (Name over door): Skotdal Property	Site Address (including City, State and Zip): 1501 1503 Pacific Ave Everett, WA 98206	Phone/email:
Site Contact, Title, Business: Gary Galloway, LHG, CHMM, REA Galloway Environmental, Inc	Site Contact Address (including City, State and Zip): 3102 220th PI SE Sammamish, EA 98075	Phone/email: (425) 688-8852
Site Owner, Title, Business: Skotdal Prime Properties II, LLC	Site Owner Address (including City, State and Zip): PO Box 5267 Everett, WA 98206	Phone/email:
Site Owner Contact, Title, Business: Art Skotdal	Site Owner Contact Address (including City, State and Zip): 2702 Colby Ave, Ste 1200 Everett, WA 98206	Phone/email: (425) 252-5400
Previous Site Owner(s):	Additional Info:	
Alternate Site Name(s): Greyhound Building	Additional Info:	

Latitude (Decimal Degrees):	47.97679
Longitude (Decimal Degrees):	-122.20953

INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: <u>10/13/08 11:30 AM</u>	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs taken? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input checked="" type="checkbox"/> List MTCA ISIS (not from LUST)
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

Phase I and Phase II Investigation of the site discovered surface contamination of the soil. During excavation to remove known petroleum contaminated soils, an abandoned tank was discovered. Tank was empty and intact with no obvious holes. Contamination was above the tank, not below it.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Large excavation at the site. Depth of the hoe was 20' to 22'. At that depth encountered hard pan and migration of contamination ended. Removed and exported 3,000 tons of soils since project began. Site remains contaminated by Gasoline, Benzene and Ethylbenzene above cleanup levels. Galloway's Interim Report indicates that future removal of remaining / residual concentrations above MTCA CULs will be necessary. Recommend listing.

Investigator: John Bails	Date Submitted: 10/13/2008
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OBSERVATIONS

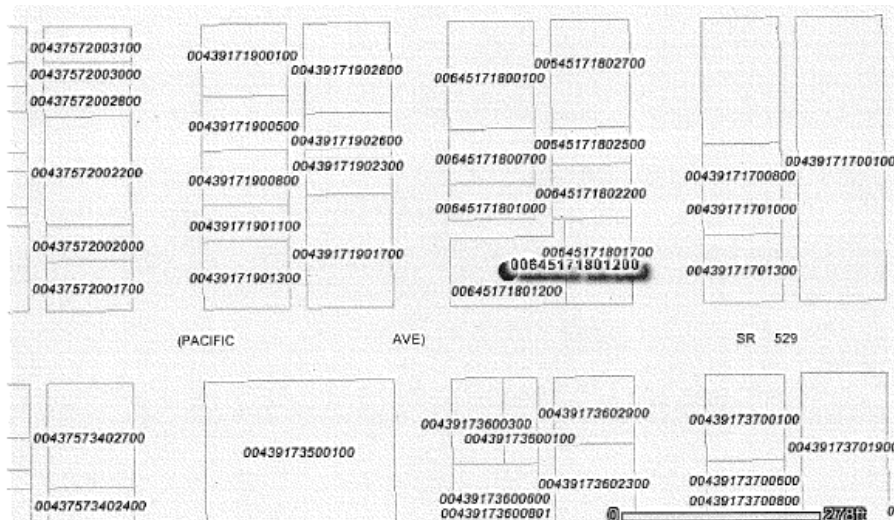
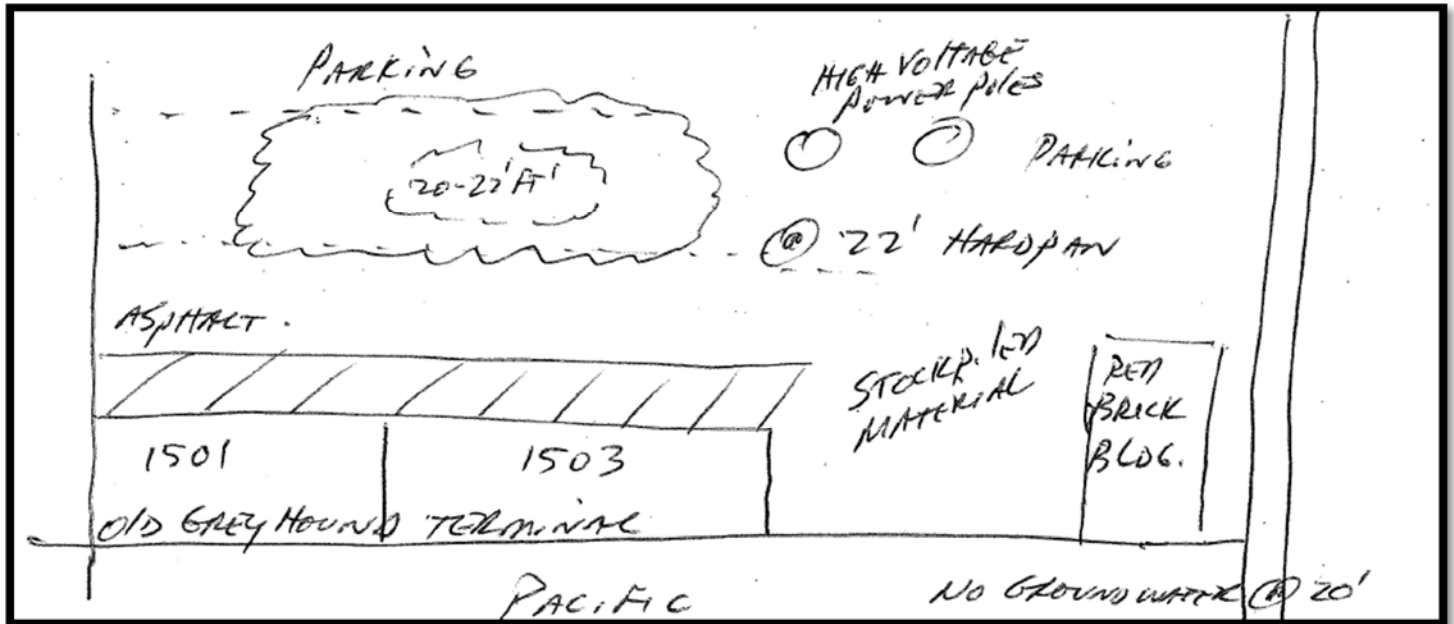
Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

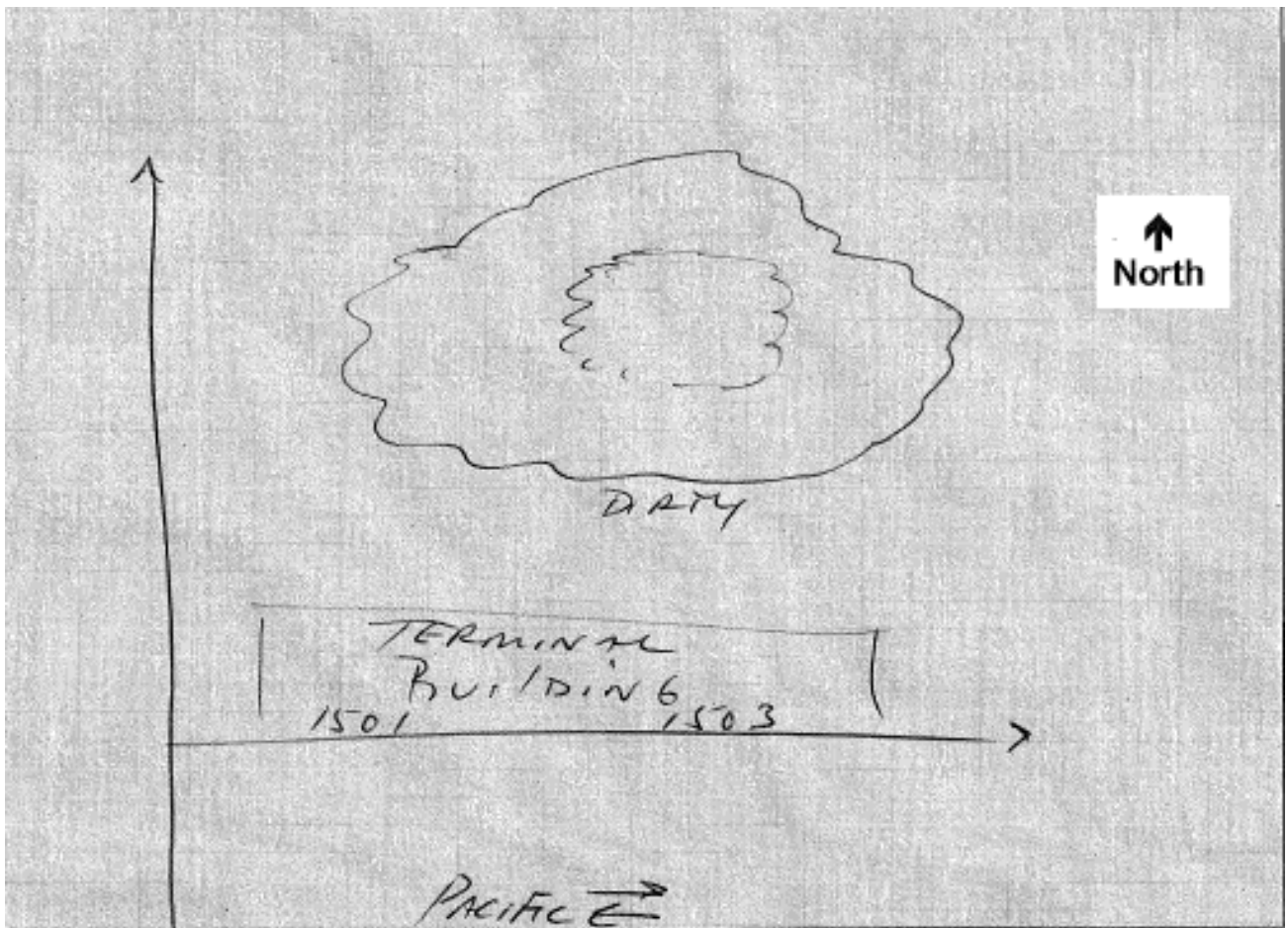
Documents reviewed:

- Underground Storage Tank Decommissioning and Site Assessment Report, WDOE LUST Notification # 608812: Skotdal Property, 1503 Pacific Avenue, Everett, WA. Galloway Environmental, Inc., Sammamish, Washington. November 20, 2008.
- Interim Environmental Cleanup Status Report: Skotdal Property, WDOE LUST Notification # 608812. Prepared for Art Skotdal. Galloway Environmental, Inc., Sammamish, Washington. December 2008.

Currently, old Greyhound bus terminal is being remodeled for temporary use. Building is expected to be removed in 2 years to complete development of the site into condominiums having 2 levels of parking. Development will require excavating entire site property line to property line to at least 20 feet. Immediate plan is to excavate until 3 sides of the hole are clean. Have already exceeded cleanup budget. Backfill with clean soil and restore parking lot until further development can take place. Possibility exists that former owner, Puget Power, will contribute additional funds to permit additional excavation and proceed with cleanup and perhaps demolish the building now rather than in the future.

No groundwater to 20-22'. May install wells to determine GW depth. Nearby site did not encounter GW at 40'. Concentrations decreasing with increasing depth. 3000 tons removed through 10/13/08. Information from Gary Galloway, on site consultant. 425-688-8852.





(fill in contaminant matrix below with appropriate status choice from the key below the table)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)	C					Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether	B					MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene	C					Benzene
	Other Non-Halogenated Organics	C					Ethylbenzene above / T & X below
	Petroleum Diesel	B					Petroleum Diesel
	Petroleum Gasoline	C					Petroleum Gasoline
	Petroleum Other	C					Oil range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents						PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other	B					Cr, Se, Ag, Ba, Cd
	Lead	C					Lead
	Mercury						Mercury
	Arsenic	B					Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

Status choices for contaminants	
Contaminant Status	Definition
B - Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S - Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C - Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example - above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA - Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example - capped area).
RB - Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example - complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in Ch. 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf>). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: Site Discovery (received a report): 10/08/2008 (Date Report Received)
 ERTS Complaint
 Other (please explain): _____

Does an Early Notice Letter need to be sent: Yes No
If No, please explain why: _____

NAICS Code (if known): _____
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):

Site Unit(s) to be created (Unit Type): Upland (includes VCP & LUST) Sediment
If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): No Process Independent Action
 Voluntary Cleanup Program Ecology-supervised or conducted
 Federal-supervised or conducted

Site Status: Awaiting Cleanup Construction Complete – Performance Monitoring
 Cleanup Started Cleanup Complete – Active O&M/Monitoring
 No Further Action Required

Site Manager (Default: Donna Musa): Donna Musa

Specific confirmed contaminants include:

Gas, benzene, ethylbenzene in Soil
_____ in Groundwater
_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

Cleanup Site ID No. (if known):

COUNTY ASSESSOR INFO:

Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.