



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 646839
Parcel #(s): 3105330030-1500, -2400, -2800
County: Snohomish
FSID: 15145532
CSID: 13115

SITE INFORMATION

Site Name (e.g., Co. name over door): Pacific Coast Feather	Site Address (including City and Zip+4): 14524 40th Ave NE Marysville, WA 98271	Site Phone:
Site Contact and Title: Richard Blumhagen, The Scotts Company Plant Manager, Everett GM Plant	Site Contact Address (including City and Zip+4): 14524 40th Ave NE Marysville, WA 98271	Site Contact Phone: 360.386.3392 ext 3394
Current Site Owner: PCS Scotts LLC	Current Site Owner Address: 7900 SE 28th St, #310 Mercer Island, WA 98040	Current Owner Phone:
Former Site Owner: Gerard L. Hanauer, The Hanauer Property Limited Partnership	Former Site Owner Address (including City and Zip+4): 1964 4th Ave S Seattle, WA 98134	Former Owner Phone:
Former Site Owner Contact: Dunning, Michael L. Perkins Coie LLP	Former Site Owner Contact Address: 1201 3rd Ave, Suite 4800 Seattle, WA 98101	Former Owner Contact Phone: 206.359.3464 mdunning@perkinscoie.com
Alternate Site Name(s): The Scotts Company Everett GM Plant	Comments: The Scotts Company rented the property to sell bags of top soil.	

Latitude (Decimal Degrees):	48.126864
Longitude (Decimal Degrees):	-122.177344

INSPECTION INFORMATION

Inspection Conducted?	Date/Time: 5/1/2014 2 PM	Entry Notice:	Announced ☐	Unannounced ☒
Yes ☒ No ☐				
Photographs taken?	Yes ☐	No ☒		
Samples collected?	Yes ☐	No ☒	If Yes, be sure to include a figure/sketch showing sample locations.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: ☒
Release or threatened release does not pose a threat ☐	
No release or threatened release ☐	
Refer to program/agency (Name: Washington State Dept. of ☐	
Independent Cleanup Action Completed (i.e., contamination removed) ☐	

COMPLAINT (Brief Summary of ERTS Complaint): Before the new renters occupied the industrial property, an environmental investigation was done to check for existing contamination. A subsurface geotechnical exploration survey was done using a direct push soil cores at 21 locations around the property to sample soil 10 feet below grade and the push core machine was used to grab groundwater (GW) samples. After the investigation the property owner's attorney reported that a consultant found contamination of GW, which may have resulted from former tenant activities, Pacific Coast Feather. Arsenic and tetrachloroethene were found in at least one sample just above MTCA method A cleanup levels in GW.

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

The survey did not include the installation of GW monitoring wells, so GW flow direction could not be determined and contamination trends cannot be analyzed. The survey did reveal enough chemical detections from the samples to suspect addition contamination may exist at this site, but it is unlikely that the property has extensive contamination. Recommendation: Add to CSCS List for exceedances of PCE and arsenic in GW.

Investigator: Mike Young, EHS; Snohomish Health District

Date Submitted: 6/19/2014

OBSERVATIONS

In April 2013, Partners conducted a Phase I Environmental Site Assessment ("ESA") of the Property.

May 31, 2013, Phase II Subsurface investigation performed by Partners Environmental Consulting, Inc. was done for the new property tenant The Scotts Company, LLC

February 11, 2014 Letter from Michael Dunning to Washington State Department of Ecology concerning release and results from A report regarding likely releases at the former Pacific Coast Feather facility located at 14524 40th Avenue NE, Marysville, WA

4/25/2014 Michael Dunning emails copies of reports:

Limited Phase II Subsurface Investigation at the former Pacific Coast Feather facility by Partners Environmental Consulting, Inc. dated 5/30/2013

5/1/2014 Site visit by SHD.

This site is located on flat property in the Marysville Trough area, with a wetland to the west that drains to a creek. The creek crosses through the property flowing southeast. There is also a large Storm water pond to the east of the site that also drains into the creek.

During the site visit, there was no obvious indication of contamination at the site, such as stressed vegetation. Frogs were occupying the creek, some foam and tannins were noted in the water, but water visibility was good and you could see the bottom of the creek.

The investigation performed by Partners Environmental Consulting, Inc. for the new property tenant The Scotts Company, LLC was reviewed as part of this investigation. The Phase I investigation noted that several previous occupants may have contributed to subsurface contamination. The phase II report shows that volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), and metals were present in soil at the property above detection limits but under MTCA Method A cleanup levels.

It was noted that 21 Soil borings were made to a depth of 10 feet below the surface, soil sample were collected at 2 foot intervals up to 6 feet below the surface. 660 Volatile Organic Compounds VOC soil analysis were done on soils collected from the 21 borings at level so 0-2, 2-4, or 4-6 feet below the surface. The table below show the maximum VOC result reported for that parameter detected.

Maximum Soil Result		MTCA Cleanup Values		Method B: Unrestricted Land Use	B-3 (0-2FT)	B-4 (0-2FT)	B-8 (0-2FT)	B-17 (2-4FT)
Collection Date		Table 740-1	Table 745-1		4/30/2013	4/30/2013	5/1/2013	5/1/2013
Acetone	mg/kg	NE	NE	7.20E+04	0.22			
Benzene	mg/kg	0.03	0.03	1.82E+01		0.0015		
Ethylbenzene	mg/kg	6	6	8.00E+03				0.0024
2-Butanone (MEK)	mg/kg	NE	NE	4.80E+04	0.035			
Tetrachloroethene	mg/kg	0.05	0.05	4.76E+02			0.016	

Four of the groundwater samples were tested for metals, and SVOC's some not at the same place.

424 Soil tests were taken of SVOC's.

No detection of PAH's

Maximum Soil Result		MTCA Cleanup Values		Method B: Unrestricted Land Use	B-1 (2-4FT)	B-6 (0-2FT)	B-2 (0-2FT)	Natural Background Levels of Metals 8
Collection Date					4/30/2013	4/30/2013	4/30/2013	
Dimethyl phthalate	mg/kg	NE	NE	4.76E+02		1.4		
Arsenic	mg/kg	20	20	7.00E+00	13			7
Barium	mg/kg	NE	NE	1.60E+04	170			NA
Chromium	mg/kg	19 5 / 2,000 6	19 5 / 2,000 6	NA		43		48
Lead	mg/kg	250	1,000	NA			13	24
Selenium	mg/kg	NE	NE	4.00E+02	4.6			NA
Silver	mg/kg	NE	NE	4.00E+02	0.7			NA
NWTPHDX (C10-C20)	mg/kg	2,000	2,000	NA			40	
NWTPHDX (C20-C40)	mg/kg	2,000	2,000	NA			67	

CLARC Values - Direct Contact Pathway (Ingestion only)-Standard Formula

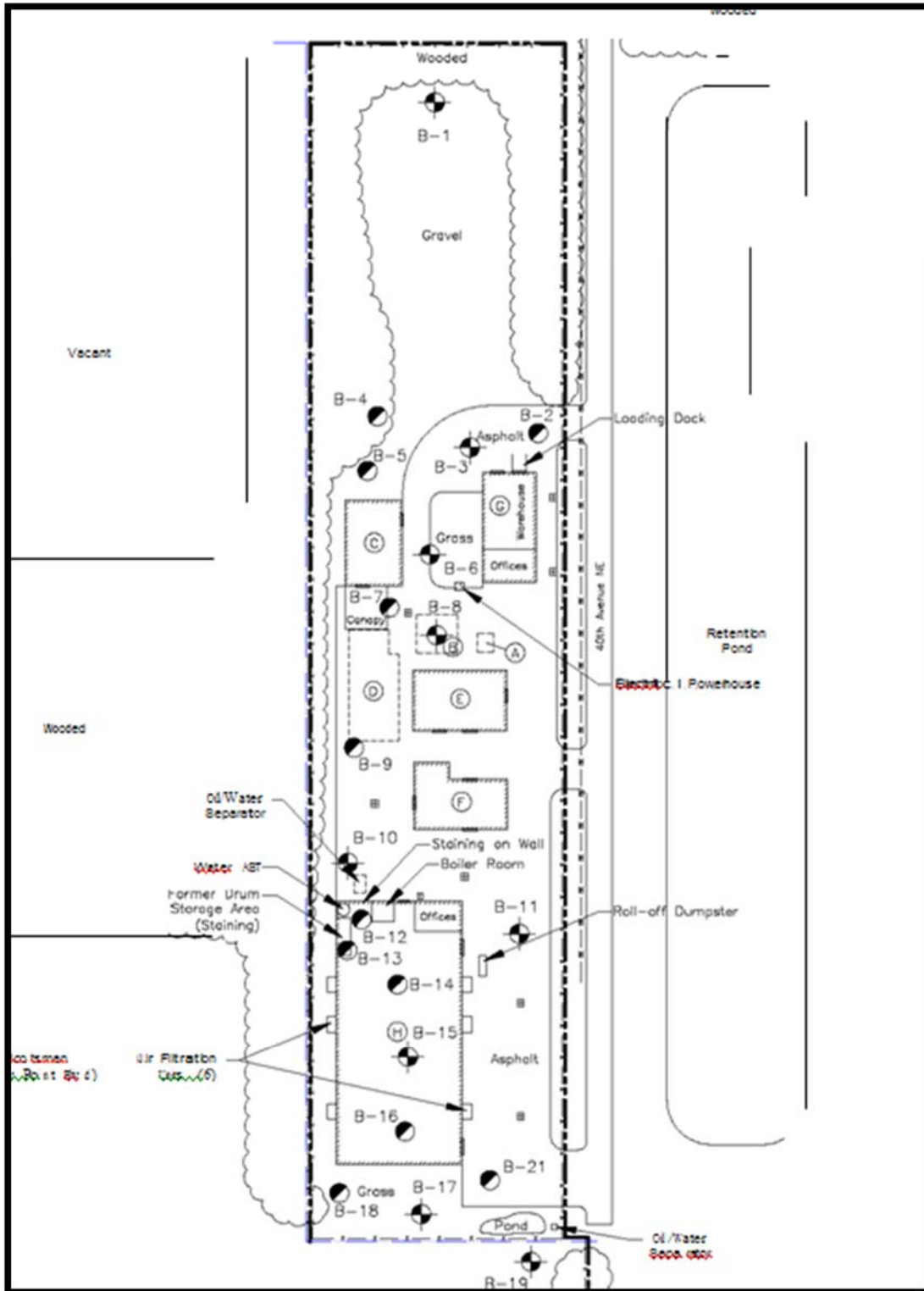
It was noted that 21 Soil borings were made, of those 10 groundwater samples were collected.

Maximum Groundwater Result		MTCA Cleanup Values		B-6	B-8	B-15	B-20
		Table 720-1	Method B: Unrestricted Land Use	4/30/2013	5/1/2013	5/2/2013	5/1/2013
Tetrachloroethene	µg/l	5	2.08E+01		8.6		
Bis(2-ethylhexyl)phthalate	µg/l	NE	6.25E+00	4.9			
Arsenic	µg/l	5	NA			15	
Barium	µg/l	NE	3.20E+03				20
Silver	µg/l	NE	8.00E+01			10	

CLARC Values - Direct Contact Pathway (Ingestion only)-Standard Formula

The sampling further indicates that VOCs, SVOCs, PAHs and metals were present in groundwater and that nearly all substances were below MTCA Method A cleanup levels. However, tetrachloroethene and arsenic were slightly above the Method A cleanup levels.

Consultant use 10 deep Geoprobe © soil boring to sample soil and groundwater. Although this technique is good for a survey of the entire property. However, it would not allow them to develop the wells for additional sampling or determine groundwater flow direction. Without groundwater flow direction you can't rule out off site contamination impacts. However, there were enough detections of chemical to suggest this site is suspected to have low level contamination.



(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)						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						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						Benzene
	Other Non-Halogenated Organics						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
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	S	C				Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene; vinyl chloride)
	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						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	Lead						Lead
	Mercury						Mercury
	Arsenic	S	C				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).

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

How did the Site come to be known: ☒ Site Discovery (received a report): 2/13/14 (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:

_____ in Soil

PCE, As in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

15145532

Cleanup Site ID No. (if known):

13115

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.



Property Account Summary

Parcel Number	31053300301500	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
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Parties - For changes use 'Other Property Data' menu

Role	Percent	Name	Mailing Address
Taxpayer	100	PCS SCOTTS LLC	7900 SE 28TH ST UNIT 310, MERCER ISLAND, WA 98040
Owner	100	PCS/SCOTTS LLC	7900 SE 28TH ST UNIT 310, MERCER ISLAND, WA 98040

General Information

Property Description	SEC 33 TWP 31 RGE 05W1/2 NW1/4 NE1/4 SW1/4 EXC S 186.65FT THOF & EXC PTN DEEDED SNO CO FOR RD PER AUD FILE 2089952
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00511

Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	3.10

Related Properties

No Values Found

Active Exemptions

No Exemptions Found

Interest and Penalty are due if paying after due date since web is available regardless of holidays or weekends. eCheck and Credit Card payments require interest and penalty after due dates. If unable to make payment by due date because of site maintenance; payment must be postmarked by the next business day per RCW 1.12.070. If you wish to pay taxes online, select an option and click "Add To Payment List". If property is in "Foreclosure" - call 425.388.3606 for current total. If Special Assessments (not Surface Water, Soil, Forest Fire) - call 425.388.3750 for payoff totals. Make Check/Money Order to "Snohomish County Treasurer". Send to Snohomish County Treasurer, 3000 Rockefeller Ave, M/S 501, Everett, WA 98201

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2016	2	10/31/2016	5,169.83	0.00	5,169.83	5,169.83	☒

[Add To Payment List](#)

[View Detailed Statement](#) Detailed information about taxes and all other charges displayed above.

[Calculate Future Payoff](#) Taxes, interest and penalty due on a specific future date.

[Statement of Payable/Paid For Tax Year:](#)

Property Account Summary

Parcel Number	31053300302400	Property Address	14524 40TH AVE NE , MARYSVILLE, WA 98271-8942
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Parties - For changes use 'Other Property Data' menu

Role	Percent	Name	Mailing Address
Taxpayer	100	PCS SCOTTS LLC	7900 SE 28TH ST UNIT 310, MERCER ISLAND, WA 98040
Owner	100	PCS/SCOTTS LLC	7900 SE 28TH ST UNIT 310, MERCER ISLAND, WA 98040

General Information

Property Description	SEC 33 TWP 31 RGE 05RT-14B) S 186.65FT NW1/4 W1/2 NE1/4 SW 1/4 EXC CO RD TGW N 274.59FT SW1/4 W1/2 NE1/4 SW1/4 EXC E 30FT THOF SUBJ ESE PUD
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00511

Property Characteristics

Use Code	596 Farm & Garden Supplies
Unit of Measure	Acre(s)
Size (gross)	3.17

Related Properties

No Values Found

Active Exemptions

No Exemptions Found

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Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2016	2	10/31/2016	14,371.60	0.00	14,371.60	14,371.60	☒

[Add To Payment List](#)

[View Detailed Statement](#) Detailed information about taxes and all other charges displayed above.

[Calculate Future Payoff](#) Taxes, interest and penalty due on a specific future date.

[Statement of Payable/Paid For Tax Year:](#)

Property Account Summary

Parcel Number	31053300302800	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
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Parties - For changes use 'Other Property Data' menu

Role	Percent	Name	Mailing Address
Taxpayer	100	PCS SCOTTS LLC	7900 SE 28TH ST UNIT 310, MERCER ISLAND, WA 98040
Owner	100	PCS/SCOTTS LLC	7900 SE 28TH ST UNIT 310, MERCER ISLAND, WA 98040

General Information

Property Description	SEC 33 TWP 31 RGE 05W1/2 SW1/4 NE1/4 SW1/4 LESS N 274.59FT FT THOF LESS CO RD SUBJ ESE PUD
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00511

Property Characteristics

Use Code	344 Transportation Equipment
Unit of Measure	Acre(s)
Size (gross)	2.75

Related Properties

No Values Found

Active Exemptions

No Exemptions Found

Interest and Penalty are due if paying after due date since web is available regardless of holidays or weekends. eCheck and Credit Card payments require interest and penalty after due dates. If unable to make payment by due date because of site maintenance; payment must be postmarked by the next business day per RCW 1.12.070. If you wish to pay taxes online, select an option and click "Add To Payment List". If property is in "Foreclosure" - call 425.388.3606 for current total. If Special Assessments (not Surface Water, Soil, Forest Fire) - call 425.388.3750 for payoff totals. Make Check/Money Order to "Snohomish County Treasurer". Send to Snohomish County Treasurer, 3000 Rockefeller Ave, M/S 501, Everett, WA 98201

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2016	2	10/31/2016	4,586.39	0.00	4,586.39	4,586.39	☒

[Add To Payment List](#)

[View Detailed Statement](#) Detailed information about taxes and all other charges displayed above.

[Calculate Future Payoff](#) Taxes, interest and penalty due on a specific future date.

[Statement of Payable/Paid For Tax Year:](#)