



## ***PUBLIC WORKS***

RECEIVED  
JAN 30 2018  
DEPT OF ECOLOGY  
TCP - NWRO

January 22, 2018

Mr. Tony Lee  
City Building Official  
Public Works Department  
City of Everett  
3200 Cedar Street  
Everett, WA 98201

Mr. Michael Palacios  
Real Property Manager  
City of Everett  
3200 Cedar Street  
Everett WA, 98201

Re: City of Everett owned Parcel (29052900401000), Formerly Owned by GTS Drywall

Dear Mr. Lee and Mr. Palacios:

The above referenced property is immediately north of the 36<sup>th</sup> Street Right-of-Way, as shown in the attached figure. Located south of this parcel and the 36<sup>th</sup> Street ROW is the Everett Landfill Tire Fire Site. The Everett Landfill Tire Fire Site (Site) is a designated cleanup site under the Washington State Model Toxics Control Act and is regulated by the State Department of Ecology. Ecology's webpage with information about the Site can be found at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3862>.

The Site operated as a landfill for many years and stopped receiving waste in 1974. Currently the Site does generate landfill gas, and has a perimeter landfill gas collection system and a separate landfill gas monitoring system (see attached figure). The city continuously operates the landfill gas collection system and takes landfill gas measurements quarterly at the landfill gas probe locations.

The landfill gas collection system is shown in the figure and lies within the landfill parcel just south of the 36<sup>th</sup> Street ROW. Also shown are locations of landfill gas probes located external to the landfill parcel. Some of these landfill gas probes have been located on the above referenced property.

The Site has a Cleanup Action Plan that describes how development and buildings on the Site can be constructed and occupied safely.

All information mentioned above is available for review as it might apply to the above referenced parcel and is recommended to be evaluated during any site development process on the parcel. Since landfill gas has been monitored in the vicinity of this parcel, measures to

protect and mitigate this potential hazard should also be considered during site development activities.

As part of the city's cleanup action responsibilities for the Landfill Site, the City has worked with Floyd|Snider, an environmental consulting firm. Their work includes assisting potential applicants interested in site development in understanding and designing environmental protection systems. Floyd|Snider would be available to discuss these issues with any site development applicant regarding the referenced parcel. Kate Snider at Floyd|Snider can be reached at 206-292-2078 or [kate.snider@floydsnider.com](mailto:kate.snider@floydsnider.com).

Please record this letter in the city's property file for this address. Please call me at 425-257-8967 for any questions.

Sincerely,



Mark Sadler, P.E.  
Maintenance Superintendent and Cleanup Site Manager

Enc.

Cc w/enc. Sunny Becker, Dept. of Ecology Site Manager  
Kate Snider, Floyd|Snider

# 36TH STREET RIGHT-OF-WAY & OWNERSHIP WITH GAS COLLECTION AND MONITORING SYSTEM

10/31/2017

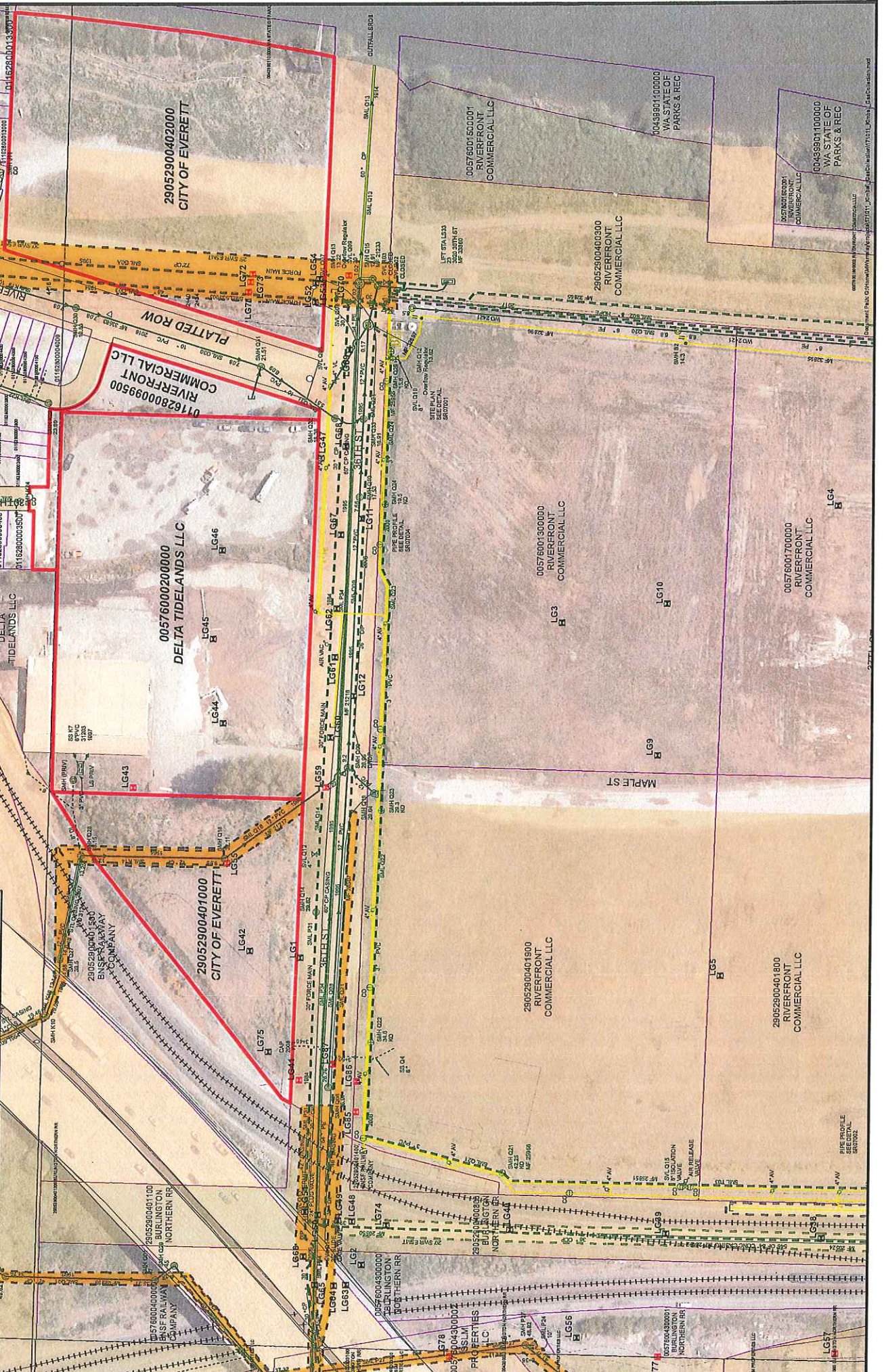
**Gas Probes**

- Existing LFG Probes
- Decommissioned, Abandoned or Damaged LFG Probes

**Sewer/Gas Mains**

- Sewer, Overflow Main
- Gas, Gravity Main
- Sewer, Force Main
- Gas, Gravity Main
- Sewer, Gravity Main

1 inch = 160 feet





## ***PUBLIC WORKS***

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January 25, 2018

Mr. Eric C. Evans  
Shelter Holdings, LLC  
11624 SE 5<sup>th</sup> Street, Suite 210  
Bellevue, WA 98005

Re: Riverfront Commercial owned Parcel (01162800099500)

Dear Mr. Evans:

The above referenced property is immediately north of the 36th Street Right-of-Way, as shown in the attached figure. Located south of this parcel and the 36th Street ROW is the Everett Landfill Tire Fire Site. The Everett Landfill Tire Fire Site (Site) is a designated cleanup site under the Washington State Model Toxics Control Act and is regulated by the State Department of Ecology. Ecology's webpage with information about the Site can be found at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3862>.

The Site operated as a landfill for many years and stopped receiving waste in 1974. Currently the Site does generate landfill gas, and has a perimeter landfill gas collection system and a separate landfill gas monitoring system (see attached figure). The city continuously operates the landfill gas collection system and takes landfill gas measurements quarterly at the landfill gas probe locations.

The landfill gas collection system is shown in the figure and lies within the landfill parcel just south of the 36th Street ROW. Also shown are locations of landfill gas probes located external to the landfill parcel. Some of these landfill gas probes have been located near and on the above referenced property.

The Site has a Cleanup Action Plan that describes how development and buildings on the Site can be constructed and occupied safely.

All information mentioned above is available for review as it might apply to the above referenced parcel and is recommended to be evaluated during any site development process on the parcel. Since landfill gas has been monitored in the vicinity of this parcel, measures to protect and mitigate this potential hazard should also be considered during site development activities.

As part of the city's cleanup action responsibilities for the Landfill Site, the City has worked with Floyd|Snider, an environmental consulting firm. Their work includes assisting potential applicants interested in site development in understanding and designing environmental protection systems. Floyd|Snider would be available to discuss these issues with any site development applicant regarding the referenced parcel. Kate Snider at Floyd|Snider can be reached at 206-292-2078 or [kate.snider@floydsnider.com](mailto:kate.snider@floydsnider.com).

Please sign below to acknowledge receipt of this letter and that should the property be sold or transferred, this letter will be provided to any successor.

Thank you and please call me at 425-257-8967 for any questions.

Sincerely,



Mark Sadler, P.E.  
Maintenance Superintendent and Cleanup Site Manager

\_\_\_\_\_  
Riverfront Commercial, LLC

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Enc.

Cc w/enc. Sunny Becker, Dept. of Ecology Site Manager  
Kate Snider, Floyd|Snider  
Tony Lee, City of Everett Building Official

# 36TH STREET RIGHT-OF-WAY & OWNERSHIP WITH GAS COLLECTION AND MONITORING SYSTEM

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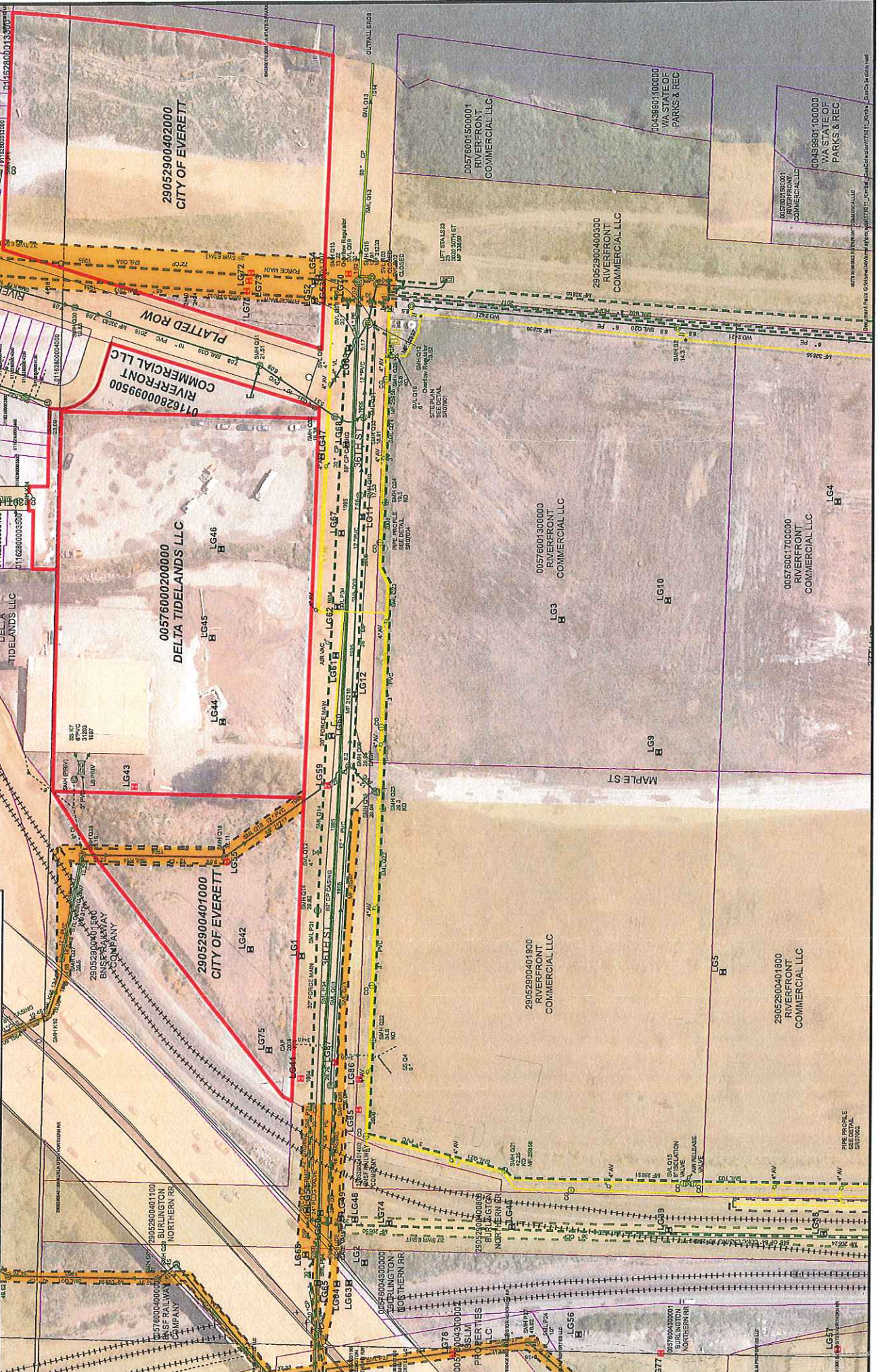
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## PUBLIC WORKS

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January 25, 2018

Mr. Bill Grady and Mr. Ed Rubatino  
Delta Tidelands, LLC  
P.O. Box 158  
Mukilteo, Washington 98275

Re: Delta Tideland owned Parcel (00576000200000)

Dear Sirs:

The above referenced property is immediately north of the 36<sup>th</sup> Street Right-of-Way, as shown in the attached figure. Located south of this parcel and the 36<sup>th</sup> Street ROW is the Everett Landfill Tire Fire Site. The Everett Landfill Tire Fire Site (Site) is a designated cleanup site under the Washington State Model Toxics Control Act and is regulated by the State Department of Ecology. Ecology's webpage with information about the Site can be found at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3862>.

The Site operated as a landfill for many years and stopped receiving waste in 1974. Currently the Site does generate landfill gas, and has a perimeter landfill gas collection system and a separate landfill gas monitoring system (see attached figure). The city continuously operates the landfill gas collection system and takes landfill gas measurements quarterly at the landfill gas probe locations.

The landfill gas collection system is shown in the figure and lies within the landfill parcel just south of the 36<sup>th</sup> Street ROW. Also shown are locations of landfill gas probes located external to the landfill parcel. Some of these landfill gas probes have been located on the above referenced property.

The Site has a Cleanup Action Plan that describes how development and buildings on the Site can be constructed and occupied safely.

All information mentioned above is available for review as it might apply to the above referenced parcel and is recommended to be evaluated during any site development process on the parcel. Since landfill gas has been monitored in the vicinity of this parcel, measures to protect and mitigate this potential hazard should also be considered during site development activities.

As part of the city's cleanup action responsibilities for the Landfill Site, the City has worked with Floyd|Snider, an environmental consulting firm. Their work includes assisting potential applicants interested in site development in understanding and designing environmental protection systems. Floyd|Snider would be available to discuss these issues with any site development applicant regarding the referenced parcel. Kate Snider at Floyd|Snider can be reached at 206-292-2078 or [kate.snider@floydsnider.com](mailto:kate.snider@floydsnider.com).

We also understand that this parcel is currently a Site under the Washington State Model Toxics Control Act and is regulated by the State Department of Ecology (Site name: Diversified Industries; NW2409 and VCP 11595). A draft cleanup action plan has also been submitted to Ecology that addresses cleanup actions including the potential for gas (HWA GeoSciences Inc. Remedial Investigation Feasibility Study Cleanup Action Plan, Diversified Industries Property, Everett, Washington, Prepared for Delta Tidelands, LLC, July 30, 2014). We understand that this report address the cleanup actions to be taken at the site and considers site development.

Please sign below to acknowledge receipt of this letter and that should the property be sold or transferred, this letter will be provided to any successor.

Thank you and please call me at 425-257-8967 for any questions.

Sincerely,



Mark Sadler, R.E.  
Maintenance Superintendent and Cleanup Site Manager

Enc.

Cc w/enc. Sunny Becker, Dept. of Ecology Site Manager  
Kate Snider, Floyd|Snider  
Tony Lee, City of Everett Building Official

\_\_\_\_\_  
Delta Tidelands, LLC

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Enc.

Cc w/enc. Sunny Becker, Dept. of Ecology Site Manager  
Kate Snider, Floyd|Snider  
Tony Lee, City of Everett Building Official