



INITIAL INVESTIGATION FIELD REPORT

FSID: 5661282

CSID: 339

ERTS Number 600251

SITE NAME 2202 Broadway

SITE LOCATION INFORMATION

Contact Person Name SJC Property LLC	Title Owner	Phone No.
Mailing Address 1617 5th Ave N	City Seattle	Zip + 4 98109
Site Location 2202 Broadway Ave.	Closest City Everett	County Snohomish
Quarter-Quarter	Section 20	Township 29
Longitude: Degree 122	Minute 12	Range 5E
Latitude: Degree 47	Minute 59	Second 06.0
		Second 18.4

INSPECTION INFORMATION

Inspection Date 1/24/2008	Inspection Time 11:00	Type of Entry Notice None
Photographs	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Weather: Clear <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Overcast <input type="checkbox"/>
Videotape	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Precipitation
Samples	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Temperature
		Wind Direction
		Wind Speed

RECOMMENDATION

No Further Action:	
Release or threatened release does not pose a threat	<input type="checkbox"/> Site Hazard Assessment <input checked="" type="checkbox"/>
No release or threatened release	<input type="checkbox"/> Interim Action <input type="checkbox"/>
Educational Mailing	<input type="checkbox"/> Emergency Action Plan <input type="checkbox"/>
Refer to another program/agency	<input type="checkbox"/> Independent Cleanup Action <input type="checkbox"/>
	In Progress <input type="checkbox"/>
	Completed <input type="checkbox"/>

Name: **Geoffrey Crofoot**

Comments: A clean up at the site has been confirmed by the SHD. However, contamination from the site has migrated to the east under the side walk and the road right of way (Broadway.)

OBSERVATIONS

Description of observations: A clean up at the site has been confirmed by the SHD. However, contamination from the site has migrated to the east under the side walk and the road right of way (Broadway.) Environmental Management Services LLC conducted a clean up of the site and prepared a report which details all the activities which occurred at the site. The report notes that contamination has migrated from the site to the east under Broadway. The report is unclear as to the extent of the plume. However it notes that the dimension of the contamination observed on the wall of the site excavations was 5-7 feet high by 10-15 feet wide. Contamination in this zone exceeded MTCA method A soil clean up standards for gasoline range organics and BTEX.

The site is cleared of development. Bare soil exists at the site on parcels 00439147502900 and 00439147503100. The site is currently fully fenced. At the time of the site visit the SHD did not note any odor. Noted that the site is surrounded by urban development which includes a high degree of paved or developed surfaces.

The area of remaining contamination is contained under Broadway. The report details a plastic barrier installed between the remaining contamination under Broadway and the site which will prevent migration of contaminants back to the site. The site is generally flat.

Environmental Management Services LLC notes that ground water was not encountered during their excavation of the site.

Description of past practices likely to be responsible for contamination: Release to the subsurface soils appears to be as a result of historic gasoline station and service station activities. The report prepared by Environmental Management Services LLC noted that rust and pitting was observed in each of the six tanks removed from the site. So, LUST is a likely source of contamination.

Activities or practices responsible for contamination:

Spill	<input checked="" type="checkbox"/>	LUST	<input checked="" type="checkbox"/>
Pesticide disposal	<input type="checkbox"/>	Tank	<input type="checkbox"/>
Landfill	<input type="checkbox"/>	Improper handling	<input type="checkbox"/>
Drums	<input type="checkbox"/>	Improper disposal	<input type="checkbox"/>

Other – Describe:

Are discharges permitted: No Yes

Standard Industrial Code(s)

If yes, describe:

CONTAMINANT(S)

AFFECTED MEDIA	CONTAMINANTS (#1-19: See contaminants key) Enter letter designating status of contaminant: AFF C = Confirmed, S = Suspected, P = Potential, U = Unknown																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Ground Water																			
Surface Water																			
Drinking Water																			
Soil							c												
Air																			
1	Base/neutral organics			8	Phenolic compounds			15	Conventional contaminants, organic										
2	Halogenated organic compounds			9	Non-halogenated solvents			16	Conventional contaminants, inorganic										
3	Metals – Priority pollutants			10	Dioxin			17	Asbestos										
4	Metals – Other			11	Polynuclear aromatic hydrocarbons			18	Arsenic										
5	Polychlorinated biPhenyls (PCBs)			12	Reactive wastes			19	MTBE										
6	Pesticides			13	Corrosive wastes														
7	Petroleum products			14	Radioactive wastes														

SITE INFORMATION

Soil Type Urban Land	Slope 0-1 %
Site vegetation/cover present:	
Forest <input type="checkbox"/>	Pasture/open field <input type="checkbox"/>
Bare soil <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Brush <input type="checkbox"/>	Pavement <input checked="" type="checkbox"/>
Landscaped <input type="checkbox"/>	Surface Water <input type="checkbox"/>
Other – Describe	
Are there any drinking water systems affected? YES: <input type="checkbox"/> Municipal <input type="checkbox"/> Private <input type="checkbox"/> Both <input checked="" type="checkbox"/> NO	
How many people are estimated to be affected? NA	
Is there a potential for a release or threatened release to affect a drinking water source? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there monitoring wells in the vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there dry wells in the vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

CONTAMINANT PATHWAYS AND TARGETS – Contamination is in the sub-surface only, with no surface or ground water exposure routes.

	Ingestion	Inhalation	Contact
Ground Water			
Surface Water			
Drinking Water			
Soil			
Sediment			
Air			
Targets Possible:			
		Residential	<input type="checkbox"/>
Human, adult	<input type="checkbox"/>	Industrial	<input type="checkbox"/>
Human, children	<input type="checkbox"/>	Commercial	<input type="checkbox"/>
Sensitive environments (See WARM Scoring Manual for definition): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, describe: The Snohomish River is approximately 5400 feet from the site to the south east.			
General Comments: Environmental Management Services LLC has confirmed contamination east of the site under the right of way which is Broadway. Contaminants found in this area are gasoline range organics and BTEX. The zone delineated on the eastern wall of the excavated property measured 5-7 feet high by 10-15 feet wide. It appears that significant contamination remains at the site under Broadway. It should be recognized that the contamination that remains is under Broadway, and is not readily available to human exposure through direct contact or ingestion.			
That being said, the SHD recommends that site still listed on the CSCS due to the confirmed presence of BTEX and gasoline range organics in levels which exceed the MTCA method A clean up standards for soil.			

SITE MAP/DIAGRAM



Site Name
2202 Broadway



22nd Street

Broadway

Approximate location of remaining contamination

-  Unpaved Area
-  Fence

↑ North	Approximate scale: NA inch = AN feet
ERTS Number 600251	County Snohomish
Inspector GWC	Date 4/7/2008