

State of Washington  
Department of Ecology

In the Matter of Remedial Action by:  
Eastside Fire & Rescue and City of Issaquah  
Agreed Order  
No. DE 23520

To: Chief Ben Lane  
Eastside Fire & Rescue  
175 Newport Way NW  
Issaquah, WA 98027

Mary Lou Pauly  
Mayor  
P.O. Box 1307  
Issaquah, WA 98027

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## 1. Introduction

The mutual objective of the State of Washington, Department of Ecology (Ecology), Eastside Fire & Rescue (EFR) and City of Issaquah (the City) under this Agreed Order (Order) is to provide for remedial action at facilities where there have been releases or threatened releases of hazardous substances. This Order requires EFR and the City (collectively referred to as the PLPs) to conduct remedial investigations (RIs) and feasibility studies (FSs) per WAC 173-340-350, WAC 173-340-351, and WAC 173-204-550, and conduct an interim action. Ecology believes the actions required by this Order are in the public interest.

## 2. Jurisdiction

This Order is issued pursuant to the Model Toxics Control Act (MTCA), RCW 70A.305.

## 3. Parties Bound

This Agreed Order shall apply to and be binding upon the Parties to this Order, their successors and assigns. The undersigned representative of each Party hereby certifies that he or she is fully authorized to enter into this Order and to execute and legally bind such Party to comply with this Order. The PLPs agree to undertake all actions required by the terms and conditions of this Order. No change in ownership or corporate status shall alter a PLP's responsibility under this Order. The PLPs shall provide a copy of this Order to all agents, contractors, and subcontractors retained to perform work required by this Order, and shall ensure that all work undertaken by such agents, contractors, and subcontractors complies with this Order.

## 4. Definitions

Unless otherwise specified herein, the definitions set forth in RCW 70A.305, WAC 173-204 and WAC 173-340 shall control the meanings of the terms in this Order.

#### 4.1 Site

The EFR HQ IVES site (Site) constitutes a facility under RCW 70A.305.020(8). The Site is defined by where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located. Based upon factors currently known to Ecology, the Site comprises source areas on two properties, 175 Newport Way NW (EFR Headquarters) and 555 NW Holly St (IVES/Dodd Fields), in Issaquah, as shown in the Location Diagram (Exhibit A).

#### 4.2 Parties

Refers to the State of Washington, Department of Ecology, Eastside Fire & Rescue (EFR), and the City of Issaquah (the City).

#### 4.3 Potentially Liable Persons (PLP(s))

Refers to EFR and the City.

#### 4.4 Agreed Order or Order

Refers to this Order and each of the exhibits to this Order. All exhibits are integral and enforceable parts of this Order.

### 5. Findings of Fact

Ecology makes the following findings of fact, without any express or implied admissions of such facts by the PLPs:

#### 5.1

Based upon factors currently known to Ecology, the Site is generally located in the vicinities of the following addresses:

- EFR Headquarters: 175 Newport Way NW, Issaquah (parcel 2824069165 at latitude 47.53229, longitude -122.04431)
- IVES/Dodd Fields: 555 NW Holly Street, Issaquah (parcel 2824069012 at latitude 47.53664, longitude -122.04536).

#### 5.2

EFR conducted firefighting training exercises with aqueous film-forming foam (AFFF) containing perfluorooctane sulfonate (PFOS) and additional per- and poly-fluorinated alkyl substances (PFAS) at EFR Headquarters and IVES/Dodd Fields. EFR has stated it conducted training exercises with AFFF consistent with industry standards to effectively prepare for first response to emergent hazards.

### 5.3

The City is a member of EFR and the City conducted firefighting training exercises at IVES/Dodd Fields prior to the formation of EFR. The City's training included use of aqueous film-forming foam containing PFOS and additional PFAS.

### 5.4

Between 2018 and the present, EFR in consultation with the City and Ecology has conducted initial site characterization sampling of soil and groundwater at the Site and a pilot study at EFR Headquarters. The following reports describe this work:

- Per- and Poly-Fluoroalkyl Substances Characterization Study Summary Report, Lower Issaquah Valley, Issaquah, Washington. Farallon Consulting. March 27, 2019.
- Per- and Poly-Fluoroalkyl Substances Additional Characterization Study Summary Report, Lower Issaquah Valley, Issaquah, Washington. Farallon Consulting. April 14, 2021.
- Per- and Poly-Fluoroalkyl Substances Pilot Test Summary Report, 175 Newport Way Northwest, Issaquah, Washington. Farallon Consulting. July 29, 2022.

### 5.5

Between 2020 and the present, the City has conducted groundwater modeling of the transport of PFAS in the Lower Issaquah Valley. The following reports describe this work:

- Groundwater Flow and PFAS Transport Modeling Report, Issaquah, Washington. Geosyntec Consultants. September 13, 2021.
- Preliminary Groundwater Flow Model Calibration, Lower Issaquah Valley. Geosyntec Consultants. December 30, 2022.
- Regional Conceptual Hydrogeological Model. Geosyntec Consultants. December 30, 2022.
- Groundwater Flow and Fate and Transport Model Calibration Report, Lower Issaquah Valley. Geosyntec Consultants. August 2023.

### 5.6

At each EFR Headquarters and IVES/Dodd Fields, PFOS and additional PFAS have been detected in soil and in groundwater at concentrations exceeding MTCA cleanup levels.

## 5.7

The groundwater plume emanating from EFR Headquarters extends approximately 1,500 feet north to IVES/Dodd Fields, which contributes to the plume. The co-mingled plume then extends approximately 2,500 feet north to a drinking water well operated by the City (COI-PW04), under certain pumping conditions. The entire length of the plume beginning at EFR Headquarters and extending to at least COI-PW04 is part of the EFR HQ IVES Site.

## 6. Ecology Determinations

Ecology makes the following determinations, without any express or implied admissions of such determinations (and underlying facts) by the PLPs.

### 6.1

EFR is an “owner or operator” as defined in RCW 70A.305.020(22) of a “facility” as defined in RCW 70A.305.020(8).

### 6.2

The City is an “owner or operator” as defined in RCW 70A.305.020(22) of a “facility” as defined in RCW 70A.305.020(8).

### 6.3

Based upon all factors known to Ecology, a “release” or “threatened release” of “hazardous substance(s)” as defined in RCW 70A.305.020(32), (13), respectively, has occurred at the Site.

### 6.4

Based upon credible evidence, Ecology issued a PLP status letter to EFR dated January 11, 2023, pursuant to RCW 70A.305.040, .020(26), and WAC 173-340-500 for the source areas at EFR Headquarters and IVES/Dodd Fields. By letter dated March 27, 2023, EFR, jointly with the City, voluntarily waived its rights to notice and comment and accepted Ecology’s determination that EFR is a PLP under RCW 70A.305.040. Ecology issued a PLP determination letter dated December 11, 2023, naming EFR as a PLP for the EFR HQ IVES Site.

### 6.5

Based upon credible evidence, Ecology issued a PLP status letter to the City dated January 11, 2023, pursuant to RCW 70A.305.040, .020(26), and WAC 173-340-500 for the source areas at EFR Headquarters and IVES/Dodd Fields. By letter dated March 27, 2023, the City, jointly with the EFR, voluntarily waived its rights to notice and comment and accepted Ecology’s determination that the City is a PLP under RCW 70A.305.040 for IVES/Dodd. The City indicated that they had not trained at EFR Headquarters, but the

comingled plume from EFR Headquarters and IVES/Dodd Fields makes the City a PLP for the entire EFR HQ IVES Site. Ecology issued a PLP determination letter dated November 14, 2023, naming the City as a PLP for the EFR HQ IVES Site.

## 6.6

Pursuant to RCW 70A.305.030(1), .050(1), Ecology may require PLPs to investigate or conduct other remedial actions with respect to any release or threatened release of hazardous substances, whenever it believes such action to be in the public interest. Based on the foregoing facts, Ecology believes the remedial actions required by this Order are in the public interest.

## 6.7

Under WAC 173-340-430, an interim action is a remedial action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance, that corrects a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed, or that is needed to provide for completion of a site hazard assessment, remedial investigation/feasibility study, or design of a cleanup action plan. The PLPs will complete an interim action at the EFR HQ property as described in Exhibit C, Interim Action Summary. Conducting the Interim Action prior to completion of the Site-wide FS presents an opportunity to remediate the largest identified release to date more expeditiously and at less cost than would be the case if the remedy was completed later. Based on these circumstances, Ecology has determined that an interim action is warranted under WAC 173-340-430.

## 7. Work to be Performed

Based on the Findings of Fact and Ecology Determinations, it is hereby ordered that the PLPs take the following remedial actions at the Site. These remedial actions must be conducted in accordance with WAC 173-340 and 173-204:

### 7.1

The PLPs will complete Remedial Investigations, Feasibility Studies, submit a detailed Interim Action Work Plan (IAWP), and then implement the Interim Action in accordance with the Ecology-approved plan, in accordance with the schedule and terms of the Scope of Work and Schedule, Exhibit B, and all other requirements of this Order. The following naming conventions shall be used for documents: Agency Review Draft (designation for the first time Ecology receives a document); Public Review Draft (designates a document ready for public comment); and Final (designation for a document after public comment and Ecology approval).

**7.2**

To effectuate the work to be performed under this Order in the most efficient manner, certain PLPs may elect to take the lead in performing various aspects of the work required under this Order. Language in this Order, and the exhibits attached hereto, may reflect this agreement among the PLPs. However, the PLPs remain strictly, jointly, and severally liable for the performance of any and all obligations under this Order. In the event the party identified as a lead should fail to timely and properly complete performance of all or any portion of its work, all PLPs must perform that remaining work, if any.

**7.3**

If the PLPs learn of a significant change in conditions at the Site, including but not limited to a statistically significant increase in contaminant and/or chemical concentrations in any media, the PLPs, within seven (7) days of learning of the change in condition, shall notify Ecology in writing of said change and provide Ecology with any reports or records (including laboratory analyses, sampling results) relating to the change in conditions.

**7.4**

The PLPs shall submit to Ecology written monthly Progress Reports that describe the actions taken during the previous month to implement the requirements of this Order. All Progress Reports shall be submitted by the fifteenth (15th) day of the month in which they are due after the effective date of this Order. Unless otherwise specified by Ecology, Progress Reports and any other documents submitted pursuant to this Order shall be sent by email to Ecology's project coordinator. The Progress Reports shall include the following:

**7.4.1**

A list of on-site activities that have taken place during the month.

**7.4.2**

Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests.

**7.4.3**

Description of all deviations from the Scope of Work and Schedule (Exhibit B) during the current month and any planned deviations in the upcoming month.

**7.4.4**

For any deviations in schedule, a plan for recovering lost time and maintaining compliance with the schedule.

**7.4.5**

All raw data (including laboratory analyses) received during the previous quarter (if not previously submitted to Ecology), together with a detailed description of the underlying samples collected.

**7.4.6**

A list of deliverables for the upcoming month.

**7.5**

All plans or other deliverables submitted by the PLPs for Ecology's review and approval under the Scope of Work and Schedule (Exhibit B) shall, upon Ecology's approval, become integral and enforceable parts of this Order. The PLPs shall take any action required by such deliverable.

**7.6**

Under WAC 173-340-430, an interim action is a remedial action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance, that corrects a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed, or that is needed to provide for completion of a site hazard assessment, remedial investigation/feasibility study, or design of a cleanup action plan.

Any Party may propose an additional interim action under this Order. If the Parties are in agreement concerning the additional interim action, the Subject PLPs shall prepare and submit to Ecology an Interim Action Work Plan, including a scope of work and schedule, by the date determined by Ecology. Ecology will provide public notice and opportunity to comment on the Interim Action Work Plan in accordance with WAC 173-340-600(16).

The Subject PLPs shall not conduct the interim action until Ecology approves the Interim Action Work Plan. Upon approval by Ecology, the Interim Action Work Plan becomes an integral and enforceable part of this Order, and [Subject PLP(s)] is required to conduct the interim action in accordance with the approved Interim Action Work Plan. Ecology reserves its authority to require additional interim action(s) under a separate order or other enforcement action under RCW 70A.305, or to undertake the interim action(s) itself.



7.7 If Ecology determines that the PLPs have failed to make sufficient progress or failed to implement the remedial action, in whole or in part, Ecology may, after notice to the PLPs, perform any or all portions of the remedial action or at Ecology's discretion allow the PLPs opportunity to correct. In an emergency, Ecology is not required to provide notice to the PLPs, or an opportunity for dispute resolution. The PLPs shall reimburse Ecology for the costs of doing such work in accordance with Section 8.1 (Payment of Remedial Action Costs). Ecology reserves the right to enforce requirements of this Order under Section 10 (Enforcement).

7.8 Except where necessary to abate an emergency situation or where required by law, the PLPs shall not perform any remedial actions at the Site outside those remedial actions required by this Order to address the contamination that is the subject of this Order, unless Ecology concurs, in writing, with such additional remedial actions pursuant to Section 8.11 (Amendment of Order). In the event of an emergency, or where actions are taken as required by law, the PLPs must notify Ecology in writing of the event and remedial action(s) planned or taken as soon as practical but no later than within twenty-four (24) hours of the discovery of the event.

7.9 Ecology hereby incorporates into this Order the previous remedial actions described in Section 5 (Findings of Fact). Reimbursement for specific project tasks under a grant agreement with Ecology is contingent upon a determination by Ecology's Toxics Cleanup Program that the retroactive costs are eligible under WAC 173-332A-320(6), the work performed complies with the substantive requirements of WAC 173-340, and the work is consistent with the remedial actions required under this Order. The costs associated with Ecology's determination on the past independent remedial actions described in Section 5 (Findings of Fact), are recoverable under this Order.

## 8. Terms and Conditions

### 8.1 Payment of Remedial Action Costs

The PLPs shall pay to Ecology costs incurred by Ecology pursuant to this Order and consistent with WAC 173-340-550(2). These costs shall include work performed by Ecology or its contractors for, or on, the Site under RCW 70A.305, including remedial actions and Order preparation, negotiation, oversight, and administration. These costs shall include work performed both prior to and subsequent to the issuance of this Order. Ecology's costs shall include costs of direct activities and support costs of direct activities as defined in WAC 173 340 550(2).

Ecology has accumulated \$44,806.63 in remedial action costs related to the Site as of 10/31/2024. For all Ecology costs incurred, the PLPs shall pay the required amount within thirty (30) days of receiving from Ecology an itemized statement of costs that includes a summary of costs incurred, an identification of involved staff, the amount of time spent by involved staff members on the project, and a description of the activities conducted by involved staff including attorneys. Itemized statements shall be prepared quarterly. Pursuant to WAC 173-340-550(4), failure to pay Ecology's costs within ninety (90) days of receipt of the itemized statement of costs will result in interest charges at the rate of twelve percent (12%) per annum, compounded monthly.

In addition to other available relief, pursuant to RCW 19.16.500, Ecology may utilize a collection agency and/or, pursuant to RCW 70A.305.060, file a lien against real property subject to the remedial actions to recover unreimbursed remedial action costs.

## 8.2 Designated Project Coordinators

The project coordinator for Ecology is:

Brett T. Carp, Aquatics Unit Supervisor  
P.O. Box 330316  
Shoreline, WA 98133  
(206) 594-0094  
brec461@ECY.WA.GOV

The project coordinator for the PLPs is:

Eric Buer, Principal Hydrogeologist  
Farallon Consulting, L.L.C.  
1809 7<sup>th</sup> Avenue, Suite 1111  
Seattle, WA 98103  
206-661-3536  
ebuer@farallonconsulting.com

Each project coordinator shall be responsible for overseeing the implementation of this Order. Ecology's project coordinator will be Ecology's designated representative for the Site. To the maximum extent possible, communications between Ecology and the PLPs, and all documents, including reports, approvals, and other correspondence concerning the activities performed pursuant to the terms and conditions of this Order shall be directed through the project coordinators. The project coordinators may designate, in writing, working level staff contacts for all or portions of the implementation of the work to be performed required by this Order.

Any Party may change its respective project coordinator. Written notification shall be given to the other Parties at least ten (10) calendar days prior to the change.

### 8.3 Performance

All geologic and hydrogeologic work performed pursuant to this Order shall be under the supervision and direction of a geologist or hydrogeologist licensed by the State of Washington or under the direct supervision of an engineer registered by the State of Washington, except as otherwise provided for by RCW 18.43 and 18.220.

All engineering work performed pursuant to this Order shall be under the direct supervision of a professional engineer registered by the State of Washington, except as otherwise provided for by RCW 18.43.130.

All construction work performed pursuant to this Order shall be under the direct supervision of a professional engineer or a qualified technician under the direct supervision of a professional engineer. The professional engineer must be registered by the State of Washington, except as otherwise provided for by RCW 18.43.130.

Any documents submitted containing geologic, hydrogeologic, or engineering work shall be under the seal of an appropriately licensed professional as required by RCW 18.43 and 18.220.

The PLPs shall notify Ecology in writing of the identity of any engineer(s) and geologist(s), contractor(s), subcontractor(s), and other key personnel to be used in carrying out the terms of this Order, in advance of their involvement at the Site.

### 8.4 Access

Ecology or any Ecology authorized representative shall have access to enter and freely move about all property at the Site that the PLPs either own, control, or have access rights to at all reasonable times for the purposes of, inter alia: inspecting records, operation logs, and contracts related to the work being performed pursuant to this Order; reviewing the PLPs' progress in carrying out the terms of this Order; conducting such tests or collecting such samples as Ecology may deem necessary; using a camera, sound recording, or other documentary type equipment to record work done pursuant to this Order; and verifying the data submitted to Ecology by the PLPs. Ecology or any Ecology authorized representative shall give reasonable notice before entering any Site property owned or controlled by the PLPs unless an emergency prevents such notice. All persons who access the Site pursuant to this section shall comply with any applicable health and safety plan(s). Ecology employees and their representatives shall not be required to sign any liability release or waiver as a condition of Site property access.

The PLPs shall make best efforts to secure access rights for those properties within the Site not owned or controlled by the PLPs where remedial activities or investigations will be performed pursuant to this Order. As used in this Section, "best efforts" means the efforts that a reasonable person in the position of the PLPs would use so as to achieve the goal in a timely manner, including the cost of employing professional assistance and the payment of reasonable sums of money to secure access and/or use restriction agreements, as required by this Section. If, within 45 days after the effective date of this Order, the PLPs are unable to accomplish what is required through "best efforts," they shall notify Ecology, and include a description of the steps taken to comply with the requirements. If Ecology deems it appropriate, it may assist the PLPs, or take independent action, in obtaining such access and/or use restrictions. Ecology reserves the right to seek payment from the PLPs for all costs, including cost of attorneys' time, incurred by Ecology in obtaining such access or agreements to restrict land, water, or other resource use.

#### 8.5 Sampling, Data Submittal, and Availability

With respect to the implementation of this Order, the PLPs shall make the results of all sampling, laboratory reports, and/or test results generated by them or on their behalf available to Ecology. Pursuant to WAC 173-340-840(5), all sampling data shall be submitted to Ecology in both printed and electronic formats in accordance with Section 7 (Work to be Performed), Ecology's Toxics Cleanup Program Policy 840 (Data Submittal Requirements), and/or any subsequent procedures specified by Ecology for data submittal.

If requested by Ecology, the PLPs shall allow Ecology and/or its authorized representative to take split or duplicate samples of any samples collected by the PLPs pursuant to implementation of this Order. The PLPs shall notify Ecology seven (7) days in advance of any sample collection or work activity at the Site. Ecology shall, upon request, allow the PLPs and/or their authorized representative to take split or duplicate samples of any samples collected by Ecology pursuant to the implementation of this Order, provided that doing so does not interfere with Ecology's sampling. Without limitation on Ecology's rights under Section 8.4 (Access), Ecology shall notify the PLPs prior to any sample collection activity unless an emergency prevents such notice.

In accordance with WAC 173-340-830(4)(a), all hazardous substance analyses shall be conducted by a laboratory accredited under WAC 173-50 for the specific analyses to be conducted, unless otherwise approved by Ecology.

#### 8.6 Public Participation

Ecology shall maintain the responsibility for public participation at the Site. However, the PLPs shall cooperate with Ecology, and shall:

**8.6.1**

If agreed to by Ecology, develop appropriate mailing lists and prepare drafts of public notices and fact sheets at important stages of the remedial action, such as the submission of work plans, remedial investigation/feasibility study reports, cleanup action plans, and engineering design reports. As appropriate, Ecology will edit, finalize, and distribute such fact sheets and prepare and distribute public notices of Ecology's presentations and meetings.

**8.6.2**

Notify Ecology's project coordinator prior to the preparation of all press releases and fact sheets, and before meetings related to remedial action work to be performed at the Site with the interested public and/or local governments. Likewise, Ecology shall notify the PLPs prior to the issuance of all press releases and fact sheets related to the Site, and before meetings related to the Site with the interested public and local governments. For all press releases, fact sheets, meetings, and other outreach efforts by the PLPs that do not receive prior Ecology approval, the PLPs shall clearly indicate to their audience that the press release, fact sheet, meeting, or other outreach effort was not sponsored or endorsed by Ecology.

**8.6.3**

When requested by Ecology, participate in public presentations on the progress of the remedial action at the Site. Participation may be through attendance at public meetings to assist in answering questions or as a presenter.

**8.6.4**

When requested by Ecology, arrange and maintain a repository to be located at:

Issaquah Library  
10 W Sunset Way  
Issaquah, WA 98027

At a minimum, copies of all public notices, fact sheets, and documents relating to public comment periods shall be promptly placed in these repositories. A copy of all documents related to this Site shall be maintained in the repository at Ecology's Northwest Regional Office in Shoreline, Washington.

## 8.7 Access to Information

The PLPs shall provide to Ecology, upon request, copies of all records, reports, documents, and other information (including records, reports, documents, and other information in electronic form) (hereinafter referred to as "Records") within the PLPs' possession or control or that of their contractors or agents relating to activities at the Site or to the implementation of this Order, including, but not limited to, sampling, analysis, chain of custody records, manifests, trucking logs, receipts, reports, sample traffic routing, correspondence, or other documents or information regarding the work. The PLPs shall also make available to Ecology, for purposes of investigation, information gathering, or testimony, their employees, agents, or representatives with knowledge of relevant facts concerning the performance of the work.

Nothing in this Order is intended to waive any right the PLPs may have under applicable law to limit disclosure of Records protected by the attorney work-product privilege and/or the attorney-client privilege. If the PLPs withhold any requested Records based on an assertion of privilege, the PLPs shall provide Ecology with a privilege log specifying the Records withheld and the applicable privilege. No Site-related data collected pursuant to this Order shall be considered privileged, including: (1) any data regarding the Site, including, but not limited to, all sampling, analytical, monitoring, hydrogeologic, scientific, chemical, radiological, biological, or engineering data, or the portion of any other record that evidences conditions at or around the Site; or (2) the portion of any Record that Respondents are required to create or generate pursuant to this Order.

Notwithstanding any provision of this Order, Ecology retains all of its information gathering and inspection authorities and rights, including enforcement actions related thereto, under any other applicable statutes or regulations.

## 8.8 Retention of Records

During the pendency of this Order, and for ten (10) years from the date of completion of the work performed pursuant to this Order, the PLPs shall preserve all records, reports, documents, and underlying data in their possession relevant to the implementation of this Order and shall insert a similar record retention requirement into all contracts with project contractors and subcontractors.

## 8.9 Resolution of Disputes

### 8.9.1

In the event that the PLPs elect to invoke dispute resolution the PLPs must utilize the procedure set forth below.

8.9.1.1 Upon the triggering event (receipt of Ecology's project coordinator's written decision or an itemized billing statement), the PLPs have

fourteen (14) calendar days within which to notify Ecology's project coordinator in writing of their dispute (Informal Dispute Notice).

- 8.9.1.2 The Parties' project coordinators shall then confer in an effort to resolve the dispute informally. The Parties shall informally confer for up to fourteen (14) calendar days from receipt of the Informal Dispute Notice. If the project coordinators cannot resolve the dispute within those fourteen (14) calendar days, then within seven (7) calendar days Ecology's project coordinator shall issue a written decision (Informal Dispute Decision) stating: the nature of the dispute; the PLPs' position with regards to the dispute; Ecology's position with regards to the dispute; and the extent of resolution reached by informal discussion.
- 8.9.1.3 The PLPs may then request regional management review of the dispute. The PLPs must submit this request (Formal Dispute Notice) in writing to the Northwest Region Toxics Cleanup Section Manager within seven (7) calendar days of receipt of Ecology's Informal Dispute Decision. The Formal Dispute Notice shall include a written statement of dispute setting forth: the nature of the dispute; the PLPs' position with respect to the dispute; and the information relied upon to support its position.
- 8.9.1.4 The Section Manager shall conduct a review of the dispute and shall endeavor to issue a written decision regarding the dispute (Decision on Dispute) within thirty (30) calendar days of receipt of the Formal Dispute Notice. The Decision on Dispute shall be Ecology's final decision on the disputed matter.

## **8.9.2**

The Parties agree to only utilize the dispute resolution process in good faith and agree to expedite, to the extent possible, the dispute resolution process whenever it is used.

## **8.9.3**

Implementation of these dispute resolution procedures shall not provide a basis for delay of any activities required in this Order, unless Ecology agrees in writing to a schedule extension.

## **8.9.4**

In case of a dispute, failure to either proceed with the work required by this Order or timely invoke dispute resolution may result in Ecology's determination

that insufficient progress is being made in preparation of a deliverable, and may result in Ecology undertaking the work under Section 7 (Work to be Performed) or initiating enforcement under Section 10 (Enforcement).

## 8.10 Extension of Schedule

### 8.10.1

The PLPs' request for an extension of schedule shall be granted only when a request for an extension is submitted in a timely fashion, generally at least thirty (30) days prior to expiration of the deadline for which the extension is requested, and good cause exists for granting the extension. All extensions shall be requested in writing. The request shall specify:

8.10.1.1 The deadline that is sought to be extended.

8.10.1.2 The length of the extension sought.

8.10.1.3 The reason(s) for the extension.

8.10.1.4 Any related deadline or schedule that would be affected if the extension were granted.

### 8.10.2

The burden shall be on the PLPs to demonstrate to the satisfaction of Ecology that the request for such extension has been submitted in a timely fashion and that good cause exists for granting the extension. Good cause may include, but may not be limited to:

8.10.2.1 Circumstances beyond the reasonable control and despite the due diligence of the PLPs including delays caused by unrelated third parties or Ecology, such as (but not limited to) delays by Ecology in reviewing, approving, or modifying documents submitted by the PLPs.

8.10.2.2 Required review and approval by PLP governing body (e.g. Board of Directors) beyond the control of the PLPs.

8.10.2.3 A shelter in place or work stoppage mandated by state or local government order due to public health and safety emergencies.

8.10.2.4 Acts of God, including fire, flood, blizzard, extreme temperatures, storm, or other unavoidable casualty.

8.10.2.5 Endangerment as described in Section 8.12 (Endangerment).



However, neither increased costs of performance of the terms of this Order nor changed economic circumstances shall be considered circumstances beyond the reasonable control of the PLPs.

### **8.10.3**

Ecology shall act upon the PLPs' written request for extension in a timely fashion. Ecology shall give the PLPs written notification of any extensions granted pursuant to this Order. A requested extension shall not be effective until approved by Ecology. Unless the extension is a substantial change, it shall not be necessary to amend this Order pursuant to Section 8.11 (Amendment of Order) when a schedule extension is granted.

### **8.10.4**

At the PLPs' request, an extension shall only be granted for such period of time as Ecology determines is reasonable under the circumstances. Ecology may grant schedule extensions exceeding ninety (90) days only as a result of one of the following:

- 8.10.4.1 Delays in the issuance of a necessary permit which was applied for in a timely manner.
- 8.10.4.2 Other circumstances deemed exceptional or extraordinary by Ecology.
- 8.10.4.3 Endangerment as described in Section 8.12 (Endangerment).

## **8.11 Amendment of Order**

The project coordinators may verbally agree to minor changes to the work to be performed without formally amending this Order. Minor changes will be documented in writing by Ecology within seven (7) days of verbal agreement.

Except as provided in Section 8.13 (Reservation of Rights), substantial changes to the work to be performed shall require formal amendment of this Order. This Order may only be formally amended by the written consent of both Ecology and the PLPs. Ecology will provide its written consent to a formal amendment only after public notice and opportunity to comment on the formal amendment.

When requesting a change to the Order, the PLPs shall submit a written request to Ecology for approval. Ecology shall indicate its approval or disapproval in writing and in a timely manner after the written request is received. If Ecology determines that the change is substantial, then the Order must be formally amended. Reasons for the disapproval of a proposed change to this Order shall be stated in writing. If Ecology does

not agree to a proposed change, the disagreement may be addressed through the dispute resolution procedures described in Section 8.9 (Resolution of Disputes).

### 8.12 Endangerment

In the event Ecology determines that any activity being performed at a Site under this Order is creating or has the potential to create a danger to human health or the environment on or surrounding the Site, Ecology may direct the PLPs to cease such activities for such period of time as it deems necessary to abate the danger. The PLPs shall immediately comply with such direction.

In the event the PLPs determine that any activity being performed at a Site under this Order is creating or has the potential to create a danger to human health or the environment, the PLPs may cease such activities. The PLPs shall notify Ecology's project coordinator as soon as possible, but no later than twenty-four (24) hours after making such determination or ceasing such activities. Upon Ecology's direction, the PLPs shall provide Ecology with documentation of the basis for the determination or cessation of such activities. If Ecology disagrees with the PLPs' cessation of activities, it may direct the PLPs to resume such activities.

If Ecology concurs with or orders a work stoppage pursuant to this section, the PLPs' obligations with respect to the ceased activities shall be suspended until Ecology determines the danger is abated, and the time for performance of such activities, as well as the time for any other work dependent upon such activities, shall be extended in accordance with Section 8.10 (Extension of Schedule) for such period of time as Ecology determines is reasonable under the circumstances.

Nothing in this Order shall limit the authority of Ecology, its employees, agents, or contractors to take or require appropriate action in the event of an emergency.

### 8.13 Reservation of Rights

This Order is not a settlement under RCW 70A.305. Ecology's signature on this Order in no way constitutes a covenant not to sue or a compromise of any of Ecology's rights or authority. Ecology will not, however, bring an action against the PLPs to recover remedial action costs paid to and received by Ecology under this Order. In addition, Ecology will not take additional enforcement actions against the PLPs regarding remedial actions required by this Order, provided the PLPs comply with this Order.

Ecology nevertheless reserves its rights under RCW70A.305, including the right to require additional or different remedial actions at a Site should it deem such actions necessary to protect human health or the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of

natural resources resulting from the release or threatened release of hazardous substances at a Site.

By entering into this Order, the PLPs do not admit to any liability for the Site. Although the PLPs are committing to conducting the work required by this Order under the terms of this Order, the PLPs expressly reserve all rights available under law, including but not limited to the right to seek cost recovery or contribution against third parties, and the right to assert any defenses to liability in the event of enforcement.

#### **8.14 Transfer of Interest in Property**

No voluntary conveyance or relinquishment of title, easement, leasehold, or other interest in any portion of the Site shall be consummated by the PLPs without provision for continued implementation of all requirements of this Order and implementation of any remedial actions found to be necessary as a result of this Order.

Prior to the PLPs' transfer of any interest in all or any portion of the Site, and during the effective period of this Order, the PLPs shall provide a copy of this Order to any prospective purchaser, lessee, transferee, assignee, or other successor in said interest; and, at least thirty (30) days prior to any transfer, the PLPs shall notify Ecology of said transfer. Upon transfer of any interest, the PLPs shall notify all transferees of the restrictions on the activities and uses of the property under this Order and incorporate any such use restrictions into the transfer documents.

#### **8.15 Compliance with Applicable Laws**

##### **8.15.1 Applicable Laws**

All actions carried out by the PLPs pursuant to this Order shall be done in accordance with all applicable federal, state, and local requirements, including requirements to obtain necessary permits or approvals, except as provided in RCW 70A.305.090. At this time, no federal, state, or local requirements have been identified as being applicable to the actions required by this Order. The PLPs have a continuing obligation to identify additional applicable federal, state, and local requirements which apply to actions carried out pursuant to this Order, and to comply with those requirements. As additional federal, state, and local requirements are identified by Ecology or the PLPs, Ecology will document in writing if they are applicable to actions carried out pursuant to this Order, and the PLPs must implement those requirements.

##### **8.15.2 Relevant and Appropriate Requirements.**

All actions carried out by the PLPs pursuant to this Order shall be done in accordance with relevant and appropriate requirements identified by Ecology. At this time, no relevant and appropriate requirements have been identified as

being applicable to the actions required by this Order. If relevant and appropriate requirements are identified by Ecology or the PLPs, Ecology will document in writing if they are applicable to actions carried out pursuant to this Order and the PLPs must implement those requirements.

### **8.15.3**

Pursuant to RCW 70A.305.090(1), the PLPs may be exempt from the procedural requirements of RCW 70A.15, 70A.205, 70A.300, 77.55, 90.48, and 90.58 and of any laws requiring or authorizing local government permits or approvals. However, the PLPs shall comply with the substantive requirements of such permits or approvals. For permits and approvals covered under RCW 70A.305.090(1) that have been issued by local government, the Parties agree that Ecology has the non-exclusive ability under this Order to enforce those local government permits and/or approvals. At this time, no state or local permits or approvals have been identified as being applicable but procedurally exempt under this section.

### **8.15.4**

The PLPs have a continuing obligation to determine whether additional permits or approvals addressed in RCW 70A.305.090(1) would otherwise be required for the remedial action under this Order. In the event either Ecology or the PLPs determine that additional permits or approvals addressed in RCW 70A.305.090(1) would otherwise be required for the remedial action under this Order, they shall promptly notify the other Parties of their determination. Ecology shall determine whether Ecology or the PLPs shall be responsible to contact the appropriate state and/or local agencies. If Ecology so requires, the PLPs shall promptly consult with the appropriate state and/or local agencies and provide Ecology with written documentation from those agencies of the substantive requirements those agencies believe are applicable to the remedial action. Ecology shall make the final determination on the additional substantive requirements that must be met by the PLPs and on how the PLPs must meet those requirements. Ecology shall inform the PLPs in writing of these requirements. Once established by Ecology, the additional requirements shall be enforceable requirements of this Order. The PLPs shall not begin or continue the remedial action potentially subject to the additional requirements until Ecology makes its final determination.

Pursuant to RCW 70A.305.090(2), in the event Ecology determines that the exemption from complying with the procedural requirements of the laws referenced in RCW 70A.305.090(1) would result in the loss of approval from a federal agency that is necessary for the state to administer any federal law, the

exemption shall not apply and the PLPs shall comply with both the procedural and substantive requirements of the laws referenced in RCW 70A.305.090(1), including any requirements to obtain permits or approvals.

### 8.16 Indemnification

To the extent permitted by law, the PLPs agree to indemnify and save and hold the State of Washington, its employees, and agents harmless from any and all claims or causes of action (1) for death or injuries to persons, or (2) for loss or damage to property, to the extent arising from or on account of acts or omissions of the PLPs, their officers, employees, agents, or contractors in entering into and implementing this Order. However, the PLPs shall not indemnify the State of Washington nor save nor hold its employees and agents harmless from any claims or causes of action to the extent arising out of the negligent acts or omissions of the State of Washington, or the employees or agents of the State, in entering into or implementing this Order.

## 9. Satisfaction of Order

The provisions of this Order shall be deemed satisfied upon the PLPs' receipt of written notification from Ecology that the PLPs have completed the remedial activity required by this Order, as amended by any modifications, and that the PLPs have complied with all other provisions of this Agreed Order.

## 10. Enforcement

Pursuant to RCW 70A.305.050, this Order may be enforced as follows:

### 10.1

The Attorney General may bring an action to enforce this Order in a state or federal court.

### 10.2

The Attorney General may seek, by filing an action, if necessary, to recover amounts spent by Ecology for investigative and remedial actions and orders related to the Site.

### 10.3

A liable party who refuses, without sufficient cause, to comply with any term of this Order will be liable for:

#### 10.3.1

Up to three (3) times the amount of any costs incurred by the State of Washington as a result of its refusal to comply.

**10.3.2**

Civil penalties of up to twenty-five thousand dollars (\$25,000) per day for each day it refuses to comply.

**10.4**

This Order is not appealable to the Washington Pollution Control Hearings Board. This Order may be reviewed only as provided under RCW 70A.305.070.

Effective date of this Order: February 24, 2025

Eastside Fire & Rescue



Ben Lane

Fire Chief

175 Newport Way NW

Issaquah, WA 98027

425.677.3554

Effective date of this Order: February 24, 2025

City of Issaquah

State of Washington  
Department of Ecology

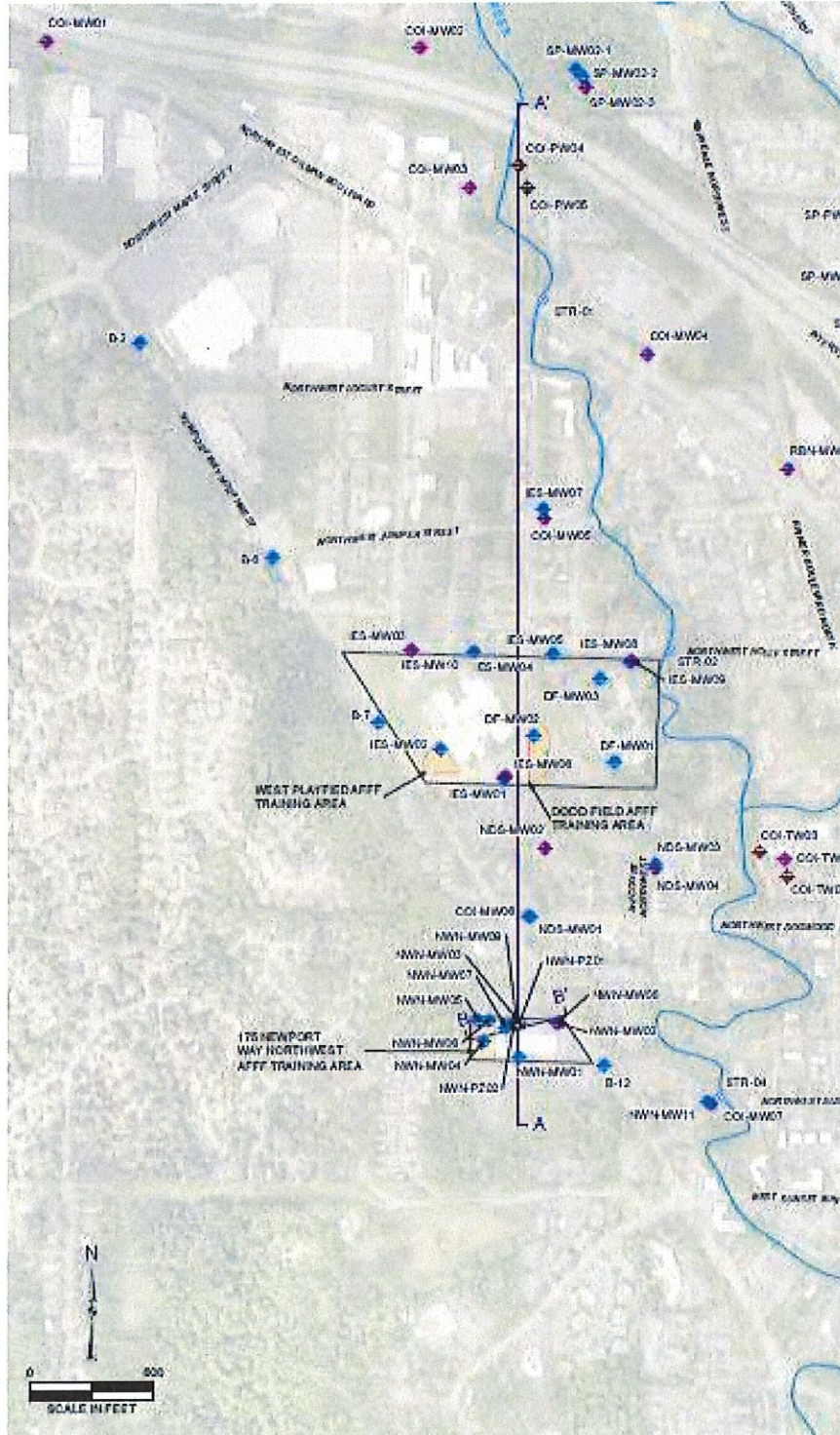
DocuSigned by:  
Mary Lou Pauly  
Mary Lou Pauly  
Mayor  
P.O. Box 1307  
Issaquah, WA 98027  
(425) 539-3654

Kimberly Wooten Ph.D  
Dr. Kimberly Wooten  
Section Manager  
Toxics Cleanup Program  
Northwest Regional Office  
206-594-0093

City Clerk Attestation: Jisha Lieser  
FE989FA7135144C...



# Exhibit A — Site Location



## Exhibit B — Scope of Work and Schedule

### Scope of Work

#### Purpose

The work under this Agreed Order (AO) involves completing Remedial Investigations (RIs), Feasibility Studies (FSs), conducting an Interim Action, and conducting additional interim actions if required or agreed to by Ecology. A RI and FS will be conducted for the Eastside Fire and Rescue Headquarters Issaquah Valley Elementary School Site (EFR HQ IVES Site), which comprises two previously identified source areas: EFR HQ and IVES/Dodd Fields and the underlying comingled groundwater plume that extends from the EFR HQ to the City of Issaquah production well COI-PW04. The purpose of the RI and FS and any interim action for the EFR HQ IVES Site is to provide sufficient data, analysis, and evaluations to enable Ecology to select cleanup alternatives for the source areas and for the comingled groundwater plume emanating from the source areas.

The PLPs shall coordinate with Ecology throughout the cleanup process and shall keep Ecology informed of changes to any work plan or other project plans for the Site, and of any issues or problems as they develop.

The Scope of Work (SOW) for the Site is divided into eight major tasks as follows:

- Task 1. EFR HQ Interim Action Work Plan
- Task 2. EFR HQ Interim Action
- Task 3. EFR HQ IVES RI Work Plan
- Task 4. EFR HQ IVES RI
- Task 5. EFR HQ IVES Feasibility Study
- Task 6. SEPA Compliance
- Task 7. Public Participation
- Task 8. Additional Interim Action(s) (if required)

#### Task 1. EFR HQ Interim Action Work Plan

The PLPs will prepare and submit for Ecology approval an Agency Review Draft Interim Action Work Plan (IAWP) for EFR HQ with detail commensurate with the work to be performed, as described in Exhibit C, Interim Action Summary.

The Agency Review Draft IAWP shall include, as appropriate:

- Description of the interim action including its purpose, general requirements, and relationship to the (final) cleanup action (to the extent known);

- Summary of relevant RI/FS information, including at a minimum existing site conditions and alternative interim actions considered;
- Information regarding design and construction requirements, including a proposed schedule and personnel roles and responsibilities;
- Compliance Monitoring Plan;
- SAP/QAPP
- Permits required.

The PLPs will also submit a copy of the Health and Safety Plan for the project.

The PLPs shall prepare two (2) copies of the Agency Review Draft IAWP, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review. The PLPs shall incorporate Ecology's comments and resubmit to Ecology. The PLPs shall incorporate Ecology's comments and then prepare four (4) copies of the Public Review Draft Interim Action Work Plan, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats and two hard copies, and submit them to Ecology.

After a public notice and comment period for the Public Review Draft IAWP (and SEPA determination), Ecology will approve the IAWP (if appropriate) and the document will be considered Final. The PLPs shall prepare two (2) copies of the Final IAWP, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology. Once approved by Ecology, the PLPs will implement the interim action according with the approved schedule.

### Task 2. EFR HQ Interim Action

PLPs will implement the interim action in accordance with the Final IAWP. Upon successful completion of the work, an Agency Review Draft Interim Action Report will be prepared as a separate deliverable. The PLPs shall prepare two (2) copies of the Agency Review Draft Interim Action Report, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review and approval. After incorporating Ecology's comments on the Agency Review Draft Interim Action Report and after Ecology approval, the PLPs shall prepare two (2) copies of the Final Interim Action Report, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology. The Interim Action Report will not be considered final until after Ecology's approval.

### Task 3. EFR HQ IVES RI Work Plan

The PLPs shall prepare a Remedial Investigation Work Plan (Work Plan). The purpose of the Work Plan is to present the scope and schedule to complete the RI activities. The Work Plan shall describe the project management strategy for implementing and documenting the RI activities. The Work Plan shall present the personnel involved in conducting the RI.

Prior to drafting the Work Plan, Parties will meet to review requirements for the Work Plan, scope further characterization activities, discuss the preliminary Conceptual Site Model, and identify project data needs and possible interim actions.

The Work Plan shall describe facility information; site history and conditions; including previous operations; past field investigations, including any data collection and analysis of soils, air, groundwater, surface water, and sediments; a conceptual site model showing contaminants, migration pathways in all environmental media, and potential receptors; geology and groundwater system characteristics; past, current, and future land use; identification of natural resources and ecological receptors; hazardous substances and their sources, etc., in compliance with WAC 173-340-350 and WAC 173-204-550.

The Work Plan will compile, evaluate, and present all existing environmental data on site soil and groundwater to identify data gaps. If necessary, additional investigation to address essential data gaps may be recommended. The Work Plan will include specific data collection procedures in a separate Sampling and Analysis Plan (SAP) and a Quality Assurance Project Plan (QAPP) as attachments to the Work Plan in compliance with WAC 173-340-820 and WAC 173-204-600 for defining the nature and extent of contamination. The PLPs will also submit a copy of the Health and Safety Plan (HASP) for the project as an attachment to the Work Plan.

The SAP will identify the proposed number and location of all environmental samples and methods, including soil borings, groundwater monitoring wells, soil, groundwater, stormwater, seep, catch basin and sediment samples, approximate depths. The SAP will describe the sampling objectives, the rationale for the sampling approach (based upon the identified data gaps), and plans for data use, and shall provide a detailed description of sampling tasks. The SAP shall describe specifications for sample identifiers; sampling equipment; the type, number, and location of samples to be collected; the analyses to be performed; descriptions of sampling equipment and methods to be used; sample documentation; sample containers, collection, and handling; data and records management; and schedule.

The QAPP will be prepared in accordance with the Guidance for Preparation of Quality Assurance Project Plans, EPA Region 10, Quality Data Management Program, QA/R-5 and requirements of the EPA Contract Laboratory Program. The QAPP will also follow Ecology's Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies (July 2004) and Analysis Plan Appendix (February 2008). Laboratories must meet the accreditation standards established in WAC 173-50. Data quality objectives will reflect the criteria or threshold values used for the source control evaluation.

The SAP and QAPP attachments may be submitted to Ecology separately for initial review and approval. As with all environmental work at the site, work may not begin without written

approval from Ecology. The plan shall provide seven (7) days notice to Ecology prior to beginning sampling. Ecology may obtain split samples.

The PLPs or their contractors shall submit all new sampling data generated under the Work Plan and any other recently collected data to Ecology for entry into the Environmental Information Management System (EIM) in accordance with WAC 173-340-840(5) and Ecology's Toxics Cleanup Program Policy 840: Data Submittal Requirements. Only validated data will be entered into the EIM database. Existing data will be submitted within 30 days of submittal of the Agency Draft Work Plan.

Work Plan tasks and subtasks will include the following, but are not limited to:

- A detailed scope and schedule of actions needed to complete the RI.
- Sampling and analysis of soil and groundwater.
- Compile, evaluate, and present all existing environmental data on site soil and groundwater to identify data gaps.
  - If necessary, additional investigations to address essential data gaps.
  - Validated Data be entered into the EIM database.
- Develop a SAP and QAPP in compliance with WAC 173-340-820 and WAC 173-204-600 for defining the nature and extent of contamination.
  - The SAP and QAPP will be submitted to Ecology separately for initial review and approval.

The PLPs will provide Ecology with an Agency Review Draft Work Plan. Once Ecology reviews and approves the Work Plan, it will be considered the Final Work Plan. The Work Plan shall not be implemented until approved by Ecology. Once approved by Ecology, the PLP will implement the Final Work Plan according to the schedule contained in this Exhibit.

The PLPs shall prepare two (2) copies of the Agency Review Draft Work Plan, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review and comment. After incorporating Ecology's comments on the Agency Review Draft Work Plan and after Ecology approval, the PLP shall prepare two (2) copies of the Final Work Plan, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology.

#### Task 4. EFR HQ IVES Remedial Investigation

The PLPs shall conduct an RI that meets the requirements of WAC 173-340 and WAC 173-204-550 according to the Work Plan as approved by Ecology. The RI will determine the nature and extent of contamination exceeding preliminary Model Toxics Control Act (MTCA) cleanup levels, preliminary Sediment Management Standards (SMS) cleanup standards, and other regulatory

requirements at the Site. The RI must provide sufficient data and information to define the nature and extent of contamination.

Field sampling and analysis will be completed in general accordance with the SAP and QAPP. Deviation(s) from the approved SAP and QAPP must be communicated to Ecology immediately and documented as required by Ecology.

The PLPs shall provide interim data reports and updates to Ecology as new site data and information become available as part of monthly progress reporting. Laboratory analysis data shall also be provided in electronic format when it has been validated. Raw laboratory data will be provided to Ecology upon request.

Prior to submittal of the Agency Review Draft RI Report, a Key Project Meeting will be held. During the Key Project Meeting, Ecology and the PLPs will review available data and an updated conceptual site model and discuss the content and organization of the Draft RI Report.

The PLPs shall compile the results of the site investigation into an Agency Review Draft RI Report. The PLPs shall prepare two (2) copies of the Agency Review Draft RI Report, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review and comment.

After incorporating Ecology's comments on the Agency Review Draft RI Report, the PLPs shall combine the RI report with the FS report (Task 5). The remainder of the report preparation process is described in Task 5.

If the data collected during this investigation is insufficient to define the nature and extent of contamination, and/or to select a cleanup action plan an additional phase of investigation shall be conducted to define the extent of contamination.

#### **Task 5. EFR HQ IVES Feasibility Study**

The PLPs shall use the information obtained in the RI to prepare an Agency Review Draft Feasibility Study Report (FS) for the Site that meets the applicable requirements of WAC 173-340 according to the Schedule in this exhibit. The Agency Review Draft FS will evaluate remedial alternatives for site cleanup, consistent with MTCA and SMS requirements to ensure protection of human health and the environment by eliminating, reducing, or otherwise controlling risk posed through each exposure pathway and migration route.

Prior to beginning the FS, a Key Project Meeting will be held to review ARARs, potential remedial alternatives and establish points of compliance.

The Agency Review Draft FS must include a detailed analysis of each remedial alternative according to the applicable requirements of WAC 173-340-351 and 173-204-550. The remedial alternatives will be evaluated for compliance with the applicable requirements of WAC 173-340-360 and 173-204-570.

The remedial alternative that is judged to best satisfy the evaluation criteria will be identified. Justification for the selection will be provided, and the recommended remedial alternative further developed, in the FS Report.

The PLPs shall prepare two (2) copies of the Agency Review Draft FS, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review. After addressing Ecology's comments on the Agency Review Draft FS, the PLPs shall combine the EFR HQ IVES RI (Task 4) and FS and prepare four (4) copies of the Public Review Draft RI/FS, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats and two hard copies, and submit them to Ecology for distribution and public comment.

Electronic survey data for monitoring locations, electronic lab data, and GIS maps of contaminant distribution shall also be provided for the Public Review Draft RI/FS Report either in the report or as attachments. After incorporating public comments on the Public Review Draft RI/FS Report and receiving Ecology approval, the PLPs shall prepare two (2) copies of the Final RI/FS Report, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology. The RI/FS report will not be considered final until after Ecology's approval.

#### **Task 6. Groundwater Modeling**

The PLPs shall be responsible for evaluating groundwater fate and transport of PFAS throughout the Lower Issaquah Valley using three-dimensional groundwater modeling as requested by Ecology. Groundwater modeling may be used to evaluate how remedial actions and modifications to pumping rates in water supply wells impact transport of PFAS in groundwater. If Ecology requests groundwater modeling work be conducted, that request will include a schedule for the work.

#### **Task 7. SEPA Compliance**

The PLPs shall be responsible for complying with the State Environmental Policy Act (SEPA) Rules including preparing and submitting an environmental checklist. If the result of the threshold determination is a determination of significance (DS), the PLPs shall be responsible for the preparation of Draft and Final Environmental Impact Statements. The PLPs shall assist Ecology with coordinating SEPA public involvement requirements with MTCA public involvement requirements whenever possible, such that public comment periods and meetings or hearings can be held concurrently.

### Task 8. Public Participation

The PLPs shall support Ecology in presenting the Public Review Draft RI Report and the Public Review Draft FS Reports and SEPA evaluations at one public meeting or hearing each for EFR HQ and IVES/Dodd (two public meetings or hearings). The PLPs will assist Ecology with presentations at any additional meetings or hearings that might be necessary for SEPA compliance or as part of the Public Participation Plan.

After the public comment periods are completed, the PLPs shall prepare an Agency Review Draft Responsiveness Summary that addresses public comments. The PLPs shall prepare two (2) copies of the Agency Review Draft Responsiveness Summary, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review and approval.

After addressing Ecology's comments and after Ecology approval, the PLPs shall prepare two (2) copies of the Final Responsiveness Summary, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for distribution.

### Task 9. Additional Interim Actions (if required)

Remedial actions implemented prior to completion of the RI/FS, including those that:

- are technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance;
- correct a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed; or
- are needed to provide for completion of the remedial investigation/feasibility study or design of the cleanup action

will be considered interim actions, will be implemented in accordance with WAC 173-340-430 and the AO, and will be designed in a manner that will not foreclose reasonable alternatives for any final cleanup action that may be required.

As detailed in the AO, if required by Ecology, or if proposed by the PLPs and approved by Ecology, the PLPs will implement an interim action. Based upon information in the Agency Review Draft RI Report, interim action(s) may be needed to expedite control of releases to sediments or other environmental media pursuant to WAC 173-340-430.

The scope of the interim actions may include, but not be limited to, typical source control or containment elements such as:

- Soil removal;



- Groundwater remediation;
- Repair, slip lining, replacement, or closure of stormwater conveyances or other structures such as conduit, vaults, catch basins, etc.;
- Removal of underground storage tanks and pipes;
- Removal of old drain fields or former surface impoundments;
- Proper abandonment of old wells;
- Removal of contaminated building or other structural material;
- Construction of a treatment facility; and/or
- Shoreline stabilization such as bulkhead repair, erosion or seepage control, and grading or clearing.

If an interim action is to be performed, the PLPs will prepare and submit for Ecology approval an Agency Review Draft Interim Action Work Plan (IAWP) with detail commensurate with the work to be performed. The Agency Review Draft IAWP shall include, as appropriate:

- Description of the interim action including its purpose, general requirements, and relationship to the (final) cleanup action (to the extent known);
- Summary of relevant RI/FS information, including at a minimum existing site conditions and alternative interim actions considered;
- Information regarding design and construction requirements, including a proposed schedule and personnel roles and responsibilities;
- Compliance Monitoring Plan;
- SAP/QAPP
- Permits required.

The PLPs will also submit a copy of the Health and Safety Plan for the project. The PLPs will be responsible for complying with the State Environmental Policy Act (SEPA) Rules including preparing and submitting an environmental checklist for the interim action and will assist Ecology with presentations at any additional meetings or hearings that might be necessary for SEPA compliance or as part of the Public Participation Plan.

The PLPs shall prepare two (2) copies of the Agency Review Draft Interim Action Work Plan, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review. The PLPs shall incorporate Ecology's comments and then prepare four (4) copies of the Public Review Draft Interim Action Work Plan, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats and two hard copies, and submit them to Ecology. After a public notice and comment period for the Public Review Draft IAWP (and SEPA determination), Ecology will approve the IAWP (if appropriate) and the document will be

considered Final. The PLPs shall prepare two (2) copies of the Final Interim Action Work Plan, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology. Once approved by Ecology, the PLPs will implement the interim action according with the approved schedule.

Upon successful completion of the work, an Agency Review Draft Interim Action Report will be prepared as a separate deliverable. The PLPs shall prepare two (2) copies of the Agency Review Draft Interim Action Report, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology for review and approval. After incorporating Ecology's comments on the Agency Review Draft Interim Action Report and after Ecology approval, the PLPs shall prepare two (2) copies of the Final Interim Action Report, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, and submit them to Ecology. The Interim Action Report will not be considered final until after Ecology's approval.

### **Schedule of Deliverables**

The schedule for deliverables described in the Agreed Order and the Scope of Work is presented below. If the date for submission of any item or notification required by this Schedule of Deliverables occurs on a weekend, state or federal holiday, the date for submission of that item or notification is extended to the next business day following the weekend or holiday.

Where a deliverable due date is triggered by Ecology notification, comments or approval, the starting date for the period shown is the date the PLPs received such notification, comments or approval by certified mail, return receipt requested, or by email unless otherwise noted below. Where triggered by Ecology receipt of a deliverable, the starting date for the period shown is the date Ecology receives the deliverable by certified mail, return receipt requested, or the date of Ecology signature on a hand-delivery form, or the date of the email to Ecology.

<b>Deliverable</b>	<b>Completion Time</b>
Progress Reports	15 <sup>th</sup> day of the month beginning after effective date of Agreed Order
<b>Interim Action</b>	
Agency Review Draft IAWP	60 days following effective date of Agreed Order
Public Review Draft IAWP	45 days following Ecology's comments on the Agency Review Draft IAWP
Final IAWP	45 days following receipt of public comments on the Public Review Draft IAWP
Agency Review Draft Interim Action Report	60 days following completion of the interim action
Final Interim Action Report	30 days following Ecology's comments on the Agency Review Draft Interim Action Report
<b>Remedial Investigation</b>	
Agency Review Draft RI Work Plan	60 days following effective date of Agreed Order
Final RI Work Plan	30 days following receipt of final Ecology comments on Agency Review Draft RI Work Plan
Completion of RI Field Work	18 months following completion of Final RI WP
Agency Review Draft RI Report	45 days following receipt of final laboratory data

*Schedule Continues on Next Page*

<b>Feasibility Study</b>	
Agency Review Draft FS Report	60 days following receipt of final Ecology comments on Agency Review Draft RI Report
<b>RI/FS Report</b>	
Public Review Draft RI/FS Report	45 days following receipt of Ecology's comments on Agency Review Draft FS Report
Final RI/FS Report	45 days following receipt of public comments on Public Review Draft RI/FS Report

**Notes:**

Schedule is in calendar days.

## Exhibit C — Interim Action Summary

### Purpose

Under WAC 173-340-430, an interim action is a remedial action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance, that corrects a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed, or that is needed to provide for completion of a site hazard assessment, remedial investigation/feasibility study, or design of a cleanup action plan.

The PLPs will complete an evaluation of an Interim Action, which may include removal of contaminated soil at Eastside Fire and Rescue (EFR) Headquarters and/or expansion of a permeable reactive barrier in the subsurface or similar groundwater treatment system. Conducting an interim action prior to completion of the Site-wide FS presents an opportunity to remediate this area more expeditiously and at less cost than if the remedy was completed at a later time.

### Scope

The PLPs will prepare an Interim Action Work Plan (IAWP) as described in Task 1 of Exhibit B, Scope of Work and Schedule of the Agreed Order. The IAWP will include the following information:

- Description of the interim action including its purpose, general requirements, and relationship to the (final) cleanup action (to the extent known);
- Summary of relevant Remedial Investigation information, including locations and depths of per- and poly-fluorinated alkyl substance (PFAS) soil contamination at EFR Headquarters;
- Evaluation of the estimated costs of excavation, transportation, and disposal and the mass of PFAS removed for each cell to at least three different depths including the seasonal low water table associated with each major component of the interim action;
- Information regarding design and construction requirements, a proposed schedule, and personnel roles and responsibilities;
- Identification of any data gaps related to the design of the interim action and, if applicable, a sampling and analysis plan to fill the data gaps;
- Required plans for sampling and analysis, quality assurance, and compliance monitoring;
- Permitting and cultural resource consultation requirements.

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