

Site Cleanup Documents Available for Public Review and Comment



A PUGET SOUND INITIATIVE Site
Reaching the goal of a healthy, sustainable
Puget Sound

Ecology Wants Your Input!

The Department of Ecology (Ecology) is asking for your comments on plans to clean up a site on Puget Sound. The North Marina Ameron/Hulbert Site is one of several properties located on the waterfront in Port Gardner Bay that have been studied for cleanup under the State's Puget Sound Initiative.

The Site is generally located between 11th and 13th Streets, off West Marine View Drive in Everett, Snohomish County, Washington (Figure 1). The Site is southwest of the Legion Memorial Golf Course in western Everett.

You are invited to:

- **Review** the draft Consent Decree, draft Cleanup Action Plan (DCAP), draft State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) and checklist, and the draft Public Participation Plan (PPP) for the Site.
- **Send** your comments to Ecology for consideration. Comments will be accepted from October 10 – November 8, 2014.
- See the box on the right for details about where to review documents and submit comments.

Site Background

The North Marina Area has been used for shingle and saw milling, marine support services, and concrete pole and piling manufacturing activities since the late 1800s. Most of the Site was owned by The William Hulbert Mill Company (Hulbert) from 1923 until 1991. Mill operations were conducted until approximately 1960.

Comments Invited

October 10 – November 8, 2014

Submit Comments and Technical Questions to:

Andrew Kallus - Site Manager
Department of Ecology
Toxics Cleanup Program
PO Box 47600
Olympia, WA 98504-7600
(360) 407-7259
Andrew.Kallus@ecy.wa.gov

Document Review Locations

Everett Public Library

2702 Hoyt Avenue
Everett, WA 98201
(425) 257-8010
www.epls.org

Ecology Headquarters

300 Desmond Drive SE
Lacey, WA 98503
By appointment only:
Contact Carol Dorn
Carol.Dorn@ecy.wa.gov
(360) 407-7224

North Marina Ameron/Hulbert Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3546>

Facility Site ID #: 68853261

Cleanup Site ID #: 3546

North Marina Ameron/Hulbert

In approximately 1972, Hulbert leased a large portion of the Site to Centrecon, a concrete pole manufacturing company. Utility Vault Company (UVC; now Oldcastle Precast, Inc.) purchased Centrecon in 1978. In 1988, Ameron International (Ameron) entered into an asset purchase agreement with UVC, whereby it purchased most of the assets, properties, and business of UVC's Centrecon division. The Port of Everett (Port) purchased the property from Hulbert in 1991 and used a portion of the property to stockpile soil from other Port properties. Under a lease, Ameron currently manufactures decorative concrete poles at the Site.

The Port has completed significant investigation and cleanup activities since 1991. Interim actions were conducted in the early 1990s (1991, 1993) and in the mid-2000s (2005-2007) to clean up much of the contaminated soil at the Site. Close to 22,000 cubic yards of contaminated soil were removed as part of the interim actions.

Three emergency action (EAs) cleanups were conducted between 2011 and 2014. The technical reports for these actions are appended to the DCAP.

- 2011 EA: Removed about 79 cubic yards of petroleum hydrocarbon contaminated soil and transported it off-site for treatment and disposal.
- 2013 EA: Removed about 13 tons of accumulated sediments with elevated concentrations of several hazardous substances from a broken stormwater pipe; replaced a portion of the stormwater pipe.
- 2014 EA: Removed close to 3,200 tons of soil contaminated or potentially contaminated with metals; replaced damaged section of storm drain.

In the spring of 2014, a final Remedial Investigation/Feasibility Study (RI/FS) was submitted to Ecology following public review.

Overview of the draft Consent Decree

In the draft Consent Decree (Decree), a formal legal document, Ecology and the Potentially Liable Persons (PLPs) – The Port of Everett; Ameron International Corporation; Oldcastle Precast, Inc.; and the Hulbert family – agree upon the cleanup actions needed to protect human health and the environment at the Site. The proposed Decree requires the PLPs to carry out specifically identified cleanup actions. A DCAP is among the exhibits to the Decree.

Overview of the draft Cleanup Action Plan

The DCAP describes the proposed cleanup action for the upland areas of soil and groundwater contamination at the Site. Additionally, the DCAP identifies cleanup standards, institutional controls, and applicable state and federal laws.

This DCAP uses information from the 2014 final RI/FS report to determine a preferred cleanup action and a schedule to remediate remaining contamination at the Site. The DCAP includes excavation of contaminated soil in areas that are subject to future redevelopment and that pose a potential threat of discharge to marine surface water and sediment. The remaining cleanup areas will be addressed with the required institutional controls. The DCAP recommends the following cleanup actions:

Remedial Excavation

Remaining areas requiring active cleanup are shown on Figure 2. The area along the north Site boundary contains a silt-like material with levels of arsenic exceeding the cleanup level and is near a stormwater pipe that

discharges into the Puget Sound. Excavation will extend from the northern boundary of the Site south to the 1976 pavement section. Stormwater pipe in this area will be replaced.

The area beneath the northeast portion of the Ameron lab building shows high concentrations of arsenic and lead associated with sandblast grit. The sandblast grit appears to be contained within a concrete structure that underlies the concrete patch in the floor slab. The estimated volume of the structure is less than a cubic yard.

Containment and Institutional Controls

Additional cleanup areas will rely on existing surface features such as asphalt pavement and buildings to act as a surface cap and containment system. An unpaved section, located near the center of the Site, will also be paved to contain contaminated substances. Institutional controls (inspections, maintenance, and an environmental restrictive covenant) will be placed over the entire Site to prevent unauthorized disturbance of the contained areas, manage soil and groundwater, and provide for mandatory health and safety procedures for handling contaminated media.

Groundwater Compliance Monitoring

Groundwater monitoring will verify that all cleanup levels have been achieved and maintained. Nine wells will be monitored for selected contaminants at least four times in one year (i.e., at least quarterly). Additional monitoring will be conducted, if needed, based on the quarterly monitoring results.

Overview of the Draft SEPA Determination of Nonsignificance (DNS) and Checklist

SEPA makes sure that environmental values are considered during agency decision-

making. A SEPA checklist was prepared to identify potential environmental impacts of the project on the surrounding environment. Ecology determined that the cleanup of the Site will not have a probable significant adverse impact on the environment (DNS). The checklist and determination are both available for public comment.

Overview of the Draft Public Participation Plan

Ecology is committed to providing the public with timely information and meaningful opportunities to participate in the cleanup process. As part of this commitment, Ecology developed a draft PPP. The draft PPP outlines how citizens and interested parties can learn about and provide input on the cleanup.

Your comments and ideas are needed to improve the cleanup. The draft PPP explains how Ecology will do the following:

- Notify the public when and where documents are available for review and comment and how they can be involved.
- Provide public participation opportunities.
- Consider public comments in cleanup decisions.

What can you do?

1. Read about the cleanup in this handout.
2. To get more detailed information, review the supporting documents at the locations listed on page one.
3. Write down your comments and questions. Send them to the Department of Ecology at the address shown on page one.

We appreciate your comments and concerns. *Thank you.*

Why This Cleanup Matters

Protecting and restoring Puget Sound

In 2007, Washington State established the Puget Sound Initiative to protect and restore Puget Sound by 2020. Several baywide areas in the Sound have been identified as high-priority cleanup areas as part of this Initiative, including Port Gamble, Dumas Bay, Padilla and Fidalgo Bays, Port Angeles, Budd Inlet, and Port Gardner Bay. This work includes cleaning up 50-60 sites within one-half mile of the Sound, including the North Marina Ameron/Hulbert Site. There are currently 11 Puget Sound Initiative cleanup sites along Everett's waterfront. Ecology works closely with the Port of Everett and other responsible parties to cleanup, restore, and revitalize the Everett waterfront and Port Gardner Bay. These cleanup actions will help to reduce pollution and restore habitat and shorelines in Puget Sound.

For more information about other cleanup sites, go to:

http://www.ecy.wa.gov/programs/tcp/sites/brochure/psi/overview/psi_baywide.html

What Happens Next?

Once the public comment period ends on November 8, 2014, Ecology will review and consider all comments received. The draft Consent Decree, DCAP, draft SEPA DNS, and draft PPP may be modified based on your comments. If future documents on the Site are developed, you will be notified of additional public comment periods.

For information about other Ecology public comment periods, meetings, and other events, please visit Ecology's public events calendar at:

<http://apps.ecy.wa.gov/pubcalendar/calendar.asp>



Figure 1: North Marina Ameron/Hulbert Site located in Port Gardner Bay, Everett, WA.



Figure 2: Aerial view of North Marina Ameron/Hulbert Site showing remaining areas requiring active cleanup.



Toxics Cleanup Program
Attn: Andrew Kallus
PO Box 47600
Olympia, WA 98504-7600

**North Marina Ameron/Hulbert Site
Everett, Snohomish County, WA**

**Ecology Seeks Public Comment on Site
Cleanup Documents**

**Public Comment Period:
October 10 – November 8, 2014**

**Facility Site ID #: 68853261
Cleanup Site ID #: 3546**

Accommodation Requests:

To request ADA accommodation including materials in a format for the visually impaired, call *Andrea Flaherty* at Ecology, 360-407-7170. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.