

A. BACKGROUND

1. Name of proposed project, if applicable:

North Marina Ameron/Hulbert Site Cleanup Action

2. Name of applicant:

Port of Everett, Everett, WA

3. Address and phone number of applicant and contact person:

Erik Gerking, Environmental Cleanup Administrator
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4. Date checklist prepared:

September 12, 2014

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

6. Proposed timing or schedule (including phasing, if applicable):

Project schedule will be submitted to Ecology within 60 days of finalizing the Cleanup Action Plan (CAP) and entry into the Consent Decree. The cleanup construction work is anticipated to occur sometime between 2016 and 2017, depending on site access scheduling requirements and other project factors.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Following implementation of the cleanup action, the Port plans to redevelop the North Marina Area, including the site, into a mixed-use development referred to as Waterfront Place Central. It is anticipated that this redevelopment would occur in four phases over 10 years beginning in 2015.

A cleanup subject to a separate Ecology Agreed Order on the TC Systems site, located to the north and adjacent to the Site, is in the planning stages. As necessary, the Port will collaborate with the TC Systems cleanup for cleanup actions completed along the northern site boundary.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Agreed Order for Site Cleanup; June 3, 2009; issued by Washington Department of Ecology
- Interim Action Cleanup Report; April 7, 2010; prepared by Landau Associates
- Final Work Plan, Remedial Investigation/Feasibility Study; November 17, 2010; prepared by Landau Associates
- Final Remedial Investigation/Feasibility Study (RI/FS); April 30, 2014; prepared by Landau Associates
- Draft Cleanup Action Plan (CAP) ; August 29, 2014; prepared by Landau Associates
- Cleanup Report (to be prepared following completion of cleanup action at the site)
- Cultural and Historic Resource Analysis; January 2005; prepared by The Johnson Partnership

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes - The draft CAP and draft Consent Decree are undergoing a concurrent 30 day review by the Public with this SEPA. Public comments will be addressed, as appropriate, by Ecology before the CAP and Consent Decree are finalized.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed action will be conducted as a cleanup action under a Consent Decree with the Washington Department of Ecology within the authority of the state Model Toxics Control Act (MTCA). The proposed action is exempt from the procedural requirements of state and local permits that would otherwise be required, per RCW 70.105D.090. However, the proposed action is required to demonstrate substantive compliance with appropriate state and local permits. These include:

- Ecology NPDES Stormwater Permit for Construction Activities
- City of Everett Sanitary Sewer and Discharge Permits
- City of Everett building & construction permits including traffic, grading and drainage approvals

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project site (Site) is owned by the Port of Everett (Port) and includes approximately 18 acres of uplands (Figure 1). The Site is part of a larger area referred to as the North Marina Area (i.e. Waterfront Place Central). Operations on the North Marina Ameron/Hulbert Site began in the early 1900s. Primary uses of the Site have included shingle and saw milling, marine support services, and concrete pole manufacturing. The William Hulbert Mill Company (Hulbert) owned most of the Site

SEPA Checklist for the North Marina Ameron/Hulbert Site Cleanup Action Completed By The Port of Everett – September 2014

from the 1920s until 1991 and conducted sawmill operations at the Site until approximately 1960. The Hulberts leased various portions of the Site to a number of commercial and industrial entities beginning in the early 1970s. 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 by sometime around 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. Ameron currently manufactures decorative concrete poles at the Site. The Port purchased the property from Hulbert in 1991, and historically used a portion of the property to stockpile soil from other Port activities. Port activities also included various marine support services.

Environmental studies including several interim actions have been completed at the site which identified hazardous substances in soil and groundwater exceeding Model Toxics Control Act (MTCA) preliminary cleanup levels. To address this contamination, on June 3, 2009, Ecology, the Port, and other Potential Liable Parties (PLPs) entered into an Agreed Order to conduct a Remedial Investigation/Feasibility Study (RI/FS) and to develop a draft Cleanup Action Plan (CAP) addressing potential soil and groundwater contamination related to releases at the Site. In addition to RI data gathering, three emergency action cleanups were conducted at the Site between 2011 and 2014 to remove exposed soil contamination and repair stormwater lines. An RI/FS delineating the nature and extent of contamination at the Site, including soil and groundwater has been approved by Ecology and has been subject to public review. A draft CAP has also been developed and is currently out for public comment. The Port and other PLPs have entered into a Consent Decree for the final site remediation. The Consent Decree is also out for public comment.

The proposed project is cleanup or containment of soil contamination identified in 13 discrete areas within the Site shown on Figure 2, and summarized below:

Clean up Area Designation	Cleanup Area Location	Area (square ft)
Area G-2**	Northern Site Boundary	12,450
Area G-3	East side of Ameron Pole Polishing Building	325
Area G-4**	Beneath Lab Building	10
Area I-5a	Northern Site Boundary	500
Area I-5b	Northern Site Boundary	300
Area I-12	Crushed rock fill under Esplanade at western boundary of Area I	5,790
Area I-13	Eastern Boundary of Area I	750
Area J-3a	Eastern Boundary of Area J	17,200
Area M-1a	South of the Ameron sublease building	450
Area M-2	South of former Collins Building	9,100
Area M-3	East of the Ameron sublease building in the Paved access road/parking area	11,100
Area M-4	Along the west side of the Ameron sublease building	400
Area M-5	Dunlap paved storage yard to the north of the Ameron sublease building	400

** = Areas identified for remedial excavation

The proposed cleanup activities include:

- **Remedial Excavation:** Excavation of approximately 4,000 cubic yards (cy) of contaminated soil (including contingency allowance) from Area G-2 and Area G-4.
- **Containment and Institutional Controls:** Implementation of institutional controls to contain other areas of contaminated soil and groundwater (Cleanup Areas G-3, I-5a, I-5b, I-12, I-13, J-3a, M-1a, M-2, M-3, M-4, and M-5), including periodic inspection and maintenance of existing pavement/buildings, paving of existing pervious areas of known contamination (limited to a portion of Area J-3a), documentation of an environmental restrictive covenant, provisions for health and safety and soil and groundwater management procedures, and specifications for repair/replacement of disturbed caps.
- **Groundwater Compliance Monitoring:** Groundwater compliance monitoring will be collected to verify that all CULs have been achieved and maintained at the proposed conditional point of compliance.
- **Stormwater Trunkline Replacement:** A stormwater trunkline is located at the northern site boundary, within Area G-2, which discharges to the 12th Street Marina. This portion of the trunkline is in poor condition. Because the trunk line represents a potential conduit for migration of contaminants to the Puget Sound and may be impacting groundwater quality, removal of contaminated soil around the trunkline and replacement of approximately 900 linear feet trunk line in this area is included in the selected cleanup action. In 2013, the entire trunkline was cleaned out and a portion of the trunkline was replaced as an Emergency Cleanup Action under the Site Agreed Order. The future stormwater trunkline replacement will address the remaining section not replaced in the 2013 action.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located in the City of Everett, within the Port's Waterfront Place Central Development, and is bounded on the north by commercial/industrial property owned by Norton Industries, on the south by Craftsman Way, on the west by Port Gardner Bay/Snohomish River and the North Marine West End site, and on the east by West Marine View Drive (refer to Figure 1).

The legal description of the site is NE ¼ and NW ¼ of Section 18, Township 29 North, Range 5 East, Snohomish County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): (Flat) rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The site is generally flat with slopes less than 1%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The USDA Natural Resources Conservation Service (NRCS) web soil survey identifies the Site as “urban land.” The entire site is located on former aquatic lands that consisted primarily of intertidal deposits that were filled to current ground surface elevations. The fill used to create the upland portion of the site is primarily hydraulically placed dredge fill.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

The site is flat and has been filled, and much of the site is paved. There are no surface indications or history of unstable soils in the immediate vicinity. The City of Everett Critical Areas Map identifies the Site as an area of liquefaction hazard.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Excavation includes approximately 4,000 cy of contaminated soil (including contingency allowance). Current estimates indicate excavation of approximately 3,480 cy of contaminated soil in Area G-2 that pose a potential threat of discharge to marine surface water and sediment. In addition, current estimates indicate approximately 1 cy of contaminated soil will be excavated from Area G-4 due to high concentrations of metals. Soil excavated from the site will be disposed at permitted disposal facilities. Excavated areas will be backfilled with clean imported fill materials.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Erosion could occur as a result of excavation. Best Management Practices (BMPs) will be implemented during construction work to minimize the risk of site erosion. No long-term erosion is anticipated as a result of the proposed project.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The site is currently approximately 91 percent impervious surface. The project will only add approximately 35 square feet of impervious surface and will increase the percent impervious surface by less than one percent.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Contractors will be required to implement BMPs for erosion control during active construction and excavation consistent with the State Department of Ecology Stormwater Management Manual for Western Washington. These may include covering of stockpiles and preventing soils from entering storm drains through the use of fabric filter fences, straw bales, interceptor swales, check dams and/or similar measures.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust, automobile, and heavy equipment emissions are anticipated during construction. These emissions are temporary and may slightly degrade local air quality, but the resultant pollutant concentrations will be outweighed by emissions from adjacent traffic normally in and around the project area and will be short term. When the project is completed, no air emissions are expected. Contaminated soils may exhibit some odor.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust suppression measures would be taken during excavation, loading and trucking activities. During dry and/or windy conditions, water or other dust suppressant may be sprayed on the excavation area or soil stockpiles to reduce fugitive dust mobility. Use of wheel washes at site egress locations would reduce dust tracking by trucks and other equipment moving off the project site. Whenever possible, soil stockpiles would be covered to reduce airborne transport of dust.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Port Gardner Bay and the Port of Everett's 12th Street Yacht Basin are immediately adjacent to the west of the site. The Snohomish River flows from north to south and discharges into Port Gardner Bay, just west of the 12th Street Yacht Basin.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Area I-12 is located immediately adjacent to the 12th Street Yacht Basin (Port Gardner Bay/Snohomish River). This cleanup area is subject to containment and institutional controls. No excavation activities are proposed within 200 ft of surface waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. The project will not require fill or dredge material to be placed in or removed from surface water or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions will be required.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

A portion of the Site is mapped within the 100-year floodplain as identified on FEMA Flood Insurance Rate Map Panel 53061C0715F, which is current as of 2005 (see Figure 2). A Letter of Map Amendment (LOMA) was issued by FEMA in 2012, which removed flood hazard area from the Site. The LOMA references upland lots on Port property, but does not provide specific limits of flood areas removed. It is the Port's understanding, having received approval from FEMA, that the LOMA removes the 100-year floodplain designation on the Site.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will be withdrawn from monitoring wells as part of groundwater compliance monitoring to ensure groundwater cleanup standards are achieved and maintained. Groundwater compliance monitoring will consist of at least four rounds of groundwater quality monitoring for one year for selected constituents at locations where compliance with cleanup levels needs to be verified, and at all shoreline wells to verify that cleanup levels are being achieved at the conditional point of compliance for the Site. A total of 9 wells will be sampled. Groundwater sampling activities generally require withdrawals of small amounts of groundwater (up to approximately 5 gallons per sampling event). The project will not require discharge of water to groundwater.

The restrictive covenant established as part of containment and institutional controls will specify that:

- Groundwater use for potable water will be prohibited.
- Groundwater extracted for construction dewatering or other nonpotable purposes will be managed, treated, and discharged in conformance with an Ecology-approved soil and groundwater management plan. The soil and groundwater management plan will be prepared following entry of the consent decree for the final cleanup action.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. Waste material will not be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff may accumulate in excavations. Water in excavations would be pumped out (dewatering) as needed and either treated onsite and discharged to the sanitary sewer or placed in tanks or vacuum trucks and transported off-site to a permitted disposal facility. Currently several storm drains intercept runoff and transfer it to outfalls located along the bulkhead west of the Site.

Runoff within the project areas would be contained on-site in excavations and managed appropriately. Best management practices (BMPs) will be developed to minimize impacts to water quality to catch basins outside the project areas. BMPs would be developed in the future as part of the construction specifications and construction stormwater management plan.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials could enter ground or surface waters; however, measures would be taken (described below) to reduce occurrence and impacts.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The project will not affect drainage patterns in the vicinity of the site. Most of the cleanup area is under existing impervious surface (including buildings and pavement). The project will only add approximately 35 square feet of impervious surface, which will increase the percent of impervious surface by less than one percent. Runoff from the new impervious surface will flow to the existing stormwater system. The stormwater trunk line in Area G-2 will be replaced as part of the site cleanup. During construction, site drainage will be temporarily altered to contain runoff within the on-site excavation areas.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Runoff within the project areas would be contained within the on-site excavations and managed appropriately. Best management practices (BMPs) will be developed to minimize impacts to water quality to catch basins outside the project areas. BMPs would be developed in the future as part of the construction specifications and construction stormwater management plan.

Groundwater compliance monitoring will consist of at least four rounds of groundwater quality monitoring for one year for selected constituents at locations where compliance with CULs needs to be verified.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site is almost entirely cleared and developed. Some weedy grass and herbaceous species may be cleared during excavation activities in Area G-2 and Area G-4.

c. List threatened and endangered species known to be on or near the site.

Washington Natural Heritage Program (WNHP) data available online (current as of February 4, 2014) does not identify any threatened or endangered plant species within the township, range, section of the Site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

The site is developed and contains planting strips in parking lots and adjacent to site access roads. Some areas of volunteer vegetation exist along site fence lines outside of designated planting areas. Washington State Noxious Weed Control Board listed noxious weeds are present on the Site in low numbers and are managed in designated planting areas, and includes:

- Himalayan blackberry (*Rubus armeniacus*) [Weed ClassC]
- Herb Robert (*Geranium robertianum*) [Weed Class B]
- Common cat's ear (*Hypochaeris radicata*) [Weed Class C].

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

The following are located near the Site:

- **birds:** hawk, heron, eagle, songbirds, other: shorebirds (arctic tern, sea gulls)
- **mammals:** deer, bear, elk, beaver, other: Seals

- **fish:** bass, salmon, trout, herring, shellfish, **other:** herring, surf smelt, shiner perch, rockfish, green sturgeon, eulachon, Chinook salmon, Coho salmon, Chum salmon, pink salmon, bull trout, steelhead trout, cutthroat trout

b. List any threatened and endangered species known to be on or near the site.

According to the U.S. Fish and Wildlife Survey, the following endangered and threatened species may be present in Snohomish County (revised September 3, 2013): bull trout (*Salvelinus confluentus*); Canada lynx (*Lynx canadensis*); gray wolf (*Canis lupus*); grizzly bear (*Ursus arctos* = *U. a. horribilis*); marbled murrelet (*Brachyramphus marmoratus*); and northern spotted owl (*Strix occidentalis caurina*). NOAA Fisheries identifies the following endangered and threatened species may be present in the project area: Puget Sound Chinook and Puget Sound steelhead.

Based on a review of the WDFW Priority Habitats and Species (PHS) Data websites, no threatened or endangered species are known to be on the Site. Suitable habitat for these species is not present on the Site, no in-water work is proposed, and stormwater BMPs will be implemented to prevent additional runoff to the 12th Street Yacht Basin; therefore, no impact to species present in Port Gardner or the Snohomish River is anticipated.

c. Is the site part of a migration route? If so, explain.

This site is located adjacent to the Snohomish River estuary and is on the migration route for many salmonid species (listed above) that utilize the near-shore area for foraging and staging area for spawning migrations up the Snohomish River and juvenile out-migrations out of the Snohomish River. No in-water work is proposed, and stormwater BMPs will be implemented to prevent additional runoff to the 12th Street Yacht Basin; therefore, no impact to aquatic migration routes is anticipated.

The project Site is also located within the Pacific flyway. The Site consists of existing developments and the proposed project is not anticipated to impact habitats used by migratory species.

d. Proposed measures to preserve or enhance wildlife, if any:

The proposed project is removal of contaminated soil and replacement of a section of stormwater trunkline, which will prevent migration of contaminants to surface waters located adjacent to the Site.

e. List any invasive animal species known to be on or near the site.

Aquatic nuisance species may occur in Puget Sound adjacent to the Site, but no invasive animal species are known to occur on the Site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Cleanup activities will require use of equipment fueled by gasoline and diesel. Temporary trailers may be needed for staff and would use electricity.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project would not affect the potential use of solar energy by adjacent properties. The proposed project does not involve above grade structures and will not shade adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Construction vehicle idling will be minimized to reduce fuel consumption.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Low levels of hazards would remain following completion of the project due to residual soil contamination (concentrations would be below site cleanup levels). These hazards would be addressed through institutional controls and a soil/groundwater management plan. During project construction, hazardous materials (namely contaminated soil) would be removed from the project site to reduce the risk of exposure. Risk of fire and explosion is very low during and following project construction and would be similar to current conditions.

1) Describe any known or possible contamination at the site from present or past uses.

The site contains contamination from past industrial activities. The extent and nature of contamination was fully characterized in the RI/FS, and cleanup action is described in the draft CAP.

Soil contamination above site cleanup levels consists of arsenic, lead (currently contained within a below-grade concrete structure), antimony, copper, and carcinogenic polycyclic aromatic hydrocarbons (cPAHs). Groundwater contamination above site cleanup levels consists of dissolved arsenic. Other contaminants of concern were detected in groundwater at concentrations greater than the site cleanup levels during one or more sampling events and will be evaluated during compliance monitoring.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Existing soil and groundwater contamination affect development potential of the site. For this reason, the proposed project consists of a cleanup action to address contamination and return the site to a developable state.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Soil contaminated with metals and cPAHs will be excavated and may be temporarily stockpiled on-site until it is removed and disposed of at an approved waste disposal facility. Fuel (gasoline and diesel) for operating construction equipment may be temporarily stored on site during construction. Groundwater monitoring activities will generate small amounts of arsenic-contaminated

wastewater, which will be temporarily stored on site in chemical drums until it is removed and disposed of at an approved waste disposal facility.

4) Describe special emergency services that might be required.

While spills are unlikely, contractors and parties working on project construction will be trained on appropriate health and safety practices and a site manager will be responsible for contacting the appropriate authorities in the event of release of a reportable quantity.

5) Proposed measures to reduce or control environmental health hazards, if any:

The proposed project will reduce and control environmental health hazards from current conditions. During construction, dust control measures and BMPs will be implemented to prevent movement of contaminated soil stockpiled on-site. Following construction, institutional controls and long-term monitoring will be implemented to monitor site conditions.

Containment and institutional controls will include provisions for health and safety and soil and groundwater management procedures, and specifications for repair/replacement of disturbed caps. Furthermore, an environmental restrictive covenant will be implemented that will specify that:

- Groundwater use for potable water will be prohibited.
- Groundwater extracted for construction dewatering or other nonpotable purposes will be managed, treated, and discharged in conformance with an Ecology-approved soil and groundwater management plan. The soil and groundwater management plan will be prepared following entry of the consent decree for the final cleanup action.
- Intrusive activities that involve worker contact with contaminated soil and groundwater will be conducted by individuals that have the appropriate training and certifications for working on hazardous waste sites and in conformance with a Site-specific health and safety plan.
- Any contaminated soil removed during intrusive activities will be managed and disposed of in conformance with an Ecology-approved soil and groundwater management plan.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No existing sources of noise would affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction related noise will be temporarily created by the project during daylight hours and could consist of traffic noise from construction and personal vehicles, construction equipment back-up alarms, and construction equipment operating noise.

3) Proposed measures to reduce or control noise impacts, if any:

Noise emanating from construction sites is exempt, in part, from the City of Everett's Noise Control ordinance except between the hours of ten p.m. and seven a.m. on weekdays and weekends (EMC

20.08.100(b)(3)). To minimize impacts, construction activities would be restricted to between the hours of seven a.m. and ten p.m. on weekdays and weekends. Noise impacts would also be minimized by maintaining trucks and construction equipment to ensure mufflers are installed and backup signals are no louder than necessary to maintain worker and site safety.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The uses of the site and adjacent properties are port commercial/industrial. The Site is bounded on the north by commercial/industrial property owned by Norton Industries, on the south by Craftsman Way, on the west by Port Gardner Bay/Snohomish River and the North Marine West End Site, and on the east by West Marine View Drive.

The project will not affect current land uses on nearby or adjacent properties. The project will support the existing commercial/industrial land use by returning the site to a developable state.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No. The site is a former marshland hydraulically filled with marine sediment after the bulkhead was constructed.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There is no working farm or forest land surrounding the site.

c. Describe any structures on the site.

There are several structures on the site (see Figure 3), including:

- Bayside Marine building
- Ameron manufacturing building
- Ameron laboratory and storage
- Ameron pole polishing building
- Ameron and subleases building
- Ameron pole finishing and dry storage building
- Ameron covered work area
- Port Waterfront Center (Port administration building)
- Marina operations center

- Port Net Shed/Marine Power Service

These structures are mostly steel construction warehouse-type buildings, and are all associated with current or former port industrial/commercial operations. All buildings have slab-on-grade construction and metal siding. Buildings range from about 3,000 square feet to about 60,000 square feet in size.

d. Will any structures be demolished? If so, what?

Demolition of structures is not anticipated.

e. What is the current zoning classification of the site?

The site is zoned “Waterfront-Commercial” within the Shoreline Overlay zone.

f. What is the current comprehensive plan designation of the site?

The City of Everett Growth Management Comprehensive Plan Land Use Map designates the Site as “Waterfront Commercial.”

g. If applicable, what is the current shoreline master program designation of the site?

The current shoreline master program designation of the Site is Urban Maritime. Area I-12 is located immediately adjacent to the 12th Street Yacht Basin (Port Gardner Bay/Snohomish River). This cleanup area is subject to containment and institutional controls. No excavation activities are proposed within 200 ft of surface waters subject to Shoreline Management Act jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The City of Everett Critical Areas Map identifies the Site as an area of liquefaction hazard.

i. Approximately how many people would reside or work in the completed project?

Not applicable.

j. Approximately how many people would the completed project displace?

The completed project will not result in displacements.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The completed project will not result in displacements.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is consistent with existing and projected land uses and plans because it will clean up contamination and maintain the existing storm drainage system. Cleanup activities support redevelopment of the Site.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None needed. There are no nearby agricultural and forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The project will not provide housing units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

The project will not eliminate housing units.

- c. Proposed measures to reduce or control housing impacts, if any:**

None needed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The proposal does not include new structures.

- b. What views in the immediate vicinity would be altered or obstructed?**

No views would be altered or obstructed, project activities are at or below existing grades.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable.

- c. What existing off-site sources of light or glare may affect your proposal?**

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The adjacent 12th Street Yacht Basin, west of the site, provides moorage for personal water craft, and is bordered by a public esplanade. A public multi-use trail runs along the west side of Marine View Drive, immediately adjacent to the east side of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the cleanup is limited to industrial areas of the site not accessible by the public. Access to adjacent recreational uses will not be restricted during project construction

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

A cultural and historic resource analysis was completed in 2004/2005 as part of the North Marina Redevelopment Environmental Impact Statement (EIS). The records search produced no specific information regarding the presence of historic and cultural resources for the redevelopment project. Additionally, there were no previously recorded archaeological sites and/or historic buildings located within the redevelopment project. However, the report identified the North Coast Casket Co/Collins Building as eligible for listing on the National Register of Historic Landmarks, the Washington State Heritage Register, and the city of Everett Register of Historic Places. The building was deconstructed in 2010. The analysis concluded that archaeological resources associated with the Tulalip Tribes or other tribes that may have lived on or near the redevelopment may be affected by construction associated with the proposed project; however, operational impacts to cultural and historic resources are not anticipated. As part of the North Casket Co/Collins Building deconstruction, the Port of Everett completed a substantial historic interpretation program in 2014, which honored the lumber and shingle, commercial fishing, and boat building industries that occurred in and around the Site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The cultural and historic resource analysis completed as part of the North Marina Redevelopment EIS concluded that archaeological resources associated with the Tulalip Tribes or other tribes that may have lived on or near the redevelopment may be affected by

construction associated with the proposed project; however, operational impacts to cultural and historic resources are not anticipated.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

As part of the cultural and historic resource analysis completed as part of the North Marina Redevelopment EIS, records were researched at the Department of Archaeology and Historic Preservation (DAHP) in Olympia, the city of Everett Register (ER), the State of Washington Register of Historic Places (WHR), the national Register of Historic Places (NHR), the Port of Everett Archives, and the Everett Public Library's Northwest History Room.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Archaeological monitoring of excavation areas may be required during construction. Prior to construction activities, review and approval of a monitoring and inadvertent discovery plan may be required by regulatory agencies and/or affected Tribes.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The Site is served by West Marine View Drive to the east and Craftsman Way to the south.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes. The nearest Everett Transit bus stop (ET Route 5) is located at West Marine View Drive and Craftsman Way, at the southeast corner of the Site. The north bound stop is located on Craftsman Way, and southbound on 10th Street at West Marine View Drive. Bus service runs every 45 minutes to an hour, Monday through Friday from 5:45 am until 7:20 pm.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

The project will neither create nor eliminate parking spaces. Activities associated with cleanup of Area G-2 will temporarily impact parking north of the Ameron building, but this will be restored following cleanup activities.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

A construction haul route within the Site would be necessary to provide a route for trucks entering and exiting the project site. The proposed haul road and truck loading locations would be determined at a

later date. The haul road would be temporary in nature, and would incorporate BMPs to reduce trackout of contaminants from the site.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The site is adjacent to the 12th Street Yacht Basin, and a BNSF rail line is located east of the Site, on the east side of West Marine View Drive.

Rail transportation may be used to export excavated soil to an appropriate landfill for final disposal. Rail access would take place at a transfer station designated by the waste disposal facility.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The completed project will not create any additional vehicular trips. Construction would likely generate traffic associated with worker commute to/from the site, but is not anticipated to be significant as compared to existing traffic volumes. There will also be truck traffic hauling contaminated soil to the landfill or transfer station. Construction related traffic is anticipated to be insignificant compared to existing traffic volumes.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There are no agricultural or forest product lands near the site. The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products.

h. Proposed measures to reduce or control transportation impacts, if any:

A traffic control plan would be initiated, including use of signage and flagmen, if necessary to control transportation impacts during project construction.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will not result in an increased need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities

a. Circle utilities currently available at the site:

- Utilities: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other: Storm drainage

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed. A portion of the stormwater trunk line will be removed and replaced as part of the G-2 cleanup. No new catch basins or other alterations are proposed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Les Reardan

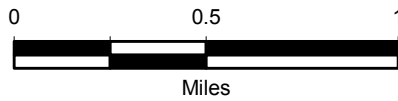
Name of signee LES REARDANZ

Position and Agency/Organization DEPUTY EXECUTIVE DIRECTOR
PORT OF EVERETT

Date Submitted: 10/1/14

Figures

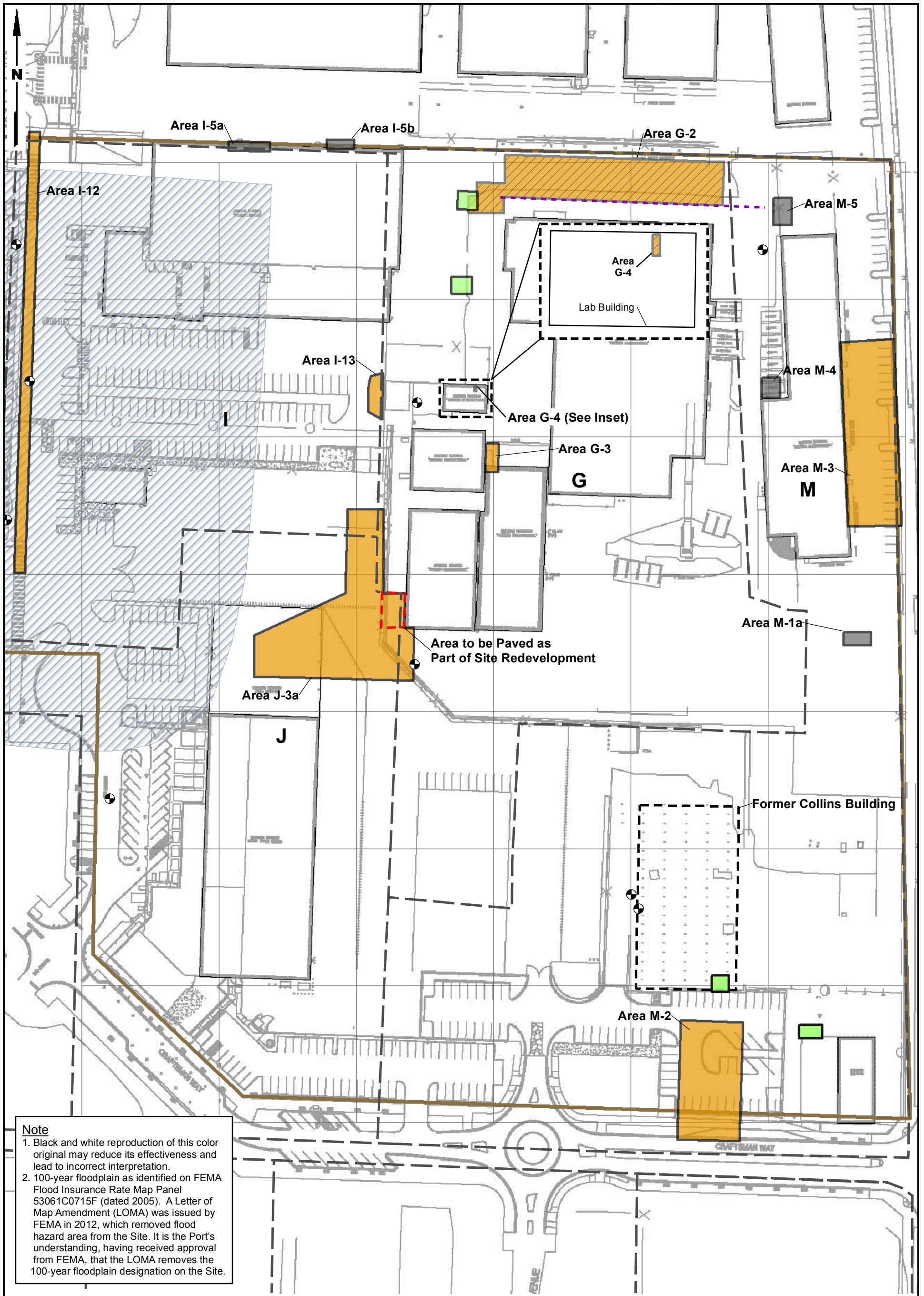
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Data Source: Esri 2012



North Marina Ameron/Hulbert Site Cleanup Action Plan Everett, Washington	Vicinity Map	Figure 1
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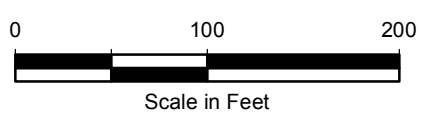


Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.
2. 100-year floodplain as identified on FEMA Flood Insurance Rate Map Panel 53061C0715F (dated 2005). A Letter of Map Amendment (LOMA) was issued by FEMA in 2012, which removed flood hazard area from the Site. It is the Port's understanding, having received approval from FEMA, that the LOMA removes the 100-year floodplain designation on the Site.

Legend

- Monitoring Well to be Included in Compliance Monitoring
- Isolated Cleanup Areas to be Addressed Under Soil Management Plan
- Cleanup Area to be Addressed by Containment in Final Cleanup Action
- Cleanup Area to be Addressed by Excavation in Final Cleanup Action
- Investigation Area Designation and Boundary
- 100-Year Floodplain Zone 'A'





Legend

- J** — Investigation Area Designation and Boundary
- Orange Line** — North Marina Ameron/Hulbert Site Boundary (Determined in the RI/FS)

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.



Data Source: Google Earth Pro (2013 Image)

North Marina Ameron/Hulbert Site
Cleanup Action Plan
Everett, Washington

Site Structure Identification Map

Figure
3