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**STATE OF WASHINGTON  
SKAGIT COUNTY SUPERIOR COURT**

STATE OF WASHINGTON,  
DEPARTMENT OF ECOLOGY,  
  
Plaintiff,  
  
v.  
  
SKAGIT COUNTY,  
  
Defendant.

NO. \_\_\_\_\_  
  
PROSPECTIVE PURCHASER  
CONSENT DECREE

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1 **I. INTRODUCTION**

2 A. The mutual objective of the State of Washington, Department of Ecology  
3 (Ecology) and Skagit County (Defendant) under this Decree is to (1) resolve the potential  
4 liability of Defendant for contamination at the Truck City Truck Stop Site (Site) arising from a  
5 release or threatened release of hazardous substances, in advance of Defendant purchasing an  
6 ownership interest in the Site, and (2) facilitate the cleanup of the Site for redevelopment or  
7 reuse. This Decree requires Defendant to finalize the Remedial Investigation (RI), Feasibility  
8 Study (FS), and complete a draft and final Cleanup Action Plan (CAP) prior to the purchase of  
9 the Truck City Truck Stop Site by Skagit County. The Decree also requires Defendant to  
10 perform a cleanup action at the Site.

11 B. Ecology has determined that these actions are necessary to protect human health  
12 and the environment.

13 C. The Complaint in this action is being filed simultaneously with this Decree. An  
14 answer has not been filed, and there has not been a trial on any issue of fact or law in this case.  
15 However, the Parties wish to resolve the issues raised by Ecology's Complaint. In addition,  
16 the Parties agree that settlement of these matters without litigation is reasonable and in the  
17 public interest, and that entry of this Decree is the most appropriate means of resolving these  
18 matters.

19 D. By signing this Decree, the Parties agree to its entry and agree to be bound by  
20 its terms.

21 E. By entering into this Decree, the Parties do not intend to discharge non-settling  
22 parties from any liability they may have with respect to matters alleged in the Complaint. The  
23 Parties retain the right to seek reimbursement, in whole or in part, from any liable persons for  
24 sums expended under this Decree.

25 F. This Decree shall not be construed as proof of liability or responsibility for any  
26 releases of hazardous substances or cost for remedial action nor an admission of any facts;

1 provided, however, that Defendant shall not challenge the jurisdiction of Ecology in any  
2 proceeding to enforce this Decree.

3 G. The Court is fully advised of the reasons for entry of this Decree, and good  
4 cause having been shown:

5 Now, therefore, it is HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

## 6 II. JURISDICTION

7 A. This Court has jurisdiction over the subject matter and over the Parties pursuant  
8 to the Model Toxics Control Act (MTCA), RCW 70.105D.

9 B. Authority is conferred upon the Washington State Attorney General by  
10 RCW 70.105D.040(4)(a) to agree to a settlement with any potentially liable person (PLP) if,  
11 after public notice and any required hearing, Ecology finds the proposed settlement would lead  
12 to a more expeditious cleanup of hazardous substances. In addition, under RCW  
13 70.105D.040(5), the Attorney General may agree to a settlement with a person not currently  
14 liable for remedial action at a facility who proposes to purchase, redevelop, or reuse the  
15 facility, provided: the settlement will yield substantial new resources to facilitate cleanup; the  
16 settlement will expedite remedial action consistent with the rules adopted under MTCA; and  
17 Ecology determines based upon available information that the redevelopment or reuse of the  
18 facility is not likely to contribute to the existing release or threatened release, interfere with  
19 remedial actions that may be needed at the Site, or increase health risks to persons at or in the  
20 vicinity of the Site. RCW 70.105D.040(4)(b) requires that such a settlement be entered as a  
21 consent decree issued by a court of competent jurisdiction.

22 C. Ecology has determined that a release or threatened release of hazardous  
23 substances has occurred at the Site that is the subject of this Decree, and that the remedial  
24 actions required by this Decree are necessary to protect human health and the environment  
25 based on the planned future use of the Site as contemplated by the Parties under this Decree.  
26

1 D. Defendant has not been named a PLP for the Site, and Defendant has certified  
2 under Section IX (Certification of Defendant) that it is not currently liable for the Site under  
3 MTCA. However, Defendant is currently in the process of acquiring and has entered into a  
4 purchase and sale agreement to acquire property located at 3216 Old Highway 99 S Road,  
5 Mount Vernon, Washington, from Old 99, LLC, a Washington limited liability company,  
6 current owner of the Property. The Property comprises the entire Site based on data available  
7 at this time. Defendant will incur potential liability under RCW 70.105D.040(1)(a) at the time  
8 it acquires an interest in the Site for performing remedial actions or paying remedial costs  
9 incurred by Ecology or third parties resulting from past releases or threatened releases of  
10 hazardous substances at the Site. This Decree settles Defendant's liability as described herein  
11 for this Site upon its purchase of the Property.

12 E. Ecology finds that this Decree will yield substantial new resources to facilitate  
13 cleanup of the Site; will lead to a more expeditious cleanup of hazardous substances at the Site  
14 in compliance with the cleanup standards established under RCW 70.105D.030(2)(e) and  
15 WAC 173-340; will promote the public interest by facilitating the redevelopment or reuse of  
16 the Site; and will not be likely to contribute to the existing release or threatened release at the  
17 Site, interfere with remedial actions that may be needed at the Site, or increase health risks to  
18 persons at or in the vicinity of the Site. In addition, Ecology has determined that this Decree  
19 will provide a substantial public benefit with job creation and also by providing for the  
20 development of a facility by a local governmental entity (Defendant) to address an important  
21 public purpose. Development of the new Skagit County Jail will replace the existing  
22 overcrowded Skagit County Jail. The facility is considered an Essential Public Facility and  
23 would provide infrastructure to serve the residents, cities/towns, and tribes of Skagit County.

24 F. Defendant has agreed to undertake the actions specified in this Decree and  
25 consents to the entry of this Decree under MTCA.

26 G. This Decree has been subject to public notice, comment, and public hearing.

1 **III. PARTIES BOUND**

2 This Decree shall apply to and be binding upon the Parties to this Decree, their  
3 successors and assigns. The undersigned representative of each party hereby certifies that he  
4 or she is fully authorized to enter into this Decree and to execute and legally bind such party to  
5 comply with the Decree. Defendant agrees to undertake all actions required by the terms and  
6 conditions of this Decree. No change in ownership or corporate status shall alter Defendant's  
7 responsibility under this Decree. Defendant shall provide a copy of this Decree to all agents,  
8 contractors, and subcontractors retained to perform work required by this Decree, and shall  
9 ensure that all work undertaken by such agents, contractors, and subcontractors complies with  
10 this Decree.

11 **IV. DEFINITIONS**

12 Unless otherwise specified herein, all definitions in RCW 70.105D.020 and  
13 WAC 173-340-200 shall control the meanings of the terms in this Decree.

14 A. Site: The Site is referred to as Truck City Truck Stop and is generally located at  
15 3216 Old Highway 99 S Road, Mount Vernon, Washington. The Site is more particularly  
16 described in the Site Diagram (Exhibit A). The Site constitutes a facility under  
17 RCW 70.105D.020(8).

18 B. Property: Refers to the property located at 3216 Old Highway 99 S Road,  
19 Mount Vernon, Washington that the Defendant intends to purchase. A legal description of the  
20 Property is attached as Exhibit B. The Property comprises the entire Site based on current  
21 data.

22 C. Parties: Refers to the State of Washington, Department of Ecology (Ecology)  
23 and Skagit County.

24 D. Defendant: Refers to Skagit County.

25 E. Consent Decree or Decree: Refers to this Prospective Purchaser Consent  
26 Decree and each of the exhibits to the Decree. All exhibits are integral and enforceable parts

1 of this Prospective Purchaser Consent Decree. The terms “Consent Decree” or “Decree” shall  
2 include all exhibits to this Prospective Purchaser Consent Decree.

### 3 **V. FINDINGS OF FACTS**

4 Ecology makes the following findings of fact without any express or implied  
5 admissions of such facts by Defendant.

6 A. The Site is located in Mount Vernon, Washington, and consists of  
7 approximately 10.4 acres. The Site is bounded by Old Highway 99 South Road to the west,  
8 Interstate-5 to the east, McFarland Lane to the north of the Site, and three parcels of  
9 undeveloped land to the south of the Site. Maddox Creek is located adjacent to and west of the  
10 Site and flows south parallel to Old Highway 99 South Road. A diagram of the Site is attached  
11 as Exhibit A.

12 B. From approximately 1953 until 2014, the Site was used for automobile and  
13 commercial truck fueling, convenience mart, commercial truck and trailer weighing, and  
14 commercial truck wash operations. Contamination at the Site is related to fueling operations  
15 conducted at the Site.

16 C. In or about 1989, a hydrocarbon assessment for the property was performed by  
17 Applied Geotechnology, Inc. In 1992, under the ownership of Mr. Ernie Olmsted, and his  
18 marital community, an Interim Action was performed at the property pursuant to a previous  
19 and separate consent decree (CD) between Ecology and Mr. Olmsted. Eight underground  
20 storage tanks (USTs) and a septic tank used as a waste oil tank were decommissioned and  
21 excavated. Also, 6,244 cubic yards of petroleum contaminated soil (PCS) was excavated  
22 (limited on the west boundary by the truck scale and scale house. Elevated levels of PCS  
23 continued beyond these western limits above MTCA Method A Cleanup Levels. Three  
24 existing groundwater monitoring wells were destroyed during excavation. Approximately  
25 90,000 gallons of petroleum contaminated groundwater was excavated from an excavation pit  
26 and disposed offsite. Some monitoring wells were installed but closed prior to sampling due to

1 financial limitations. Groundwater contamination was identified at that time. The previous CD  
2 was dismissed with prejudice by agreement of Ecology in November of 2012.

3 D. On or about February 9, 2005, an unknown volume of diesel was spilled at the  
4 Site when a truck driver filling a rig allowed an unattended fueling nozzle to fall out of the tank  
5 during fueling activities. The spill spread to Maddox Creek and flows south parallel to Old  
6 Highway 99 South to Hickox Road (approximately 0.68 mile south of the Site). This spill went  
7 unreported until Ecology Spills Team traced the source back to the Truck City parcel. Sheen  
8 was observed in Maddox Creek. Ecology retained NRC Environmental Services to clean up the  
9 spill. Absorbent booms and pads were placed in Maddox Creek. Subsequently, Materials  
10 Testing & Consulting, Inc. (MTC) conducted sediment sampling within Maddox Creek, in the  
11 vicinity of the Site, to assess whether residual contamination remains in Maddox Creek. Based  
12 on current data the sediments in Maddox Creek no longer appear to be impacted by releases at  
13 the Site.

14 E. On or about May 8, 2008, an unknown volume of diesel was spilled at the Site.  
15 The spill area was excavated and backfilled. It is unknown if releases in addition to those  
16 described above, have occurred since Mr. Olmsted transferred the property in 1998.

17 F. In or about February of 2014, Materials Testing & Consulting, Inc. (MTC)  
18 performed a Phase II Environmental Site Assessment (ESA) for Skagit County. According to  
19 the Phase II ESA, it appears that the nature and extent of the contamination within the Property  
20 has been fully characterized. Soil contamination was detected on the western portion of the  
21 Property in the vicinity of the existing truck scales.

22 G. In or about July of 2014, Maul Foster & Alongi, Inc. (MFA) performed  
23 additional Site investigation after Ecology approved MFA's Work Plan to complete the  
24 Remedial Investigation. Soil sampling was performed along the eastern and western sides of  
25 Old Highway 99 to determine the extent of soil and groundwater impacts along the western  
26 boundary of the Property. Soil and groundwater sampling data showed no detections of



1 gasoline/diesel or heavy-oil range petroleum hydrocarbons along, within, or beyond Old  
2 Highway 99. Groundwater samples on the Property have shown localized residual  
3 concentrations of gasoline and diesel range petroleum hydrocarbons and fuel related volatile  
4 organic compounds within the property.

5 H. The contaminants of concern at the Site that exceed MTCA cleanup levels are  
6 gasoline and diesel range petroleum hydrocarbons and fuel related volatile organic compounds  
7 in soil. Ecology has assigned the Site an overall priority ranking of 3 pursuant to MTCA.

8 I. The Site has been used for automobile fueling, commercial truck and trailer  
9 weighing, and commercial truck stop purposes. The Property is currently zoned "Public." The  
10 proposed county jail is designated as an Essential Public Facility by the City of Mt Vernon.

11 J. Defendant has entered into a purchase and sale agreement with Old 99, LLC, a  
12 Washington limited liability company, the current owner of the Property. Pursuant to said  
13 purchase and sale agreement, Defendant intends to purchase the Property on or about January  
14 15, 2015, or soon thereafter.

15 K. Defendant proposes to clean up the Site and make it available for  
16 redevelopment for a public safety facility (jail) or reuse, consistent with MTCA and its  
17 implementing regulations, WAC 173-340, and applicable City of Mount Vernon zoning  
18 provisions and comprehensive plan designations.

19 L. Defendant conducted several independent remedial actions with Ecology  
20 consultation to help facilitate the work to be performed under the Decree:

- 21 a. In or about February of 2014, Materials Testing and Consulting, Inc. (MTC)  
22 performed a Phase II Environmental Site Assessment (ESA) of the property for  
23 Skagit County.
- 24 b. On July 7, 2014, a draft RI Work Plan was also submitted for Ecology's review.
- 25 c. On September 29, 2014, Defendant submitted an Agency Review Draft  
26 Remedial Investigation/Feasibility Study for Ecology's review.

1 M. As documented in the Cleanup Action Plan (CAP) (Exhibit D), the cleanup  
2 action to be implemented at the Site includes the excavation and disposal of petroleum  
3 contaminated soil, In-Situ Bioremediation (chemical treatment to remediate residual  
4 groundwater impacts), and compliance monitoring.

5 N. The application of MTCA Method A, unrestricted land use cleanup levels is  
6 appropriate for gasoline and diesel range petroleum hydrocarbons and fuel related volatile  
7 organic compounds at the Site based on the planned future use of the Site as contemplated by  
8 the Parties under this Decree.

## 9 VI. WORK TO BE PERFORMED

10 This Decree contains a program designed to protect human health and the environment  
11 from the known release, or threatened release, of hazardous substances or contaminants at, on,  
12 or from the Site.

13 A. Defendant shall finalize the Remedial Investigation (RI) and Feasibility Study  
14 (FS) (Exhibit C), initiated as independent remedial actions with Ecology consultation, and the  
15 CAP. Defendant shall perform the remedial actions specified in detail in the CAP (Exhibit D)  
16 and the Scope of Work and Schedule of Deliverables (Exhibits E and F). These exhibits are  
17 incorporated by reference and are integral and enforceable part of this Decree. A summary of  
18 the work to be performed is as follows:

19 1. The CAP requires the Defendant to perform the remedial action in two  
20 phases:

21 a. The first phase will involve the excavation (including dewatering) of  
22 impacted soil to cleanup levels at the four residual localized impacted areas the  
23 collection of soil samples, and backfilling (with removal of the truck scale and  
24 associated concrete pad prior to excavation activities).

25 b. The second phase will involve using enhanced aerobic biodegradation to  
26 expedite the biodegradation of contaminants in soil and groundwater by adding oxygen

1 (as an electron acceptor), with an industry standard oxygen release compound.  
2 Baseline ground water sampling at the Property's monitoring wells will be conducted  
3 before initiating the In-Situ Bioremediation task. Up to two years of consecutive  
4 quarterly ground water monitoring events will be conducted, as necessary or until Site  
5 groundwater meets the Site cleanup levels at each point of compliance.

6 2. Defendant shall prepare and submit all necessary, documents as identified in  
7 the CAP and the Scope of Work and Schedule. All deliverables identified in the Scope  
8 of Work and Schedule are hereby incorporated by reference and are an integral and  
9 enforceable part of this Decree

10 B. Defendant agrees not to perform any remedial actions outside the scope of this  
11 Decree unless the Parties agree to modify the Scope of Work and Schedule (Exhibits E and F)  
12 to cover these actions. All work conducted by Defendant under this Decree shall be done in  
13 accordance with WAC 173-340 unless otherwise provided herein.

14 **VII. DESIGNATED PROJECT COORDINATORS**

15 The project coordinator for Ecology is:

16 Dale R. Myers  
17 Washington State Department of Ecology  
18 Northwest Regional Office  
19 Toxics Cleanup Program  
20 3190 160<sup>th</sup> Avenue SE  
21 Bellevue, WA 98008  
22 Telephone: (425) 649-4446

23 The project coordinator for Defendant is:

24 Skagit County C/O:  
25 Ms. Yen-Vy Van LHG  
26 Maul Foster & Alongi, Inc.  
411 First Avenue South, Suite 610  
Seattle, WA 98104  
Telephone: (253) 320-5378

Each project coordinator shall be responsible for overseeing the implementation of this Decree. Ecology's project coordinator will be Ecology's designated representative for the Site.

1 To the maximum extent possible, communications between Ecology and Defendant and all  
2 documents, including reports, approvals, and other correspondence concerning the activities  
3 performed pursuant to the terms and conditions of this Decree shall be directed through the  
4 project coordinators. The project coordinators may designate, in writing, working level staff  
5 contacts for all or portions of the implementation of the work to be performed required by this  
6 Decree.

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

### 9 VIII. PERFORMANCE

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

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

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

21 Any documents submitted containing geologic, hydrologic, or engineering work shall  
22 be under the seal of an appropriately licensed professional as required by RCW 18.220 and  
23 18.43.

24 Defendant shall notify Ecology in writing of the identity of any engineer(s) and  
25 geologist(s), contractor(s) and subcontractor(s), and others to be used in carrying out the terms  
26 of this Decree, in advance of their involvement at the Site.

1 **IX. CERTIFICATION OF DEFENDANT**

2 Defendant represents and certifies that, to the best of its knowledge and belief, it has  
3 fully and accurately disclosed to Ecology the information currently in its possession or control  
4 that relates to the environmental conditions at and in the vicinity of the Site, or to Defendant's  
5 right and title thereto.

6 Defendant represents and certifies that it did not cause or contribute to a release or  
7 threatened release of hazardous substances at the Site and is not otherwise currently potentially  
8 liable for the Site under RCW 70.105D.040(1).

9 **X. ACCESS**

10 Ecology or any Ecology authorized representative shall have access to enter, and freely  
11 move about all property at the Site that Defendant either owns, controls, or has access rights to  
12 at all reasonable times for the purposes of, *inter alia*: inspecting records, operation logs, and  
13 contracts related to the work being performed pursuant to this Decree; reviewing Defendant's  
14 progress in carrying out the terms of this Decree; conducting such tests or collecting such  
15 samples as Ecology may deem necessary; using a camera, sound recording, or other  
16 documentary type equipment to record work done pursuant to this Decree; and verifying the  
17 data submitted to Ecology by Defendant. Defendant shall make all reasonable efforts to secure  
18 access rights for those properties within the Site not owned or controlled by Defendant where  
19 remedial activities or investigations will be performed pursuant to this Decree. Ecology or any  
20 Ecology authorized representative shall give reasonable notice before entering any Site  
21 property owned or controlled by Defendant unless an emergency prevents such notice. All  
22 Parties who access the Site pursuant to this section shall comply with any applicable Health  
23 and Safety Plan(s). Ecology employees and their representatives shall not be required to sign  
24 any liability release or waiver as a condition of Site property access.

1                   **XI.     SAMPLING, DATA SUBMITTAL, AND AVAILABILITY**

2                   With respect to the implementation of this Decree, Defendant shall make the results of  
3 all sampling, laboratory reports, and/or test results generated by it or on its behalf available to  
4 Ecology. Pursuant to WAC 173-340-840(5), all sampling data shall be submitted to Ecology  
5 in both printed and electronic formats in accordance with Section XII (Progress Reports),  
6 Ecology’s Toxics Cleanup Program Policy 840 (Data Submittal Requirements), and/or any  
7 subsequent procedures specified by Ecology for data submittal.

8                   If requested by Ecology, Defendant shall allow Ecology and/or its authorized  
9 representative to take split or duplicate samples of any samples collected by Defendant  
10 pursuant to the implementation of this Decree. Defendant shall notify Ecology seven (7) days  
11 in advance of any sample collection or work activity at the Site. Ecology shall, upon request,  
12 allow Defendant and/or its authorized representative to take split or duplicate samples of any  
13 samples collected by Ecology pursuant to the implementation of this Decree, provided that  
14 doing so does not interfere with Ecology’s sampling. Without limitation on Ecology’s rights  
15 under Section X (Access), Ecology shall notify Defendant prior to any sample collection  
16 activity unless an emergency prevents such notice.

17                   In accordance with WAC 173-340-830(2)(a), all hazardous substance analyses shall be  
18 conducted by a laboratory accredited under WAC 173-50 for the specific analyses to be  
19 conducted, unless otherwise approved by Ecology.

20                   **XII.     PROGRESS REPORTS**

21                   Defendant shall submit to Ecology written monthly Progress Reports that describe the  
22 actions taken during the previous month to implement the requirements of this Decree. The  
23 Progress Reports shall include the following:

- 24                   A.     A list of on-site activities that have taken place during the month;
- 25                   B.     Detailed description of any deviations from required tasks not otherwise  
26 documented in project plans or amendment requests;

1 C. Description of all deviations from the Scope of Work and Schedule (Exhibits E  
2 and F) during the current month and any planned deviations in the upcoming month;

3 D. For any deviations from the schedule, a plan for recovering lost time and  
4 maintaining compliance with the schedule;

5 E. All raw data (including laboratory analyses) received by Defendant during the  
6 past month and an identification of the source of the sample; and

7 F. A list of deliverables for the upcoming month if different from the schedule.

8 All Progress Reports shall be submitted by the tenth (10th) day of the month in which  
9 they are due after the effective date of this Decree. Unless otherwise specified, Progress  
10 Reports and any other documents submitted pursuant to this Decree shall be sent by certified  
11 mail, return receipt requested, to Ecology's project coordinator.

12 **XIII. RETENTION OF RECORDS**

13 During the pendency of this Decree, and for ten (10) years from the date this Decree is  
14 no longer in effect as provided in Section XXVI (Duration of Decree), Defendant shall  
15 preserve all records, reports, documents, and underlying data in its possession relevant to the  
16 implementation of this Decree and shall insert a similar record retention requirement into all  
17 contracts with project contractors and subcontractors. Upon request of Ecology, Defendant  
18 shall make all records available to Ecology and allow access for review within a reasonable  
19 time.

20 Nothing in this Decree is intended by Defendant to waive any right it may have under  
21 applicable law to limit disclosure of documents protected by the attorney work-product  
22 privilege and/or the attorney-client privilege. If Defendant withholds any requested records  
23 based on an assertion of privilege, Defendant shall provide Ecology with a privilege log  
24 specifying the records withheld and the applicable privilege. No Site-related data collected  
25 pursuant to this Decree shall be considered privileged.





1 Cleanup Program Section Manager within seven (7) days of receipt of Ecology's  
2 project coordinator's decision.

3 4. Ecology's Regional Section Manager shall conduct a review of the  
4 dispute and shall endeavor to issue a written decision regarding the dispute within  
5 thirty (30) days of Defendant's request for review.

6 5. If Defendant finds Ecology's Regional Section Manager's decision  
7 unacceptable, Defendant may then request final management review of the decision.  
8 This request shall be submitted in writing to the Toxics Cleanup Program Manager  
9 within seven (7) days of receipt of the Regional Section Manager's decision.

10 6. Ecology's Toxics Cleanup Program Manager shall conduct a review of  
11 the dispute and shall endeavor to issue a written decision regarding the dispute within  
12 thirty (30) days of Defendant's request for review of the Regional Section Manager's  
13 decision. The Toxics Cleanup Program Manager's decision shall be Ecology's final  
14 decision on the disputed matter.

15 B. If Ecology's final written decision is unacceptable to Defendant, Defendant has  
16 the right to submit the dispute to the Court for resolution. The Parties agree that one judge  
17 should retain jurisdiction over this case and shall, as necessary, resolve any dispute arising  
18 under this Decree. In the event Defendant presents an issue to the Court for review, the Court  
19 shall review the action or decision of Ecology on the basis of whether such action or decision  
20 was arbitrary and capricious and render a decision based on such standard of review.

21 C. The Parties agree to only utilize the dispute resolution process in good faith and  
22 agree to expedite, to the extent possible, the dispute resolution process whenever it is used.  
23 Where either party utilizes the dispute resolution process in bad faith or for purposes of delay,  
24 the other party may seek sanctions.

1 D. Implementation of these dispute resolution procedures shall not provide a basis  
2 for delay of any activities required in this Decree, unless Ecology agrees in writing to a  
3 schedule extension or the Court so orders.

4 **XVI. AMENDMENT OF DECREE**

5 The project coordinators may agree to minor changes to the work to be performed  
6 without formally amending this Decree. Minor changes will be documented in writing by  
7 Ecology.

8 Substantial changes to the work to be performed shall require formal amendment of this  
9 Decree. This Decree may only be formally amended by a written stipulation among the Parties  
10 that is entered by the Court, or by Order of the Court. Such amendment shall become effective  
11 upon entry by the Court. Agreement to amend the Decree shall not be unreasonably withheld  
12 by any party.

13 Defendant shall submit a written request for amendment to Ecology for approval.  
14 Ecology shall indicate its approval or disapproval in writing in a timely manner after the  
15 written request for amendment is received. If the amendment to the Decree is a substantial  
16 change, Ecology will provide public notice and opportunity for comment. Reasons for the  
17 disapproval of a proposed amendment to the Decree shall be stated in writing. If Ecology does  
18 not agree to a proposed amendment, the disagreement may be addressed through the dispute  
19 resolution procedures described in Section XV (Resolution of Disputes).

20 **XVII. EXTENSION OF SCHEDULE**

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

- 25 1. The deadline that is sought to be extended;  
26 2. The length of the extension sought;

1           3.       The reason(s) for the extension; and

2           4.       Any related deadline or schedule that would be affected if the extension  
3       were granted.

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

7           1.       Circumstances beyond the reasonable control and despite the due  
8       diligence of Defendant including delays caused by unrelated third parties or Ecology,  
9       such as (but not limited to) delays by Ecology in reviewing, approving, or modifying  
10       documents submitted by Defendant; or

11          2.       Acts of God, including fire, flood, blizzard, extreme temperatures,  
12       storm, or other unavoidable casualty; or

13          3.       Endangerment as described in Section XVIII (Endangerment).

14       However, neither increased costs of performance of the terms of this Decree nor  
15       changed economic circumstances shall be considered circumstances beyond the reasonable  
16       control of Defendant.

17       C.       Ecology shall act upon any written request for extension in a timely fashion.  
18       Ecology shall give Defendant written notification of any extensions granted pursuant to this  
19       Decree. A requested extension shall not be effective until approved by Ecology or, if required,  
20       by the Court. Unless the extension is a substantial change, it shall not be necessary to amend  
21       this Decree pursuant to Section XVI (Amendment of Decree) when a schedule extension is  
22       granted.

23       D.       An extension shall only be granted for such period of time as Ecology  
24       determines is reasonable under the circumstances. Ecology may grant schedule extensions  
25       exceeding ninety (90) days only as a result of:  
26



1 **XIX. COVENANT NOT TO SUE**

2 A. Covenant Not to Sue: In consideration of Defendant’s compliance with the  
3 terms and conditions of this Decree, Ecology covenants not to institute legal or administrative  
4 actions against Defendant regarding the release or threatened release of hazardous substances  
5 covered by this Decree.

6 This Decree covers only the Site specifically identified in the Site Diagram (Exhibit A)  
7 and those hazardous substances that Ecology knows are located at the Site as of the date of  
8 entry of this Decree. This Decree does not cover any other hazardous substance or area.  
9 Ecology retains all of its authority relative to any substance or area not covered by this Decree.  
10 In addition, this Decree does not settle any potential liability Defendant may incur for  
11 acquiring any further interest in the Site not addressed under this Decree.

12 This Covenant Not to Sue shall have no applicability whatsoever to:

- 13 1. Criminal liability;
- 14 2. Liability for damages to natural resources;
- 15 3. Any Ecology action, including cost recovery, against PLPs not a party to  
16 this Decree.

17 If factors not known at the time of entry of this Decree are discovered and present a  
18 previously unknown threat to human health or the environment, the Court shall amend this  
19 Covenant Not to Sue.

20 B. Reopeners: Ecology specifically reserves the right to institute legal or  
21 administrative action against Defendant to require it to perform additional remedial actions at  
22 the Site and to pursue appropriate cost recovery, pursuant to RCW 70.105D.050 under the  
23 following circumstances:

- 24 1. Upon Defendant’s failure to meet the requirements of this Decree,  
25 including, but not limited to, failure of the remedial action to meet the cleanup  
26 standards identified in the Cleanup Action Plan (CAP) (Exhibit D);



1 any claims or causes of action to the extent arising out of the negligent acts or omissions of the  
2 State of Washington, or the employees or agents of the State, in entering into or implementing  
3 this Decree.

4 **XXII. COMPLIANCE WITH APPLICABLE LAWS**

5 A. All actions carried out by Defendant pursuant to this Decree shall be done in  
6 accordance with all applicable federal, state, and local requirements, including requirements to  
7 obtain necessary permits, except as provided in RCW 70.105D.090. The permits or other  
8 federal, state, or local requirements that the agency has determined are applicable and that are  
9 known at the time of entry of this Decree have been identified in the CAP and List of Required  
10 Permits (Exhibits D & G).

11 B. Pursuant to RCW 70.105D.090(1), Defendant is exempt from the procedural  
12 requirements of RCWs 70.94, 70.95, 70.105, 77.55, 90.48, and of any laws requiring or  
13 authorizing local government permits or approvals. However, Defendant shall comply with the  
14 substantive requirements of such permits or approvals. The exempt permits or approvals and  
15 the applicable substantive requirements of those permits or approvals, as they are known at the  
16 time of entry of this Decree, have been identified in the CAP and Applicable Substantive  
17 Requirements (Exhibit D & H).

18 Defendant has a continuing obligation to determine whether additional permits or  
19 approvals addressed in RCW 70.105D.090(1) would otherwise be required for the remedial  
20 action under this Decree. In the event either Defendant or Ecology determines that additional  
21 permits or approvals addressed in RCW 70.105D.090(1) would otherwise be required for the  
22 remedial action under this Decree, it shall promptly notify the other party of this determination.  
23 Ecology shall determine whether Ecology or Defendant shall be responsible to contact the  
24 appropriate state and/or local agencies. If Ecology so requires, Defendant shall promptly  
25 consult with the appropriate state and/or local agencies and provide Ecology with written  
26 documentation from those agencies of the substantive requirements those agencies believe are

1 applicable to the remedial action. Ecology shall make the final determination on the additional  
2 substantive requirements that must be met by Defendant and on how Defendant must meet  
3 those requirements. Ecology shall inform Defendant in writing of these requirements. Once  
4 established by Ecology, the additional requirements shall be enforceable requirements of this  
5 Decree. Defendant shall not begin or continue the remedial action potentially subject to the  
6 additional requirements until Ecology makes its final determination.

7 C. Pursuant to RCW 70.105D.090(2), in the event Ecology determines that the  
8 exemption from complying with the procedural requirements of the laws referenced in  
9 RCW 70.105D.090(1) would result in the loss of approval from a federal agency that is  
10 necessary for the state to administer any federal law, the exemption shall not apply and  
11 Defendant shall comply with both the procedural and substantive requirements of the laws  
12 referenced in RCW 70.105D.090(1), including any requirements to obtain permits.

### 13 **XXIII. REMEDIAL ACTION COSTS**

14 Defendant shall pay to Ecology costs incurred by Ecology pursuant to this Decree and  
15 consistent with WAC 173-340-550(2). These costs shall include work performed by Ecology  
16 or its contractors for, or on, the Site under RCW 70.105D, including remedial actions and  
17 Decree preparation, negotiation, oversight, and administration. These costs shall include work  
18 performed both prior to and subsequent to the entry of this Decree. Ecology's costs shall  
19 include costs of direct activities and support costs of direct activities as defined in  
20 WAC 173-340-550(2). For all costs incurred, Defendant shall pay the required amount within  
21 thirty (30) days of receiving from Ecology an itemized statement of costs that includes a  
22 summary of costs incurred, an identification of involved staff, and the amount of time spent by  
23 involved staff members on the project. A general statement of work performed will be  
24 provided upon request. Itemized statements shall be prepared quarterly. Pursuant to  
25 WAC 173-340-550(4), failure to pay Ecology's costs within ninety (90) days of receipt of the  
26



1 itemized statement of costs will result in interest charges at the rate of twelve percent (12%)  
2 per annum, compounded monthly.

3 In addition to other available relief, pursuant to RCW 70.105D.055, Ecology has  
4 authority to recover unreimbursed remedial action costs by filing a lien against real property  
5 subject to the remedial actions.

6 Ecology hereby incorporates into the Decree the previous remedial actions described in  
7 Section V (Findings of Fact). Reimbursement for specific project tasks under a grant  
8 agreement with Ecology is contingent upon a determination by Ecology's Toxics Cleanup  
9 Program that the work performed complies with the substantive requirements of WAC 173-340  
10 and is consistent with the remedial action required under this Decree. The costs associated with  
11 Ecology's determinations on the past independent remedial actions (since in or about January  
12 of 2014) described in Section V (Findings of Fact) are recoverable under this Decree.

13 **XXIV. IMPLEMENTATION OF REMEDIAL ACTION**

14 If Ecology determines that Defendant has failed without good cause to implement the  
15 remedial action, in whole or in part, Ecology may, after notice to Defendant, perform any or all  
16 portions of the remedial action that remain incomplete. If Ecology performs all or portions of  
17 the remedial action because of Defendant's failure to comply with the obligations under this  
18 Decree, Defendant shall reimburse Ecology for the costs of doing such work in accordance  
19 with Section XXIII (Remedial Action Costs), provided that Defendant is not obligated under  
20 this section to reimburse Ecology for costs incurred for work inconsistent with or beyond the  
21 scope of this Decree.

22 Except where necessary to abate an emergency situation, Defendant shall not perform  
23 any remedial actions at the Site outside those remedial actions required by this Decree, unless  
24 Ecology concurs, in writing, with such additional remedial actions pursuant to Section XVI  
25 (Amendment of Decree).

1 **XXV. PUBLIC PARTICIPATION**

2 A Public Participation Plan is required for this Site. Ecology developed the Public  
3 Participation Plan in conjunction with the Defendant.

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

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

11 B. Notify Ecology’s project coordinator prior to the preparation of all press  
12 releases and fact sheets, and before major meetings with the interested public and local  
13 governments. Likewise, Ecology shall notify Defendant prior to the issuance of all press  
14 releases and fact sheets, and before major meetings with the interested public and local  
15 governments. For all press releases, fact sheets, meetings, and other outreach efforts by  
16 Defendant that do not receive prior Ecology approval, Defendant shall clearly indicate to its  
17 audience that the press release, fact sheet, meeting, or other outreach effort was not sponsored  
18 or endorsed by Ecology.

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

22 D. When requested by Ecology, arrange and/or continue information repositories at  
23 the following locations:

- 24 1. City of Mount Vernon - City Hall  
25 910 Cleveland Avenue  
26 Mount Vernon, WA 98273
2. Skagit County Administration Building  
1800 Continental Place

1 Mount Vernon, WA 98273

2 3. Mount Vernon Public Library  
3 315 Snoqualmie Street  
4 Mount Vernon, WA 98273

4 4. Ecology's Northwest Regional Office  
5 3190 160<sup>th</sup> Avenue SE  
6 Bellevue, WA 98008

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

10 **XXVI. DURATION OF DECREE**

11 The remedial program required pursuant to this Decree shall be maintained and  
12 continued until Defendant has received written notification from Ecology that the requirements  
13 of this Decree have been satisfactorily completed. This Decree shall remain in effect until  
14 dismissed by the Court. When dismissed, Section XIX (Covenant Not to Sue) and Section XX  
15 (Contribution Protection) shall survive.

16 **XXVII. CLAIMS AGAINST THE STATE**

17 Defendant hereby agrees that it will not seek to recover any costs accrued in  
18 implementing the remedial action required by this Decree from the State of Washington or any  
19 of its agencies; and further, that Defendant will make no claim against the State Toxics Control  
20 Account or any local Toxics Control Account for any costs incurred in implementing this  
21 Decree. Except as provided above, however, Defendant expressly reserves its right to seek to  
22 recover any costs incurred in implementing this Decree from any other PLP. This section does  
23 not limit or address funding that may be provided under WAC 173-322.

24 **XXVIII. EFFECTIVE DATE**

25 This Decree is effective only upon the date (Effective Date) that title to the Property  
26 vests in Defendant, following entry of this Decree by the Court. The Defendant intends to

1 purchase the Property by January 15, 2015, (or soon thereafter), and if Defendant does not  
2 purchase the Property by March 31, 2015, this Decree shall be null and void, and Defendant  
3 will be under no obligation to perform the work required by this Decree.

4 **XXIX. WITHDRAWAL OF CONSENT**

5 If the Court withholds or withdraws its consent to this Decree, it shall be null and void  
6 at the option of any party and the accompanying Complaint shall be dismissed without costs  
7 and without prejudice. In such an event, no party shall be bound by the requirements of this  
8 Decree.

9  
10 STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

ROBERT W. FERGUSON  
Attorney General

11  
12 \_\_\_\_\_  
Jim Pendowski  
Program Manager  
13 Toxics Cleanup Program  
(360) 407-7177

14 \_\_\_\_\_  
Anne Powell, WSBA #42934  
Assistant Attorney General  
Ecology Division  
(360) 586-4607

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

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

1 SKAGIT COUNTY

2 DATED this \_\_\_\_ day of \_\_\_\_\_ 2015.

3 **BOARD OF COUNTY COMMISSIONERS**  
4 **SKAGIT COUNTY, WASHINGTON**

5 \_\_\_\_\_  
6 Kenneth A. Dahlstedt, Chair

7 \_\_\_\_\_  
8 Lisa Janicki, Commissioner

9 Attest:

10 \_\_\_\_\_  
11 Ron Wesen, Commissioner

12 \_\_\_\_\_  
13 Clerk of the Board

14 Recommended:

15 For contracts under \$5,000:  
16 Authorization per Resolution R20030146

17 \_\_\_\_\_  
18 Department Head

19 \_\_\_\_\_  
20 County Administrator

21 Approved as to form:

22 Approved as to Indemnification:

23 \_\_\_\_\_  
24 Civil Deputy Prosecuting Attorney

25 \_\_\_\_\_  
26 Risk Manager

27 Approved as to Budget:

28 \_\_\_\_\_  
29 Budget & Finance Director

30 ENTERED this \_\_\_\_ day of \_\_\_\_\_ 2015.

31 \_\_\_\_\_  
32 JUDGE  
33 Skagit County Superior Court