

Everett Landfill / Tire Fire Site



Cleanup plans available for public comment

Public comment period:

December 4, 2000
through
January 22, 2001

The Washington State Department of Ecology (Ecology) and the City of Everett (City) announce that the following documents are available for public comment:

- Consent Decree
- Cleanup Action Plan (Exhibit C to the Consent Decree)
- Scope of Work and Schedule (Exhibit D to the Consent Decree)
- Public Participation Plan (Exhibit E to the Consent Decree)
- Restrictive Covenant (Exhibit F to the Consent Decree)
- Compliance Monitoring and Contingency Plan (attachment to the Cleanup Action Plan)
- Brownfield Feasibility Study
- State Environmental Policy Act (SEPA) Determination of Nonsignificance and associated SEPA checklist

These documents describe the proposed cleanup actions and the legal agreements between the Ecology and the City for the Everett Landfill/Tire Fire Site under the Model Toxics Control Act. They are available for review at the locations listed in the box to the right.

Send your written comments to Ecology's site manager, Sunny Lin, at the address in the box to the right. Ecology will forward copies of the comments to the City. You may give oral comment at a public hearing to be held in early January 2001. Written comments as well as oral comments given at the public hearing will be carefully considered when finalizing the cleanup plans for the site. A responsiveness summary, prepared by Ecology with assistance from the City, will respond to all comments received.

Public hearing:

Thursday, January 11, 2001 6:30 p.m. – 8:30 p.m.
Everett Senior Center, 3025 Lombard, Everett

November 2000

Send comments to:

Sunny Lin, Site Manager
Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008-5452
425-649-7187 or email:
hlin461@ecy.wa.gov

For information call:

Susan Lee, Ecology Public
Involvement
425-649-7138

Review documents at:

Everett Public Library
2702 Hoyt Street
Everett, WA 98201
425-259-8000

HOURS:

Mon & Tues: 9 a.m. – 9 p.m.
Wed: noon – 9 p.m.
Thurs – Sat: 10 a.m. – 6 p.m.
Sun: 1 p.m. – 5 p.m.

Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
425-649-7190

HOURS:

Weekdays: 8 a.m. – 5 p.m.

Background

The City of Everett Landfill/Tire Fire Site is approximately 70 acres in size, triangular-shaped, and is generally bounded by 36th Street to the north, Burlington Northern Santa Fe (BNSF) railroad tracks to the west and to the east. Wetlands and the Snohomish River are east of the site.

After over 50 years of operation, the Everett Landfill stopped accepting waste in 1974 and was closed the following year under then current regulations. In 1977, a commercial recycling operation began storing and handling old rubber tires on portions of the site. In 1983 and 1984, two separate fires occurred in the tire piles. In 1989, the Landfill/Tire Fire Site was listed under the State's Model Toxics Control Act (MTCA).

The City conducted interim cleanup actions in 1995 and 1997-1998. These actions re-graded the site to allow the collection of surface water and to reduce the generation of leachate (groundwater within landfilled materials), installed the leachate collection system, prevented leachate seeps into surface water bodies, removed remaining tires, and disposed of and capped tire fire ash on-site.

Ecology and the City then entered into negotiation of a formal Cleanup Action Plan (CAP) and Consent Decree (CD) to finalize administrative requirements for cleanup. In early 1999, Ecology prepared a Draft CAP that assumed the site would remain as a closed landfill, without redevelopment.

In 1998, the City received a grant from the USEPA to evaluate "brownfield" reuse opportunities and constraints for the site. Brownfields are properties that are abandoned or underused because of historic environmental contamination. Ecology and the City agreed that the CAP and CD should include detailed requirements for both existing and potential future conditions that would ensure the protectiveness of environmental exposure pathways both if the site were never developed and if future redevelopment was to occur.

The cleanup documents describe, evaluate and propose cleanup actions for four environmental exposure pathways (landfill gas, groundwater, direct contact with contaminants, and surface water) under

existing conditions and under potential future developed conditions.

The draft Cleanup Action Plan proposes the following cleanup actions, for which Ecology and the City are seeking your comments.

Proposed Cleanup Actions for Existing Conditions

- Installation of new landfill gas monitoring probes around the perimeter of the site so that the probes are not installed in buried waste and will be able to provide accurate measurements of any subsurface landfill gas migration beyond the site boundary. The probes and off-site locations will be regularly monitored and if gas is confirmed to be migrating, gas extraction wells or a barrier trench will be installed. Compliance monitoring will continue within existing on-site buildings.
- Continued operation of the leachate collection system and maintenance of surface grading.
- Maintenance of the clean soil cover and site fencing to prevent unauthorized access.
- Development and implementation of a Stormwater Pollution Prevention Plan for the entire site.
- Compliance monitoring of groundwater, surface water and direct contact.

Proposed Cleanup Actions for Future Conditions

- Construction of an active landfill gas collection system in future developed areas. The system will collect landfill gas in pipes buried in gravel and located beneath a low-permeable barrier. A vacuum will collect the gas in the pipes and discharge the gas in accordance with applicable ambient air quality regulations.
- Placement of hydraulic barriers and other measures in future developed areas to prevent water from infiltrating into the landfill.
- One-time shallow aquifer (leachate) quality characterization to determine if restrictions are necessary on the types of deep building foundations (pilings) allowed. If so, zones of piling-type restrictions would be created.

- Standards for developed areas (pavement, building slabs, soil), restricted access to undeveloped areas, and cover penetration restrictions and contingency plans.
- Excavated refuse may be relocated on-site in pre-approved locations and quantities.
- Construction requirements including: dust and odor controls, erosion and surface water controls, health and safety requirements for construction crews, construction dewatering procedures, and construction performance monitoring, inspection and contingency plans.
- Development and implementation of a Stormwater Pollution Prevention Plan for developed areas.
- Institutional controls prohibiting ground-level residential land use; overnight camping and withdrawal of groundwater for any purpose other than leachate collection or monitoring.
- Compliance monitoring, including full-time building gas monitors, regular hand-held gas monitoring in buildings and exterior areas (i.e. parking lots and landscaped areas), groundwater monitoring, surface water monitoring and regular site inspections.

Description of Documents Available for Comment

Consent Decrees are legal contracts signed by Ecology and the Potentially Liable Party (PLP) that contain the agreements to perform the cleanup actions.

Cleanup Action Plans are documents prepared under WAC 173-340-360 that select the cleanup actions and specify cleanup standards. This cleanup action plan is a decision and summary document based on the technical report, Brownfield Feasibility Study (see below).

The Scope of Work and Schedule describes the specific activities required by the CAP that will be completed and their schedules for completion. The Scope of Work and Schedule for the Landfill/Tire Fire Site includes cleanup activities for existing site conditions and the process for coordinating Ecology and City reviews and approvals associated with cleanup action components of potential future development on the site.

Public Participation Plans are mandated by law and are prepared to encourage coordinated, effective, and meaningful public involvement. They describe the activities that Ecology and the City will conduct to make sure that the concerns of citizens are addressed and that citizens are able to be informed and to meaningfully participate in the cleanup activities.

The Restrictive Covenant is required by WAC 173-340-440 to assure the continued implementation of the remedial actions described in the CAP. A Restrictive Covenant is recorded against the property title.

The Compliance Monitoring and Contingency Plan describes monitoring requirements and contingency plans if monitoring shows an exceedance of cleanup standards.

The Brownfield Feasibility Study describes conditions at the site and evaluates the feasible alternatives for cleaning up the landfill for the current existing conditions and alternatives for cleanup actions associated with potential redevelopment of the landfill property.

A Preliminary SEPA Determination of Nonsignificance has been issued based on a SEPA checklist prepared for the Cleanup Action Plan. The City has been the lead agency for preparing the SEPA documents in coordination with Ecology. SEPA Determinations are required on all proposed cleanup actions. If development actions are proposed on the property in the future, separate SEPA Determinations or Environmental Impact Statements (EIS) would be required to evaluate any potential adverse impacts to the environment from the proposed future development.

What Happens Next?

Following close of the public comment period, Ecology will issue a responsiveness summary, and the Consent Decree with its exhibits (including the Cleanup Action Plan) will be finalized. Cleanup actions will be conducted as described in the Scope of Work and Schedule (Exhibit D). Future public involvement and notification of status of cleanup actions will be conducted as described in the Public Participation Plan (Exhibit E).