

**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

In the Matter of Remedial Action by:

AGREED ORDER

Coleman Oil Company, LLC

No. DE 15639

BNSF Railway Company

Wondrack Distributing, Inc.

Carol Jean Wondrack

**Chevron Environmental Management
Company**

RE: Coleman Oil Yakima Bulk Fuel
1 East I Street
Yakima, WA

TO: ATTN: Jim Cach
Coleman Oil Company
529 E. Kennewick Ave
Kennewick, WA 99336
Telephone: (509) 396-2177

ATTN: Shane DeGross
BNSF Railway Company
605 Puyallup Ave South
Tacoma, WA 99336
Telephone: (253) 591-2567

ATTN: John Schultz
Counsel for Wondrack Distributing and Carol Jean Wondrack
Leavy Schultz Davis, P.S.
2415 West Falls Ave
Kennewick, WA 99336
Telephone: (509) 736-1330

ATTN: Mark Horne
Chevron Environmental Management Company
Marketing Business Unit
6001 Bollinger Canyon Road, C2050
San Ramon, CA 94583
Telephone: (925) 842-0973

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I. INTRODUCTION

The mutual objective of the State of Washington, Department of Ecology (Ecology) and Coleman Oil Company, LLC (Coleman Oil), BNSF Railway Company (BNSF), Carol Jean Wondrack, Wondrack Distributing, Inc., and Chevron Environmental Management Company (CEMC) (collectively referred to as the PLPs) under this Agreed Order (Order) is to provide for remedial action at a facility where there has been a release or threatened release of hazardous substances. This Order requires the PLPs to complete a Remedial Investigation (RI), Feasibility Study (FS), and to prepare Draft Cleanup Action Plan (DCAP) for the site identified by Ecology as the Coleman Oil Yakima Bulk Fuel Site, located at 1 East I Street in Yakima, Washington (the Site). Ecology believes the actions required by this Order are in the public interest.

II. JURISDICTION

This Agreed Order is issued pursuant to the Model Toxics Control Act (MTCA), RCW 70.105D.050(1).

III. PARTIES BOUND

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

IV. DEFINITIONS

Unless otherwise specified herein, the definitions set forth in RCW 70.105D and WAC 173-340 shall control the meanings of the terms in this Order.

A. Site: The Site is referred to as "Coleman Oil Yakima Bulk Fuel". The Site constitutes a facility under RCW 70.105D.020(8). The Site is defined by where a hazardous

substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located. Based upon factors currently known to Ecology, the Site is generally located at 1 East I Street, Yakima, Washington as shown in the Site Location Map (**Exhibit A**).

B. Parties: Refers to the State of Washington, Department of Ecology and Coleman Oil Company, LLC; BNSF Railway Company; Carol Jean Wondrack; Wondrack Distributing, Inc.; and CEMC.

C. Potentially Liable Persons.(PLPs): Refers to Coleman Oil Company, LLC; BNSF Railway Company; Carol Jean Wondrack; Wondrack Distributing, Inc.; and CEMC.

D. Agreed Order or Order: Refers to this Order and each of the exhibits to this Order. All exhibits are integral and enforceable parts of this Order.

V. FINDINGS OF FACT

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

- A. Coleman Oil Company, LLC is the operator of the bulk fuel distribution facility located at 1 East I Street in Yakima (the Site). Coleman Oil Company, LLC acquired the assets of the business from Wondrack Distributing, Inc. in a transaction that closed on August 1, 2015. The first issuance date for liquid fuel meter at this Yakima location for Coleman Oil Company, LLC is listed as August 4, 2015 as shown on the Washington State Department of Revenue website. Title records indicated Coleman Oil Company began leasing the property at 1 East I Street on August 11, 2015.
- B. Wondrack Distributing, Inc. was the operator of the bulk fuel distributing facility located at the Site from 1976 to August 1, 2015.
- C. Carol Jean Wondrack is listed as the owner of the parcel number 18131314070 on which the east portion of the business operated by Coleman Oil Company, LLC is located. The listing for the parcel information is provided on the assessor's page on the Yakima County

website. Title records show that the property was owned by both Joseph E. Wondrack and Carol J. Wondrack between October 29, 1986 and August 2, 2011, and then solely by Carol J. Wondrack since August 2, 2011.

- D. Title records show that parcel number 18131314070 was acquired by Standard Oil Company on March 30, 1908 and sold by Chevron U.S.A. Inc. on October 29, 1986. Standard Oil Company was a predecessor of Chevron U.S.A. Inc.
- E. The west portion of the bulk fuel distribution facility is situated on property designated as BNSF right-of-way. Yakima County lists parcel number 181313-12030 as 13.74 acres; however, Coleman Oil has used only approximately 20,000 square feet of this parcel. The parcel area is shown on the Yakima County assessor's website.
- F. In early 2015, PBS Engineering and Environmental Inc. (PBS) conducted an investigation of soil at the Site on behalf of Wondrack Distributing. The findings and conclusions of that investigation were presented in a report titled "Site Characterization Report, Yakima Bulk Plant, 1 East I St, Yakima, Washington" dated June 2015.
- G. PBS found petroleum-contaminated soil consisting of diesel and motor oil compounds in concentrations above the MTCA Method A cleanup levels in multiple areas of the site: inside the tank farm, the out-of-use tank and drum storage area within the tank farm, and the loading rack. PBS also found that soil near a waste oil tank inside the tank farm exceeded the cleanup levels for metals cadmium and lead, and for carcinogenic polycyclic aromatic hydrocarbons (PAHs). Although gasoline-range soil contamination was detected during the site characterization, it did not exceed MTCA cleanup levels. Contaminant levels in soil that exceed MTCA cleanup standards pose a risk to human health and the environment.
- H. A release was discovered on March 21, 2016, when an employee observed fuel product seeping to the ground surface through a crack in the asphalt pavement. At the time of the observation, diesel fuel was being pumped through a subsurface distribution line beneath

- the release location. This release was promptly reported to the Department of Ecology as ERTS #663825. The release impacted both soil and groundwater.
- I. Evidence for a secondary release was also discovered and reported to the Department of Ecology on January 17, 2017 as ERTS #670092. The contaminant is gasoline which was released from a subsurface distribution line. Indications of a gasoline release were indicated earlier during the course of investigating the diesel release but were not confirmed until January of 2017.
 - J. Groundwater was impacted resulting in a diesel non-aqueous phase liquid (NAPL) evident in a number of monitoring wells and a commingled groundwater dissolved-phase plume of gasoline and diesel.
 - K. Analyses of samples collected from soil and groundwater show contamination by gasoline and diesel at concentrations that exceed MTCA cleanup levels. Gasoline and diesel contaminant levels in soil and groundwater that exceed MTCA cleanup standards pose a risk to human health and the environment.
 - L. Light Non-Aqueous Phase Liquid (LNAPL) recovery efforts have reportedly been ongoing at the Site as part of an Interim Action. This recovery has consisted of vacuum pumping of LNAPL and groundwater from four monitoring wells and off-site disposal of the pumped fluids. As of May of 2017, over 4 inches of LNAPL was reportedly present in a Site monitoring well (MW-3).

VI. ECOLOGY DETERMINATIONS

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

- A. **Coleman Oil Company, LLC** is an “owner or operator” as defined in RCW 70.105D.020(22) of a “facility” as defined in RCW 70.105D.020(8).
- B. **BNSF Railway** is an “owner or operator” as defined in RCW 70.105D.020(22) of a “facility” as defined in RCW 70.105D.020(8).

- C. **Carol Jean Wondrack** is an “owner or operator” as defined in RCW 70.105D.020(22) of a “facility” as defined in RCW 70.105D.020(8).
- D. **Wondrack Distributing, Inc.** is an “owner or operator” as defined in RCW 70.105D.020(22) of a “facility” as defined in RCW 70.105D.020(8).
- E. **CEMC Affiliate, Chevron U.S.A Inc.** is an “owner or operator” as defined in RCW 70.105D.020(22) of a “facility” as defined in RCW 70.105D.020(8).
- F. Based upon all factors known to Ecology, a “release” or “threatened release” of “hazardous substance(s)” as defined in RCW 70.105D.020(32) and (13), respectively, has occurred at the Site.
- G. Based upon credible evidence, Ecology issued a PLP status letter to Coleman Oil Company, LLC dated March 30, 2017, pursuant to RCW 70.105D.040, .020(26), and WAC 173-340-500. After providing for notice and opportunity for comment, and concluding that credible evidence supported a finding of potential liability, Ecology issued a determination that Coleman Oil Company, LLC is a PLP under RCW 70.105D.040 and notified Coleman Oil Company, LLC of this determination by letter dated May 26, 2017.
- H. Based upon credible evidence, Ecology issued a PLP status letter to Carol Jean Wondrack dated March 30, 2017, pursuant to RCW 70.105D.040, .020(26), and WAC 173-340-500. After providing for notice and opportunity for comment, and concluding that credible evidence supported a finding of potential liability, Ecology issued a determination that Carol Jean Wondrack is a PLP under RCW 70.105D.040 and notified Carol Jean Wondrack of this determination by letter dated May 26, 2017.
- I. Based upon credible evidence, Ecology issued a PLP status letter to BNSF Railway dated March 30, 2017, pursuant to RCW 70.105D.040, .020(26), and WAC 173-340-500. After providing for notice and opportunity for comment, reviewing any comments submitted, and concluding that credible evidence supported a finding of potential liability, Ecology issued a determination that BNSF Railway is a PLP under RCW 70.105D.040 and notified BNSF Railway of this determination by letter dated May 26, 2017.

- J. Based upon credible evidence, Ecology issued a PLP status letter to Wondrack Distributing, Inc. dated October 3, 2017, pursuant to RCW 70.105D.040, .020(26), and WAC 173-340-500. After providing for notice and opportunity for comment, reviewing any comments submitted, and concluding that credible evidence supported a finding of potential liability, Ecology issued a determination that Wondrack Distributing, Inc. is a PLP under RCW 70.105D.040 and notified Wondrack Distributing, Inc. of this determination by letter dated October 20, 2017.
- K. Based upon credible evidence, Ecology issued a PLP status letter to Chevron U.S.A. Inc. c/o Chevron Environmental Management Company dated October 20, 2017, pursuant to RCW 70.105D.040, .020(26), and WAC 173-340-500. After providing for notice and opportunity for comment, reviewing any comments submitted, and concluding that credible evidence supported a finding of potential liability, Ecology issued a determination that Chevron U.S.A. Inc. is a PLP under RCW 70.105D.040 and notified Chevron U.S.A. Inc. of this determination by letter dated December 12, 2017.
- L. Pursuant to RCW 70.105D.030(1) and .050(1), Ecology may require PLPs to investigate or conduct other remedial actions with respect to any release or threatened release of hazardous substances, whenever it believes such action to be in the public interest. Based on the foregoing facts, Ecology believes the remedial actions required by this Order are in the public interest.

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

Based on these circumstances, Ecology has determined that an interim action is warranted under WAC 173-340-430. Either party may propose an additional interim action under this Order. If the Parties are in agreement concerning the additional interim action, the Parties will follow the process in Section VII.D. If the Parties are not in agreement, Ecology reserves its authority to require additional interim action(s) under a separate order or other enforcement action under RCW 70.105D, or to undertake the interim action(s) itself.

VII. WORK TO BE PERFORMED

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

A. The PLPs will complete a Remedial Investigation/Feasibility Study and submit an Ecology Review preliminary draft Cleanup Action Plan for the Site in accordance with the schedule and terms of the Scope of Work and Schedule (**Exhibit B**), and all other requirements of this Order. The following naming conventions shall be used for documents: Agency Review Draft (designation for the first time Ecology receives a document); Public Review Draft (designates a document ready for public comment); Final (designation for a document after public comment and Ecology approval); and the preliminary Draft Cleanup Action Plan (designation for the PLPs' version of the DCAP).

B. The PLPs shall submit to Ecology written quarterly Progress Reports that describe the actions taken during the previous quarter to implement the requirements of this Order. All Progress Reports shall be submitted by the tenth (10th) day of the month in which they are due after the effective date of this Order. Unless otherwise specified by Ecology, Progress Reports and any other documents submitted pursuant to this Order shall be sent by certified mail, return receipt requested, to Ecology's project coordinator. The Progress Reports shall include the following:

- a. A list of on-site activities that have taken place during the quarter;
- b. Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests;
- c. Description of all deviations from the Scope of Work and Schedule (**Exhibit B**) during the current quarter and any planned deviations in the upcoming quarter;
- d. For any deviations in schedule, a plan for recovering lost time and maintaining compliance with the schedule;
- e. All raw data (including laboratory analyses) received by the PLPs during the past quarter and an identification of the source of the sample; and
- f. A list of deliverables for the upcoming quarter if different from the schedule.]

C. All plans or other deliverables submitted by the PLPs for Ecology's review and approval under the Scope of Work and Schedule (**Exhibit B**) shall, upon Ecology's approval, become integral and enforceable parts of this Order.

D. If the Parties agree on an interim action under Section VI.H, the PLPs shall prepare and submit to Ecology an Interim Action Work Plan, including a scope of work and schedule, by the date determined by Ecology. Ecology will provide public notice and opportunity to comment on the Interim Action Work Plan in accordance with WAC 173-340-600(16). The PLPs shall not conduct the interim action until Ecology approves the Interim Action Work Plan. Upon approval by Ecology, the Interim Action Work Plan becomes an integral and enforceable part of this Order, and the PLPs are required to conduct the interim action in accordance with the approved Interim Action Work Plan.

E. If Ecology determines that the PLPs have failed to make sufficient progress or failed to implement the remedial action, in whole or in part, Ecology may, after notice to the PLPs, perform any or all portions of the remedial action or at Ecology's discretion, allow the PLPs opportunity to correct. The PLPs shall reimburse Ecology for the costs of doing such work in accordance with Section VIII.A (Remedial Action Costs). Ecology reserves the right to enforce requirements of this Order under Section X (Enforcement).

F. Except where necessary to abate an emergency situation, the PLPs shall not perform any remedial actions at the Site outside those remedial actions required by this Order, unless Ecology concurs, in writing, with such additional remedial actions.

VIII. TERMS AND CONDITIONS

A. Payment of Remedial Action Costs

The PLPs shall pay to Ecology costs incurred by Ecology pursuant to this Order and consistent with WAC 173-340-550(2). These costs shall include work performed by Ecology or its contractors for, or on, the Site under RCW 70.105D, including remedial actions and Order preparation, negotiation, oversight, and administration. These costs shall include work performed both prior to and subsequent to the issuance of this Order. Ecology's costs shall include costs of direct activities and support costs of direct activities as defined in WAC 173-340-550(2). For all Ecology costs incurred, the PLPs shall pay the required amount within thirty (30) days of receiving from Ecology an itemized statement of costs that includes a summary of costs incurred, an identification of involved staff, and the amount of time spent by involved staff members on the project. A general statement of work performed will be provided upon request. Itemized statements shall be prepared quarterly. Pursuant to WAC 173-340-550(4), failure to pay Ecology's costs within ninety (90) days of receipt of the itemized statement of costs will result in interest charges at the rate of twelve percent (12%) per annum, compounded monthly.

In addition to other available relief, pursuant to RCW 19.16.500, Ecology may utilize a collection agency and/or, pursuant to RCW 70.105D.055, file a lien against real property subject to the remedial actions to recover unreimbursed remedial action costs.

B. Designated Project Coordinators

The project coordinator for Ecology is:

Frank P. Winslow
Toxics Cleanup Program
Washington State Department of Ecology
Central Regional Office
1250 W. Alder Street, Union Gap, WA 98903
Tel: (509) 454-7835
Fax: (509) 575-2809
frank.winslow@ecy.wa.gov

The project coordinator for the PLPs is:

Mr. Jim Cach
Regional Manager
Coleman Oil Company
529 E. Kennewick Ave
Kennewick, WA 99336
Tel: (509) 396-2177
jim@colemanoil.com

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

Any party may change its respective project coordinator. Written notification shall be given to the other party at least ten (10) calendar days prior to the change. Each PLP shall have one representative who shall receive and disseminate correspondence to other individuals affiliated with that PLP. The PLP representatives are listed on page 1 of this Order (the Order recipients).

C. Performance

All geologic and hydrogeologic work performed pursuant to this Order shall be under the supervision and direction of a geologist or hydrogeologist licensed by the State of Washington or

under the direct supervision of an engineer registered by the State of Washington, except as otherwise provided for by RCW 18.43 and 18.220.

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

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

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

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

D. Access

Ecology or any Ecology authorized representative shall have access to enter and freely move about all property at the Site that the PLPs either own, control, or have access rights to at all reasonable times for the purposes of, *inter alia*: inspecting records, operation logs, and contracts related to the work being performed pursuant to this Order; reviewing the PLPs' progress in carrying out the terms of this Order; conducting such tests or collecting such samples as Ecology may deem necessary; using a camera, sound recording, or other documentary type equipment to record work done pursuant to this Order; and verifying the data submitted to Ecology by the PLPs. The PLPs shall make all reasonable efforts to secure access rights for those properties within the Site not owned or controlled by the PLPs where remedial activities or investigations will be performed pursuant to this Order. Ecology or any Ecology authorized representative shall give reasonable notice before entering any Site property owned or controlled by the PLPs unless an emergency prevents such notice. All persons who access the Site pursuant to this section shall

comply with any applicable health and safety plan(s). Ecology employees and their representatives shall not be required to sign any liability release or waiver as a condition of Site property access.

Access to Coleman Oil Company's operations area (**Exhibit A**) shall be controlled by Coleman Oil Company. Should any work be performed on BNSF property west of Coleman Oil Company's operations area (west of the western boundary of the building that defines the western boundary of Coleman Oil Company's operations area), then access shall be controlled by BNSF and the following applies.

For access to BNSF's property west of the Coleman Oil Company's operations area necessary for any activity related to the terms of this Order, BNSF agrees to facilitate such access. All persons who access BNSF's property west of the Coleman Oil Company's operations area pursuant to this section shall be escorted by BNSF personnel (or their designees) and shall comply with any applicable health and safety plan(s). Ecology recognizes that BNSF's property shall be used in such a manner to not to be a source of danger to or unreasonably interfere with the existence or use of tracks, roadbed, or property of BNSF. If an emergent source of danger or unreasonable interference with railroad operations occurs, Ecology will cease using the affected property at the Site when requested by BNSF personnel. Ecology agreement to temporarily cease using the property shall not limit Ecology's authority to conduct further remedial actions pursuant to any applicable state law. Ecology employees and their representatives shall not be required to sign any liability release or waiver as a condition of Site property access.

E. Sampling, Data Submittal, and Availability

With respect to the implementation of this Order, the PLPs shall make the results of all sampling, laboratory reports, and/or test results generated by it or on its behalf available to Ecology. Pursuant to WAC 173-340-840(5), all sampling data shall be submitted to Ecology in both printed and electronic formats in accordance with Section VII (Work to be Performed),

Ecology's Toxics Cleanup Program Policy 840 (Data Submittal Requirements), and/or any subsequent procedures specified by Ecology for data submittal.

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

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

F. Public Participation

RCW 70.105D.030(2)(a) requires that, at a minimum, this Order be subject to concurrent public notice. Ecology shall be responsible for providing this public notice and reserves the right to modify or withdraw any provisions of this Order should public comment disclose facts or considerations which indicate to Ecology that this Order is inadequate or improper in any respect.

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

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

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

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

4. When requested by Ecology, arrange and/or continue information repositories to be located at the following locations:

- a. Yakima Central Library
102 N 3rd St, Yakima, WA 98901
- b. Department of Ecology
Central Regional Office
1250 W. Alder St, Union Gap, WA 98903

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

G. Retention of Records

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

subcontractors. Upon request of Ecology, the PLPs shall make all records available to Ecology and allow access for review within a reasonable time.

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

H. Resolution of Disputes

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

a. Upon the triggering event (receipt of Ecology's project coordinator's written decision or an itemized billing statement), the PLPs have fourteen (14) calendar days within which to notify Ecology's project coordinator in writing of its dispute (Informal Dispute Notice).

b. The Parties' project coordinators shall then confer in an effort to resolve the dispute informally. The parties shall informally confer for up to fourteen (14) calendar days from receipt of the Informal Dispute Notice. If the project coordinators cannot resolve the dispute within those 14 calendar days, then within seven (7) calendar days Ecology's project coordinator shall issue a written decision (Informal Dispute Decision) stating: the nature of the dispute; the PLPs' position with regards to the dispute; Ecology's position with regards to the dispute; and the extent of resolution reached by informal discussion.

c. The PLPs may then request regional management review of the dispute. This request (Formal Dispute Notice) must be submitted in writing to the Central Region Toxics Cleanup Section Manager within seven (7) calendar days of receipt of Ecology's Informal Dispute Decision. The Formal Dispute Notice shall include a written statement

of dispute setting forth: the nature of the dispute; the disputing Party's position with respect to the dispute; and the information relied upon to support its position.

d. The Section Manager shall conduct a review of the dispute and shall issue a written decision regarding the dispute (Decision on Dispute) within thirty (30) calendar days of receipt of the Formal Dispute Notice. The Decision on Dispute shall be Ecology's final decision on the disputed matter.

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

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

4. In case of a dispute, failure to either proceed with the work required by this Order or timely invoke dispute resolution may result in Ecology's determination that insufficient progress is being made in preparation of a deliverable, and may result in Ecology undertaking the work under Section VII.E (Work to be Performed) or initiating enforcement under Section X (Enforcement).

I. Extension of Schedule

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

- a. The deadline that is sought to be extended;
- b. The length of the extension sought;
- c. The reason(s) for the extension; and
- d. Any related deadline or schedule that would be affected if the extension were granted.

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

- a. Circumstances beyond the reasonable control and despite the due diligence of the PLPs including delays caused by unrelated third parties or Ecology, such as (but not limited to) delays by Ecology in reviewing, approving, or modifying documents submitted by the PLPs;
- b. Acts of God, including fire, flood, blizzard, extreme temperatures, storm, or other unavoidable casualty; or
- c. Endangerment as described in Section VIII.K (Endangerment).

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

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

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

- a. Delays in the issuance of a necessary permit which was applied for in a timely manner;
- b. Other circumstances deemed exceptional or extraordinary by Ecology; or
- c. Endangerment as described in Section VIII.K (Endangerment).

J. Amendment of Order

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

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

When requesting a change to the Order, the PLPs shall submit a written request to Ecology for approval. Ecology shall indicate its approval or disapproval in writing and in a timely manner after the written request is received. If Ecology determines that the change is substantial, then the Order must be formally amended. Reasons for the disapproval of a proposed change to this Order shall be stated in writing. If Ecology does not agree to a proposed change, the disagreement may be addressed through the dispute resolution procedures described in Section VIII.H (Resolution of Disputes).

K. Endangerment

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

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

basis for the determination or cessation of such activities. If Ecology disagrees with the PLPs' cessation of activities, it may direct the PLPs to resume such activities.

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

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

L. Reservation of Rights

This Order is not a settlement under RCW 70.105D. Ecology's signature on this Order in no way constitutes a covenant not to sue or a compromise of any of Ecology's rights or authority. Ecology will not, however, bring an action against the PLPs to recover remedial action costs paid to and received by Ecology under this Order. In addition, Ecology will not take additional enforcement actions against the PLPs regarding remedial actions required by this Order, provided the PLPs comply with this Order.

Ecology nevertheless reserves its rights under RCW 70.105D, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health or the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

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

M. Transfer of Interest in Property

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

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

N. Compliance with Applicable Laws

1. All actions carried out by the PLPs pursuant to this Order shall be done in accordance with all applicable federal, state, and local requirements, including requirements to obtain necessary permits or approvals, except as provided in RCW 70.105D.090. At this time, no federal, state, or local requirements have been identified as being applicable to the actions required by this Order. The PLPs have a continuing obligation to identify additional applicable federal, state, and local requirements which apply to actions carried out pursuant to this Order, and to comply with those requirements. As additional federal, state, and local requirements are identified by Ecology or the PLPs, Ecology will document in writing if they are applicable to actions carried out pursuant to this Order, and the PLP must implement those requirements.

2. All actions carried out by the PLPs pursuant to this Order shall be done in accordance with relevant and appropriate requirements identified by Ecology. At this time, no relevant and appropriate requirements have been identified as being applicable to the actions required by this Order. If additional relevant and appropriate requirements are identified by Ecology or the PLPs, Ecology will document in writing if they are applicable to actions carried out pursuant to this Order and the PLPs must implement those requirements.

3. Pursuant to RCW 70.105D.090(1), the PLPs may be exempt from the procedural requirements of RCW 70.94, 70.95, 70.105, 77.55, 90.48, and 90.58 and of any laws requiring or authorizing local government permits or approvals. However, the PLPs shall comply with the substantive requirements of such permits or approvals. For permits and approvals covered under RCW 70.105D.090(1) that have been issued by local government, the Parties agree that Ecology has the non-exclusive ability under this Order to enforce those local government permits and/or approvals. At this time, no state or local permits or approvals have been identified as being applicable but procedurally exempt under this section.

4. The PLPs have a continuing obligation to determine whether additional permits or approvals addressed in RCW 70.105D.090(1) would otherwise be required for the remedial action under this Order. In the event either Ecology or the PLPs determine that additional permits or approvals addressed in RCW 70.105D.090(1) would otherwise be required for the remedial action under this Order, it shall promptly notify the other party of its determination. Ecology shall determine whether Ecology or the PLPs shall be responsible to contact the appropriate state and/or local agencies. If Ecology so requires, the PLPs shall promptly consult with the appropriate state and/or local agencies and provide Ecology with written documentation from those agencies of the substantive requirements those agencies believe are applicable to the remedial action. Ecology shall make the final determination on the additional substantive requirements that must be met by the PLPs and on how the PLPs must meet those requirements. Ecology shall inform the PLPs in writing of these requirements. Once established by Ecology, the additional requirements shall be enforceable requirements of this Order. The PLPs shall not begin or continue the remedial action potentially subject to the additional requirements until Ecology makes its final determination.

Pursuant to RCW 70.105D.090(2), in the event Ecology determines that the exemption from complying with the procedural requirements of the laws referenced in RCW 70.105D.090(1) would result in the loss of approval from a federal agency that is necessary for the state to administer any federal law, the exemption shall not apply and the PLPs shall comply with both the

procedural and substantive requirements of the laws referenced in RCW 70.105D.090(1), including any requirements to obtain permits or approvals.

O. Indemnification

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

IX. SATISFACTION OF ORDER

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

X. ENFORCEMENT

Pursuant to RCW 70.105D.050, this Order may be enforced as follows:

- A. The Attorney General may bring an action to enforce this Order in a state or federal court.
- B. The Attorney General may seek, by filing an action, if necessary, to recover amounts spent by Ecology for investigative and remedial actions and orders related to the Site.
- C. A liable party who refuses, without sufficient cause, to comply with any term of this Order will be liable for:
 - 1. Up to three (3) times the amount of any costs incurred by the State of Washington as a result of its refusal to comply.

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

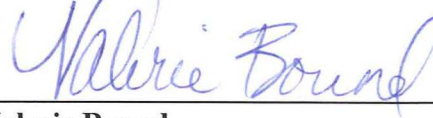
D. This Order is not appealable to the Washington Pollution Control Hearings Board.

This Order may be reviewed only as provided under RCW 70.105D.060.


Effective date of this Order: MAR 29 2018

THE PLPs

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

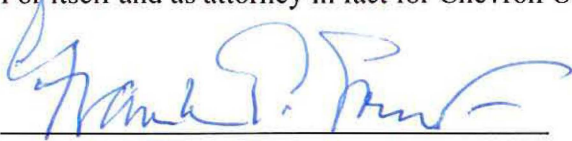


Valerie Bound
Section Manager
Toxics Cleanup Program
Central Regional Office
(509) 454-7886



Jim Cach
Regional Manager
Coleman Oil Company
529 E. Kennewick Ave
Kennewick, WA 99336
(509) 396-2177

Chevron Environmental Management Company,
For itself and as attorney in fact for Chevron U.S.A. Inc.



Frank G. Soler

Print Name

Assistant Secretary

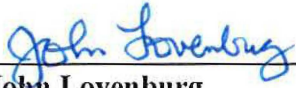
Print Title

Chevron Environmental Management Company
6001 Bollinger Canyon Road
San Ramon, CA 94583

c/o Mark Horne at 925-842-0973

Telephone

Agreed Order No. DE 15639
Page 28 of 29



John Lovenburg
Vice President, Environmental
BNSF Railway Company
2500 Lou Menk Dr., AOB-3
Fort Worth, TX 76131
(817) 352-1459



John Schultz

Counsel for:

Carol Jean Wondrack
Leavy Schultz Davis, P.S.
2415 West Falls Ave
Kennewick, WA 99336
(509) 736-1330

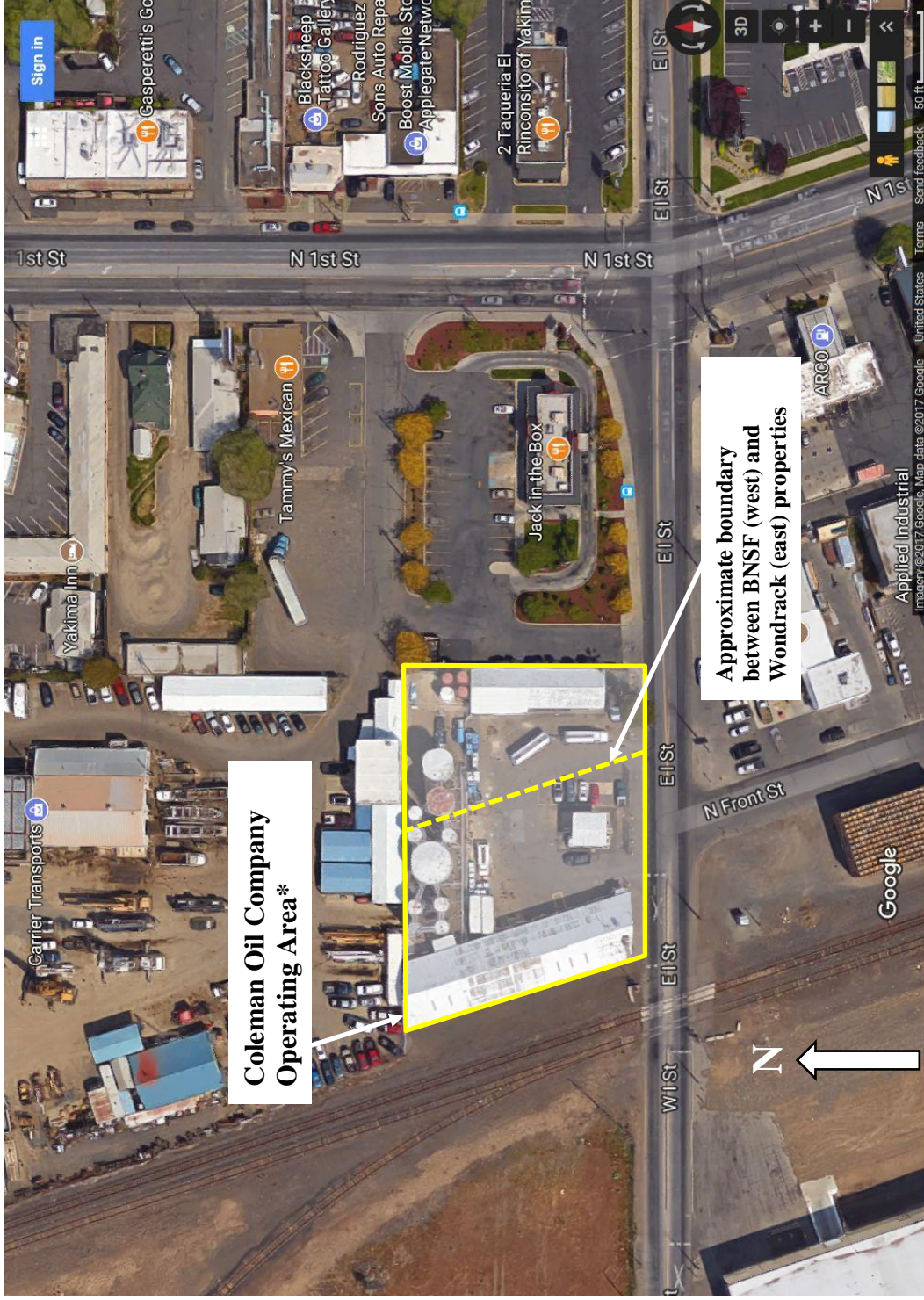


John Schultz

Counsel for:

Wondrack Distributing, Inc.
Leavy Schultz Davis, P.S.
2415 West Falls Ave
Kennewick, WA 99336
(509) 736-1330

EXHIBIT A – SITE LOCATION MAP



*Note: The Site is generally located at 1 East I Street in Yakima, and is defined by the extent of soil and groundwater contamination, not property boundaries. The areas shown are for general location purposes only. The Coleman Oil Company Operating Area includes parcel 181313-14070 owned by Carol Jean Wondrack and a portion of parcel 181313-12030 owned by BNSF.

Aerial Map Source: Google Maps.

EXHIBIT B –SCOPE OF WORK (SOW) AND SCHEDULE

SCOPE OF WORK

PURPOSE

The work under this AO involves preparing a Data Summary Report, conducting additional interim actions if required or agreed to by Ecology, Remedial Investigation (RI) and Feasibility Study (FS), and preparing a *preliminary Draft* Cleanup Action Plan (DCAP) to select a cleanup alternative. The purpose of the RI, FS, and preliminary DCAP for the Site is to provide sufficient data, analysis, and evaluations to enable Ecology to select a cleanup alternative for the Site.

The PLPs shall coordinate with Ecology throughout the development of the Data Summary Report, additional Interim Action, RI/FS, and preliminary DCAP and shall keep Ecology informed of changes to any Work Plan or other project plans, and of any issues or problems as they develop.

The SOW is divided into eight major tasks as follows:

- Task 1. Data Summary Report
- Task 2. Additional Interim Action(s)
- Task 3. RI Work Plan
- Task 4. Remedial Investigation
- Task 5. Feasibility Study
- Task 6. SEPA Compliance
- Task 7. DCAP

TASK 1. DATA SUMMARY REPORT

The PLPs shall prepare a Data Summary Report that describes general facility information, history and conditions, past investigations including data collection and results, preliminary conceptual contaminant migration pathways, ecological receptors, hazardous substances sources etc. The Data Summary Report will include data in tabular and figure form, and will indicate exceedances of industrial and residential screening levels. The Data Summary Report shall summarize all available data from previously completed and ongoing product recovery events, including the periods and amounts of product recovered by well, and all depth to water and depth to product measurement data.

The PLPs shall prepare the *Draft* Data Summary Report and submit two hard copies and one electronic copy in Adobe (.pdf) format to Ecology for review. The PLPs shall incorporate Ecology's comments and then prepare the *Final* Data Summary Report and submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology.

TASK 2. ADDITIONAL INTERIM ACTION(S)

The PLPs have already undertaken significant oil spill response activities, removal actions, and a Remedial Investigation (RI) under the AOC. In addition, the PLPs are performing an ongoing interim action that is required under the AOC, which the PLPs are authorized under this AO SOW to continue.

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

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

will be considered interim actions, will be implemented in accordance with WAC 173-340-430 and the AO, and will be designed in a manner that will not foreclose reasonable alternatives for any final cleanup action that may be required. Remedial actions for contaminated sediments will be designated partial cleanup actions and will be implemented pursuant to WAC 173-204-550(3)(d).

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

The scope of the additional interim action(s) may include, but not be limited to, typical source control or containment elements such as:

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

Exhibit B Scope of Work and Schedule

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

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

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

The PLPs shall prepare the *Draft* Additional Interim Action Work Plan and submit two hard copies and one electronic copy in Adobe (.pdf) format to Ecology for review. The PLPs shall incorporate Ecology's comments and then submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology for public review distribution.

After a public notice and comment period (and SEPA determination), Ecology will approve the Additional Interim Action Work Plan (if appropriate) and the document will be considered Final. The PLPs shall prepare the Final Additional Interim Action Work Plan and submit two hard copies and one electronic copy in Adobe (.pdf) format. Once approved by Ecology, the PLPs will implement the interim action according with the approved schedule.

Upon successful completion of the work, a *Draft* Additional Interim Action Report will be prepared as a separate deliverable. The PLPs shall prepare a *Draft* Additional Interim Action Report and submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology for review and approval. After incorporating Ecology's comments on the *Draft* Additional Interim Action Report and after Ecology approval, the PLPs shall prepare the Final Additional Interim Action Report and submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology.

TASK 3. RI WORK PLAN

The PLPs shall prepare a Remedial Investigation Work Plan (Work Plan). The Work Plan shall include an overall description and schedule of all RI activities. The Work Plan shall clearly describe the project management strategy for implementing and reporting on RI activities. The responsibility and authority of all organizations and key personnel involved in conducting the RI will be outlined.

A Key Project Meeting will be held prior to submittal of the RI Work Plan. The purpose of the Remedial Investigation Planning Meeting is to review requirements for the Work Plan and plan Remedial Investigation field work, discuss the preliminary Conceptual Site Model, and identify project data needs and possible additional interim actions.

The Work Plan shall describe general facility information; site history and conditions; including previous operations; past field investigations, including any data collection and analysis of soils, air, groundwater, surface water, and sediments; a conceptual site model showing contaminants, migration pathways in all environmental media, and potential receptors; geology and groundwater system characteristics; past, current, and future land use; identification of natural resources and ecological receptors; hazardous substances and their sources, etc., in compliance with WAC 173-340-350 and WAC 173-204-560.

As part of the project background, existing environmental data on site soil, groundwater, surface water, and sediments will be compiled and evaluated for data gaps. The data gaps will be used as the basis for conducting additional site investigations, if necessary. The Work Plan will also identify specific data collection procedures in a Sampling and Analysis Plan (SAP) and Quality Assurance Project Plan (QAPP) as part of the Work Plan in compliance with WAC 173-340-820 and WAC 173-204-600 for defining the nature and extent of contamination. The PLPs will also submit a copy of the Health and Safety Plan (HASP) for the project.

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

The Quality Assurance Project Plan (QAPP) will be prepared in accordance with the Guidance for Preparation of Quality Assurance Project Plans, EPA Region 10, Quality Data Management Program, QA/R-5 and requirements of the EPA Contract Laboratory Program. The QAPP will also follow Ecology's Guidelines for Preparing Quality

Exhibit B Scope of Work and Schedule

Assurance Project Plans for Environmental Studies (July 2004) ¹and Sediment Cleanup User's Manual II (2017)² Laboratories must meet the accreditation standards established in WAC 173-50. Data quality objectives will reflect the criteria or threshold values used for the source control evaluation.

The SAP, including the QAPP, will be submitted to Ecology for review and approval. As with all environmental work at the site, work may not begin without written approval from Ecology. The plan shall provide seven (7) days notice to Ecology prior to beginning sampling. Ecology may obtain split samples.

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

RI Work Plan tasks and subtasks will include the following:

- Additional sampling and analysis of soil, groundwater, and seeps;
- Additional sampling and analysis of surface and subsurface sediments;
- Additional sampling and analysis of stormwater and catch basin solids to determine whether the stormwater system is a source of contamination to sediments;
- Evaluate the potential to contaminate or recontaminate sediments, including analysis of the following pathways:
 - Direct discharges
 - Stormwater discharges
 - Overland flow
 - Groundwater discharges and seeps
 - Soil erosion
 - Site operations
 - Spills, dumping, leaks, housekeeping, and management practices;

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

The PLPs shall prepare the *Draft* RI Work Plan and submit two hard copies and one electronic copy Adobe (.pdf) format to Ecology for review and comment. After incorporating Ecology's comments on the *Draft* Work Plan and after Ecology approval, the PLPs shall prepare the Final Work Plan and submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology.

¹ Found at <http://www.ecy.wa.gov/biblio/0403030.html>

² Found at <https://fortress.wa.gov/ecy/publications/documents/1209057.pdf>

TASK 4. REMEDIAL INVESTIGATION

The PLPs shall conduct a RI that meets the requirements of WAC 173-340-350(7) and WAC 173-204-560 according to the Work Plan as approved by Ecology. The RI will determine the nature and extent of contamination exceeding preliminary Model Toxics Control Act (MTCA) cleanup levels, preliminary Sediment Management Standards (SMS) cleanup standards, and other regulatory requirements. The RI must provide sufficient data and information to define the nature and extent of contamination.

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

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

Prior to submittal of the *Draft* RI Report, a Key Project Meeting will be held. During the Remedial Investigation Pre-Report Check-In, Ecology and the PLPs will review available data and an updated conceptual site model and discuss the content and organization of the *Draft* RI Report.

The PLPs shall compile the results of the Site investigation into a *Draft* RI Report. The PLPs shall prepare the *Draft* RI Report and submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology for review and comment.

After incorporating Ecology's comments on the *Draft* RI Report to Ecology's satisfaction, the PLPs shall submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology for distribution and public comment. Electronic survey data for monitoring locations, electronic lab data, and GIS maps of contaminant distribution shall also be provided for both the *Draft* RI Report and *revised Draft* RI Reports either within the report or as attachments. The RI Report will not be considered Final until after a public review and comment period.

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

TASK 5. FEASIBILITY STUDY

The PLPs shall use the information obtained in the RI to prepare a *Draft* Feasibility Study (FS) that meets the applicable requirements of WAC 173-340-350(8) according to the Schedule in this exhibit. The *Draft* FS will evaluate remedial alternatives for site cleanup, consistent with MTCA and SMS requirements to ensure protection of human health and

Exhibit B Scope of Work and Schedule

the environment by eliminating, reducing, or otherwise controlling risk posed through each exposure pathway and migration route.

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

The *Draft* FS will provide a detailed analysis of each remedial alternative according to the applicable requirements of WAC 173-340-350, MTCA Remedial Investigation and Feasibility Study, and WAC 173-204-560, SMS Cleanup Study. The remedial alternatives will be evaluated for compliance with the applicable requirements of WAC 173-340-360, Selection of Cleanup Actions, and WAC 173-204-560(4), including a detailed evaluation of remedial alternatives relative to the following criteria:

- Compliance with Cleanup Standards and Applicable Laws
- Protection of Human Health
- Protection of the Environment
- Provision for a Reasonable Restoration Time Frame
- Use of Permanent Solutions to the Maximum Extent Practicable
- The Degree to which Recycling, Reuse, and Waste Minimization are Employed
- Short-term Effectiveness
- Long-Term Effectiveness
- Net Environmental Benefit
- Implementability
- Provision for Compliance Monitoring
- Cost-Effectiveness
- Prospective Community Acceptance

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

The PLPs shall prepare a *Draft* FS and submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology for review. After addressing Ecology's comments on the *Draft* FS, the PLPs shall submit two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology for distribution and public comment. The FS will not be considered Final until after a public review and comment period.

TASK 6. SEPA COMPLIANCE

The PLPs shall be responsible for complying with the State Environmental Policy Act (SEPA) Rules including preparing and submitting an environmental checklist. If the result of the threshold determination is a determination of significance (DS), the PLPs shall be responsible for the preparation of Draft and final environmental impact statements. The PLPs shall assist Ecology with coordinating SEPA public involvement requirements with

Exhibit B Scope of Work and Schedule

MTCA public involvement requirements whenever possible, such that public comment periods and meetings or hearings can be held concurrently.

TASK 7. PRELIMINARY DRAFT CLEANUP ACTION PLAN

Upon Ecology approval of the *Draft* Remedial Investigation Report and *Draft* Feasibility Study, a Key Project Meeting will be held regarding the Cleanup Action Plan. The Cleanup Action Plan Meeting will be used to review plans for developing the *Preliminary Draft* Cleanup Action Plan (DCAP).

The PLPs shall prepare a preliminary DCAP in accordance with WAC 173-340-380 that provides a proposed remedial action to address the contamination present on the Site. Where contaminated sediments are included in the remedial action, the cleanup plan will comply with WAC 173-204-580, in addition to the MTCA requirements cited above. The preliminary DCAP shall include a general description of the proposed remedial actions, cleanup standards developed from the RI/FS and rationale regarding their selection, a schedule for implementation, description of any institutional controls proposed, and a summary of applicable local, state, and federal laws pertinent to the proposed cleanup actions.

The PLPs will submit a preliminary DCAP for Ecology's review and approval. The preliminary DCAP will include, but not be limited to, the information listed under WAC 173-340-380. The PLPs shall provide two hard copies and one electronic copy in Adobe (.pdf) format, to Ecology for review and approval.

After receiving Ecology's comments on the preliminary DCAP, the PLPs shall revise the preliminary DCAP to address Ecology's comments and submit three hard copies and one electronic copy in Adobe (.pdf) formats for public review.

SCHEDULE OF DELIVERABLES

The schedule for deliverables described in the Agreed Order and the Scope of Work is presented below. If the date for submission of any item or notification required by this Schedule of Deliverables occurs on a weekend, state or federal holiday, the date for submission of that item or notification is extended to the next business day following the weekend or holiday. Where a deliverable due date is triggered by Ecology notification, comments or approval, the starting date for the period shown is the date the PLPs received such notification, comments or approval by certified mail, return receipt requested, unless otherwise noted below. Where triggered by Ecology receipt of a deliverable, the starting date for the period shown is the date Ecology receives the deliverable by certified mail, return receipt requested, or the date of Ecology signature on a hand-delivery form.

RI/FS Deliverable	Deliverable description	Completion Times
Data Summary Report	PLPs submittal of draft document to Ecology	Within 30 calendar days following the effective date of the Agreed Order
	Ecology comments on draft document to PLPs	Within 30 calendar days following receipt of draft document
	PLPs submittal of final document to Ecology ¹	Within 30 calendar days of receipt of Ecology comments
Additional Interim Action Work Plan	PLPs submittal of draft document to Ecology	Within 90 calendar days following effective date of the Agreed Order
	Ecology comments on draft document to PLPs	Within 30 calendar days following receipt of draft document
	PLP submittal of final document to Ecology ^{1,2}	Within 30 calendar days of receipt of Ecology comments
Additional Interim Action Report	PLPs submittal of draft document to Ecology	Within 90 calendar days following completion of Interim Actions
	Ecology comments on draft document to PLPs	Within 30 calendar days following receipt of draft document
	PLP submittal of final document to Ecology ^{1,2}	Within 30 calendar days of receipt of Ecology comments

Exhibit B Scope of Work and Schedule

RI Work Plan	PLPs submittal of draft document to Ecology	Within 90 calendar days following effective date of the Agreed Order
	Ecology comments on draft document to PLPs	Within 30 calendar days following receipt of draft document
	PLPs submittal of final document to Ecology ^{1,2}	Within 30 calendar days of receipt of Ecology comments
Completion of RI Field Work	PLPs submittal of field data to Ecology	Within 12 months following Ecology's approval of the Final RI Work Plan ³
RI Report	PLPs submittal of draft document to Ecology	Within 120 days following receipt of laboratory data
	Ecology comments on draft document to PLPs	Within 45 calendar days following receipt of draft document
	PLPs submittal of final document to Ecology ^{1,2}	Within 30 calendar days of receipt of Ecology comments
FS Report	PLPs submittal of draft document to Ecology	Within 120 days following completion of RI Report
	Ecology comments on draft document to PLPs	Within 30 calendar days following receipt of draft document
	PLPs submittal of final document to Ecology ^{1,2}	Within 30 calendar days of receipt of Ecology comments
Preliminary Draft Cleanup Action Plan (DCAP)	PLPs submittal of draft document to Ecology	Within 120 calendar days following completion of the FS
	Ecology comments on draft document to PLPs	Within 30 calendar days following receipt of draft document
	PLPs submittal of revised document to Ecology ^{1,2}	Within 30 calendar days of receipt of Ecology comments
Cleanup Action Plan	Ecology finalization of draft document	Within 60 calendar days following receipt of revised document

1 – Ecology reserves the right, at the sole discretion of Ecology, to require one additional comment and document revision round, if needed. All Ecology

Exhibit B Scope of Work and Schedule

comments must be addressed to Ecology's satisfaction prior to document finalization.

2 – If the document submitted is not satisfactory to Ecology after completion of two rounds of review and comments (including initial review and comments), Ecology may at its sole discretion complete the document or contract with an Ecology contractor for completion of the document at the expense of the PLPs under Section VIII (A) of the Agreed Order.

3 – The schedule for RI field work may be revised by Ecology, based on the exact scope of work presented within the RI Work Plan prepared by the PLPs.