

Five-Year Periodic Review Report Available for Comment

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about the Weyerhaeuser Everett East Site (Site). The 72 acre Site is located on the west bank of the Snohomish River in north Everett, Washington (See figure on page 2 for the site boundary. Weyerhaeuser Mill E, also shown on the figure, is a separate cleanup site). The Site was formerly a large wood products manufacturing complex known as Mill B. It operated from 1915 until about 1980. The Site was decommissioned in the 1980s.

This Site was cleaned up under a consent decree in 1997 (Consent Decree No. 972027738). Weyerhaeuser, the Potentially Liable Person for the Site, completed the cleanup actions under the consent decree. Contamination was contained on site, and the Site requires institutional controls to maintain the containment and keep the site zoned for industrial use.

A five-year periodic review of the cleanup is required to assess whether site conditions remain protective of human health and the environment.

Ecology Wants Your Input

Ecology has conducted a periodic review of the site. The Periodic Review report is available for review at the locations shown on the right. It may also be downloaded at the web address on the right.

Please send your written comments to the Site Manager, David L. South at david.south@ecy.wa.gov, or 3190 160th Ave SE, Bellevue, WA 98008, or call (425) 649-7200 from August 10 – September 10, 2012.

Comments Accepted

August 10 – September 10, 2012

Submit Comments and Technical Questions to:

David L. South- Site Manager
Washington State Department of Ecology, Northwest Regional Office - Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008
Phone: (425) 649-7200
E-mail: david.south@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Washington State Department of Ecology Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008

Call for an appointment: Sally Perkins
Phone: (425) 649-7190
Fax: (425) 649-4450
E-mail: sally.perkins@ecy.wa.gov
Hours: Tuesday – Thursday
8:00 am – 12:00 pm
1:00 pm – 4:30 pm

Everett Public Library
2702 Hoyt Avenue
Everett, Washington 98201
Phone: (425) 257-8000

Ecology's Toxics Cleanup Website
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2495>

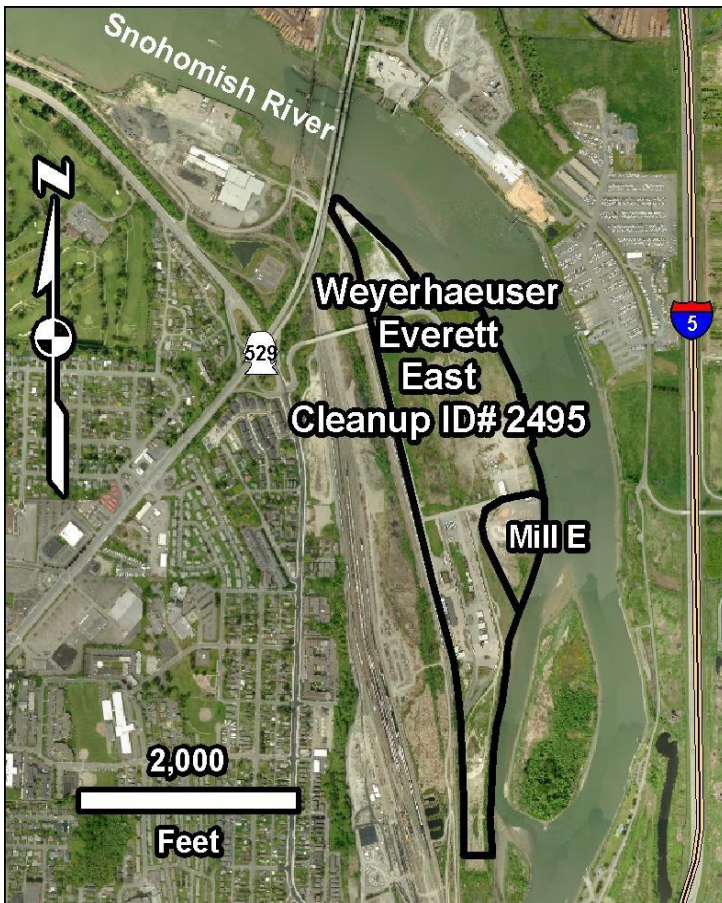
Facility Site ID #: 11
Cleanup ID #: 2495

Weyerhaeuser Everett East Site

Site Background

The Site is zoned industrial (heavy manufacturing). The Port of Everett currently owns most of the Site. There is one private property on the north part of the Site. The Port plans to construct an industrial park on most of their property. A municipal waste transfer station operates on the southwest portion of the Site.

In 1997, Weyerhaeuser and Ecology entered Consent Decree No. 972027738 in Snohomish County Superior Court. This legal agreement specified the cleanup actions to be taken for this site. These actions included removal or containment of contaminated soil, backfilling excavations with clean soil, and ground water monitoring. Restrictive covenants were placed on the deeds of properties within the site since contaminated soil is contained on site.



Contaminants of Concern

Weyerhaeuser assessed the site for contamination remaining from Mill B operations. Soil and ground water was found to be contaminated with petroleum, pentachlorophenol, carcinogenic polyaromatic hydrocarbons, and polychlorinated biphenyls.

What Was Done At This Site?

Weyerhaeuser completed active remediation in 1997 and filed a restrictive covenant on the deeds of the properties comprising the Weyerhaeuser Everett East Site since some contamination is contained on site. Ground water monitoring was initiated to assess the success of remedial actions in bringing ground water quality into compliance.

Ground water monitoring continued until March 2011, at which time all monitoring wells had achieved compliance.

Restrictive Covenant

A restrictive covenant was placed on the deeds of the properties included in the Weyerhaeuser Everett East Site to limit activities on those properties. The restrictive covenant is required because residual soil contamination was left on site above applicable standards and must be contained. In addition, the restrictive covenant is required because arsenic ground water contamination was not addressed in the remedial action.

The restrictive covenants for properties within the Weyerhaeuser Everett East site include the following stipulations:

1. No ground water may be taken for domestic purposes;
2. No residential development is allowed on the site;
3. The viability of the containment of hazardous substances must be maintained;

Weyerhaeuser Everett East Site

4. Development that exposes hazardous substances must manage those substances properly and ensure they are contained when construction is completed;
5. The owner must give notice to Ecology of intent to convey any interest in the property and provide for continued monitoring, maintenance, and operation of the Cleanup Action;
6. The owner must obtain approval from Ecology for any use inconsistent with the terms of the restrictive covenant;
7. The owner must allow authorized representatives of Ecology the right to enter the property to collect samples, to inspect Cleanup Actions, and to inspect records related to the Cleanup Actions;
8. The owner may apply to Ecology to have the restrictive covenant removed; removal requires Ecology consent.

Arsenic ground water contamination may be associated with the Everett Smelter site, which includes the Weyerhaeuser Everett East site. Arsenic in soil and ground water at the site is the subject of ongoing investigations by Ecology in connection with the Everett Smelter site. Smelter emissions contaminated soil with arsenic in a large part of north Everett and may have impacted Weyerhaeuser Everett East.

For more information about the Everett Smelter cleanup, visit http://www.ecy.wa.gov/programs/tcp/sites_brochure/asarco/es_main.html.

Information specific to this area (including the restrictive covenants) can be found here: http://www.ecy.wa.gov/programs/tcp/sites_brochure/asarco/2011/Lowlands/Lowlands.html.

Periodic Review Summary

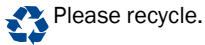
The Periodic Review report concluded that the cleanup actions completed to date are largely effective in protecting human health and the environment so long as the restrictive covenant is in place and their provisions are followed. Items which need attention include the following:

1. Ascertain the condition of south end ground water wells if encountered. Properly abandon the wells if necessary.
2. Assess pentachlorophenol concentration distribution in ground water in a small portion of the site.
3. Perform the next Periodic Review by 2017.

What Happens Next?

Once the public comment period ends, Ecology will review and consider all comments that have been received. If no significant changes are necessary, then the Periodic Review report will be finalized.





**Weyerhaeuser Everett East
Cleanup Site
(Cleanup ID#: 2495)
Snohomish County, WA**

**Ecology invites comments on a
Periodic Review of Site Conditions**

**Public Comment Period
August 10 – September 10, 2012**

If you need this document in a format for the visually impaired, call at Nancy Lui at (425) 649-7117. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

