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**STATE OF WASHINGTON  
WHATCOM COUNTY SUPERIOR COURT**

STATE OF WASHINGTON, DEPARTMENT OF ECOLOGY,  <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> PORT OF BELLINGHAM, a municipal corporation,  <p style="text-align: center;">Defendant.</p>	NO.  CONSENT DECREE
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**TABLE OF CONTENTS**

I.	INTRODUCTION .....	3
II.	JURISDICTION .....	4
III.	PARTIES BOUND.....	4
IV.	DEFINITIONS .....	5
V.	FINDINGS OF FACTS .....	5
VI.	WORK TO BE PERFORMED.....	7
VII.	DESIGNATED PROJECT COORDINATORS.....	9
VIII.	PERFORMANCE.....	10
IX.	ACCESS .....	11
X.	SAMPLING, DATA SUBMITTAL, AND AVAILABILITY.....	11
XI.	PROGRESS REPORTS .....	12
XII.	RETENTION OF RECORDS .....	13
XIII.	TRANSFER OF INTEREST IN PROPERTY .....	14
XIV.	RESOLUTION OF DISPUTES .....	14
XV.	AMENDMENT OF DECREE.....	16
XVI.	EXTENSION OF SCHEDULE.....	16
XVII.	ENDANGERMENT .....	18
XVIII.	COVENANT NOT TO SUE .....	19
XIX.	CONTRIBUTION PROTECTION .....	20

1	XX.	INDEMNIFICATION .....	20
	XXI.	COMPLIANCE WITH APPLICABLE LAWS .....	21
2	XXII.	REMEDIAL ACTION COSTS .....	23
	XXIII.	IMPLEMENTATION OF REMEDIAL ACTION.....	23
3	XXIV.	PERIODIC REVIEW .....	24
	XXV.	PUBLIC PARTICIPATION.....	24
4	XXVI.	DURATION OF DECREE.....	26
	XXVII.	CLAIMS AGAINST THE STATE .....	26
5	XXVIII.	EFFECTIVE DATE.....	26
	XXIX.	WITHDRAWAL OF CONSENT.....	26
6			
7	EXHIBIT A	Cleanup Action Plan	
	EXHIBIT B	Site Location Diagram	
8	EXHIBIT C	Engineering Design Report	
	EXHIBIT D	Schedule	
9	EXHIBIT E	Applicable Substantive Requirements of Procedurally Exempt Permits or Approvals	
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			

1 **I. INTRODUCTION**

2 A. The mutual objective of the State of Washington, Department of Ecology  
3 (Ecology) and the Port of Bellingham (Port) under this Decree is to provide for remedial action  
4 at a facility where there has been a release or threatened release of hazardous substances. This  
5 Decree requires the Port to perform the cleanup action described in the Cleanup Action Plan  
6 attached hereto as Exhibit A.

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

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

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

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

20 F. This Decree shall not be construed as proof of liability or responsibility for any  
21 releases of hazardous substances or cost for remedial action nor an admission of any facts;  
22 provided, however, that the Port shall not challenge the authority of the Attorney General and  
23 Ecology to enforce this Decree.

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

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

1 **II. JURISDICTION**

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

4 B. Authority is conferred upon the Washington State Attorney General by  
5 RCW 70.105D.040(4)(a) to agree to a settlement with any potentially liable person (PLP) if,  
6 after public notice and any required hearing, Ecology finds the proposed settlement would lead  
7 to a more expeditious cleanup of hazardous substances. RCW 70.105D.040(4)(b) requires that  
8 such a settlement be entered as a consent decree issued by a court of competent jurisdiction.

9 C. Ecology has determined that a release or threatened release of hazardous  
10 substances has occurred at the Site that is the subject of this Decree.

11 D. Ecology has given notice to the Port of Ecology's determination that the Port is a  
12 PLP for the Site, as required by RCW 70.105D.020(26) and WAC 173-340-500.

13 E. The actions to be taken pursuant to this Decree are necessary to protect public  
14 health and the environment.

15 F. This Decree has been subject to public notice and comment.

16 G. Ecology finds that this Decree will lead to a more expeditious cleanup of  
17 hazardous substances at the Site in compliance with the cleanup standards established under  
18 RCW 70.105D.030(2)(e) and Chapter 173-340 WAC.

19 H. The Port has agreed to undertake the actions specified in this Decree and consents  
20 to the entry of this Decree under MTCA.

21 **III. PARTIES BOUND**

22 This Decree shall apply to and be binding upon the Parties to this Decree, their successors  
23 and assigns. The undersigned representative of each party hereby certifies that he or she is fully  
24 authorized to enter into this Decree and to execute and legally bind such party to comply with  
25 this Decree. The Port agrees to undertake all actions required by the terms and conditions of this  
26 Decree. No change in ownership or corporate status shall alter the Port's responsibility under

1 this Decree. The Port shall provide a copy of this Decree to all agents, contractors, and  
2 subcontractors retained to perform work required by this Decree, and shall ensure that all work  
3 undertaken by such agents, contractors, and subcontractors complies with this Decree.

#### 4 **IV. DEFINITIONS**

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

7 A. Site: The Site is referred to as the Blaine Marina, Inc. Site, FS ID 2888. The Site  
8 constitutes a Facility under RCW 70.105D.020(8). The Site is defined by where a hazardous  
9 substance, other than a consumer product in consumer use, has been deposited, stored, disposed  
10 of, or placed, or otherwise came to be located.

11 B. Parties: Refers to the State of Washington, Department of Ecology and the Port  
12 of Bellingham.

13 C. Consent Decree or Decree: Refers to this Consent Decree and each of the exhibits  
14 to this Decree. All exhibits are integral and enforceable parts of this Consent Decree.

#### 15 **V. FINDINGS OF FACTS**

16 Ecology makes the following findings of fact without any express or implied admissions  
17 of such facts by the Port.

18 A. Based on factors currently known to Ecology, the Site is generally located 214  
19 Sigurdson Avenue, Blaine, Washington, in the western portion of Blaine Harbor Industrial area  
20 and consists of approximately 0.9 acre. A diagram of the Site is attached as Exhibit B, the Site  
21 Location Diagram.

22 B. The Site was created in the late 1930s when aquatic lands were dredged to create  
23 a boat harbor and small boat marina. The dredged material was used to create an upland  
24 industrial area armored with timber bulkheads, although in some areas riprap was used instead  
25 of, or in conjunction with, the bulkheads. The marina was expanded several times since its  
26

1 original construction, but the footprint of the upland industrial area has remained largely  
2 unchanged. Relevant historical information includes, but is not limited to, the following:

3 1. Blaine Marina, Inc. (the tenant) leased the Site property from the Port  
4 from the 1950s until May 2015. In 1956 the tenant installed three aboveground  
5 storage tanks (“ASTs”) to store gasoline and diesel fuel for dispensing at the  
6 fueling dock, and also for filling tanker trucks for delivery of home heating oil.  
7 The tank farm fueling facility had been operated continuously from 1956 to May  
8 2015. Fuel lines ran from the ASTs through the bulkhead and beneath the  
9 overwater building to the fueling station located on an existing pier where marine  
10 vessels were fueled.

11 2. On May 2, 1990, a documented spill of 500 to 700 gallons of diesel fuel  
12 occurred. The spill was reportedly contained and removed by vactor truck.  
13 Another spill reportedly occurred sometime prior to 1986, although no written  
14 records of the spill are available. Additionally, the tenant reported that a fuel line  
15 elbow leading to the fuel dock was leaking and needed to be replaced.

16 C. Releases of hazardous substances have occurred at the Site. The following  
17 hazardous substances at the Site have been detected at concentrations above MTCA cleanup  
18 levels and are addressed in the CAP and under this Decree

- 19 • Gasoline- and diesel- range petroleum hydrocarbons (TPH-G and TPH-D), benzene,  
20 ethylbenzene, xylenes (BTEX), and total naphthalene in soil.
- 21 • TPH-G, TPH-D, benzene, and total naphthalene in groundwater.
- 22 • Benzene and 1,3-butadiene in soil vapor.

23 D. On May 25, 2012, the Port entered into an Agreed Order with Ecology (No. 9000)  
24 to Complete an Interim Action, Remedial Investigation, Feasibility Study (“RI/FS”), and Draft  
25 Cleanup Action Plan. The Interim Action was completed in 2012 to repair a failing section of  
26 bulkhead. The Public Review RI/FS went out for public notice and comment from May 18, 2015

1 to June 16, 2015. After review of the public comments, Ecology determined that the RI/FS are  
2 final documents in August 2015.

3 E. The Public Review Cleanup Action Plan went out for public notice and comment  
4 from December 12, 2016 to January 25, 2017. After review of the public comments, Ecology  
5 determined the Cleanup Action Plan (CAP) is a final document in May 2017.

6 F. On May 5, 2017, the Port entered into the First Amendment to Agreed Order No.  
7 DE 9000 with Ecology to complete remedial design work for final cleanup action at the Site.  
8 The Engineering Design Report for the Site was conducted as part of the scope of work under  
9 the First Amendment to Agreed Order No. DE 9000 and is attached as Exhibit C.

10 G. As documented in the Cleanup Action Plan (CAP) (Exhibit A), the cleanup action  
11 to be implemented at the Site includes the excavation and offsite disposal/treatment of  
12 approximately 3,000 tons of soil, light non-aqueous phase liquid (“LNAPL”) recovery from the  
13 open excavation, extension of the sheetpile bulkhead that was installed as an interim action,  
14 implementation of Site-wide bioremediation to achieve groundwater cleanup levels (“CLs”),  
15 removal of the AST system and adjacent buildings, installation and maintenance of a cover  
16 containment layer to prevent direct contact with contamination within areas not subject to  
17 contaminated soil excavation and offsite disposal, monitored natural attenuation once CLs are  
18 achieved along the shoreline, implementation of institutional controls to ensure long-term  
19 integrity of the containment system and/or prevent the use of Site groundwater as a drinking  
20 water source until soil and groundwater cleanup levels are met throughout the Site.

## 21 VI. WORK TO BE PERFORMED

22 This Decree contains a program designed to protect human health and the environment  
23 from the known release, or threatened release, of hazardous substances or contaminants at, on,  
24 or from the Site. All remedial actions conducted by the Port under this Decree shall be done in  
25 accordance with Chapter 173-340 WAC.

1           A.     The Port shall perform all tasks set forth in the Cleanup Action Plan (CAP)  
2 (Exhibit A) and implement the CAP in accordance with the schedule set forth in Exhibit D. The  
3 CAP requires:

4                   1.     Decommissioning, demolition, and disposal of the AST, fueling system  
5 and adjacent buildings.

6                   2.     Excavation and either treatment or disposal of approximately 3,000 tons  
7 of heavily contaminated soil from within the lateral limits of free-phase LNAPL.

8                   3.     After source removal, installation and maintenance of a temporary  
9 containment system of a combination of soil and pavement to prevent human contact  
10 with contaminated soil left in place until the Site cleanup action is complete.

11                  4.     It is anticipated that institutional controls will not be required following  
12 completion of the cleanup action. If the cleanup action requires more time than currently  
13 estimated then institutional controls will be implemented to ensure the integrity of  
14 capping system and other cleanup equipment is maintained to protect contact with  
15 contaminated media, protect the integrity of the cleanup action, and prevent the use of  
16 Site groundwater as a drinking water source until the Site cleanup standards are achieved.

17                  5.     Extension to the north of the sheetpile bulkhead that was installed as an  
18 interim action, if needed. The need for installation of the sheetpile bulkhead will be  
19 determined after source removal and following review of the bioremediation program.

20                  6.     Implementation of a bioremediation program after source removal to  
21 reduce concentrations of indicator hazardous substances (IHS) until groundwater cleanup  
22 standards are achieved.

23                  7.     Implementation of MNA after bioremediation to address residual  
24 concentrations of petroleum hydrocarbons exceeding soil and/or groundwater cleanup  
25 standards, if needed.  
26



1           8. Compliance monitoring to confirm that cleanup standards have been  
2 achieved and to confirm the long-term effectiveness of the cleanup actions at the Site in  
3 accordance with the Compliance Monitoring Plan (“CMP”).

4           B. Except in the case of an emergency, the Port agrees not to perform any remedial  
5 actions at the Site outside the scope of this Decree without prior written approval of Ecology. In  
6 the case of an emergency, the Port must notify Ecology of the event and remedial action(s) as  
7 soon as practical, but no later than twenty-four (24) hours after discovery of the emergency.

8           C. All plans or other deliverables submitted by the Port for Ecology’s review and  
9 approval under the CAP (Exhibit A) or the Schedule (Exhibit D) shall, upon Ecology’s approval,  
10 become integral and enforceable parts of this Decree.

11           D. If the Port learns of a significant change in conditions at the Site, including but  
12 not limited to a statistically significant increase in contaminant and/or chemical concentrations  
13 in soil or groundwater relative to preceding incremental performance monitoring data, the Port  
14 within seven (7) days of learning of the change in condition, shall notify Ecology in writing of  
15 said change and provide Ecology with any reports or records (including laboratory analyses,  
16 sampling results) relating to the change in conditions.

17   **VII. DESIGNATED PROJECT COORDINATORS**

18           The project coordinator for Ecology is:

19                           Cris Matthews  
20                           Toxics Cleanup Program  
21                           913 Squalicum Way #101  
22                           Bellingham, Washington 98225  
23                           (360) 715-5232

24           The project coordinator for the Port is:

25                           Ben Howard  
26                           Port of Bellingham  
                              1801 Roeder Avenue

1 Bellingham, Washington 98227  
2 (360) 676-2500

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

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

### 13 **VIII. PERFORMANCE**

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

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

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

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

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

#### 7 **IX. ACCESS**

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

#### 23 **X. SAMPLING, DATA SUBMITTAL, AND AVAILABILITY**

24 With respect to the implementation of this Decree, the Port shall make the results of all  
25 sampling, laboratory reports, and/or test results generated by it or on its behalf available to  
26 Ecology. Pursuant to WAC 173-340-840(5), all sampling data shall be submitted to Ecology in

1 both printed and electronic formats in accordance with Section XI (Progress Reports), Ecology's  
2 Toxics Cleanup Program Policy 840 (Data Submittal Requirements), and/or any subsequent  
3 procedures specified by Ecology for data submittal.

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

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

## 16 **XI. PROGRESS REPORTS**

17 Unless otherwise directed by Ecology, the Port shall submit to Ecology written quarterly  
18 Progress Reports that describe the actions taken during the previous quarter to implement the  
19 requirements of this Decree. All Progress Reports shall be submitted by the tenth (10th) day of  
20 the month in which they are due after the effective date of this Decree. Unless otherwise specified  
21 in writing by Ecology, Progress Reports and any other documents submitted pursuant to this  
22 Decree shall be sent by electronic mail, in a PDF format, to Ecology's project coordinator. The  
23 Progress Reports shall include the following:

- 24 A. A list of on-site activities that have taken place during the quarter;  
25 B. Description of any sample results which deviate from the norm;

1 C. Detailed description of any deviations from required tasks not otherwise  
2 documented in project plans or amendment requests;

3 D. Description of all deviations from the Cleanup Action Plan and Schedule  
4 (Exhibits A and D) during the current quarter and any planned deviations in the upcoming  
5 quarter;

6 E. For any deviations in schedule, a plan for recovering lost time and maintaining  
7 compliance with the schedule;

8 F. All raw data (including laboratory analyses) received during the previous quarter  
9 (if not previously submitted to Ecology), together with a detailed description of the underlying  
10 samples collected; and

11 G. A list of planned activities and deliverables for the upcoming quarter.  
12

## 13 **XII. RETENTION OF RECORDS**

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

20 Nothing in this Decree is intended by the Port to waive any right it may have under  
21 applicable law to limit disclosure of documents protected by the attorney work-product privilege  
22 and/or the attorney-client privilege. If the Port withholds any requested records based on an  
23 assertion of privilege, the Port shall provide Ecology with a privilege log specifying the records  
24 withheld and the applicable privilege. No Site-related data collected pursuant to this Decree  
25 shall be considered privileged.  
26



1 Program Section Manager within seven (7) days of receipt of Ecology's project  
2 coordinator's written 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 the Port's request for review.

6 5. If the Port finds Ecology's Regional Section Manager's decision  
7 unacceptable, the Port may then request final management review of the decision. This  
8 request shall be submitted in writing to the Toxics Cleanup Program Manager within  
9 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 the Port'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 the Port, the Port has the  
16 right to submit the dispute to the Court for resolution. The Parties agree that one judge should  
17 retain jurisdiction over this case and shall, as necessary, resolve any dispute arising under this  
18 Decree. Under RCW 70.105D.060, Ecology's investigative and remedial decisions shall be  
19 upheld unless they are arbitrary and capricious.

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

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

1 E. In case of a dispute, failure to either proceed with the work required by this  
2 Decree or timely invoke dispute resolution may result in Ecology's determination that  
3 insufficient progress is being made in preparation of a deliverable, and may result in Ecology  
4 undertaking the work under Section XXIII (Implementation of Remedial Action).

#### 5 **XV. AMENDMENT OF DECREE**

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

9 Substantial changes to the work to be performed shall require formal amendment of this  
10 Decree. This Decree may only be formally amended by a written stipulation among the Parties  
11 that is entered by the Court, or by order of the Court. Ecology will provide its written consent  
12 to a formal amendment only after public notice and opportunity to comment on the formal  
13 amendment. Such amendment shall become effective upon entry by the Court. Agreement to  
14 amend the Decree shall not be unreasonably withheld by any party.

15 When requesting a change to the Decree, the Port shall submit a written request for  
16 amendment to Ecology for approval. Ecology shall indicate its approval or disapproval in  
17 writing and in a timely manner after the written request for amendment is received. If Ecology  
18 determines that the amendment to the Decree is a substantial change, then the Decree must be  
19 formally amended. Reasons for the disapproval of a proposed amendment to the Decree shall  
20 be stated in writing. If Ecology does not agree to the requested change, the disagreement may  
21 be addressed through the dispute resolution procedures described in Section XIV (Resolution of  
22 Disputes).

#### 23 **XVI. EXTENSION OF SCHEDULE**

24 A. The Port's request for an extension of schedule shall be granted only when a  
25 request for an extension is submitted in a timely fashion, generally at least thirty (30) days prior  
26



1 to expiration of the deadline for which the extension is requested, and good cause exists for  
2 granting the extension. All extensions shall be requested in writing. The request shall specify:

- 3 1. The deadline that is sought to be extended;
- 4 2. The length of the extension sought;
- 5 3. The reason(s) for the extension; and
- 6 4. Any related deadline or schedule that would be affected if the extension  
7 were granted.

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

- 11 1. Circumstances beyond the reasonable control and despite the due  
12 diligence of the Port including delays caused by unrelated third parties or Ecology, such  
13 as (but not limited to) delays by Ecology in reviewing, approving, or modifying  
14 documents submitted by the Port;
- 15 2. Acts of God, including fire, flood, blizzard, extreme temperatures, storm,  
16 or other unavoidable casualty; or
- 17 3. Endangerment as described in Section XVII (Endangerment).

18 However, neither increased costs of performance of the terms of this Decree nor changed  
19 economic circumstances shall be considered circumstances beyond the reasonable control of the  
20 Port.

21 C. Ecology shall act upon any written request for extension in a timely fashion.  
22 Ecology shall give the Port written notification of any extensions granted pursuant to this Decree.  
23 A requested extension shall not be effective until approved by Ecology or, if required, by the  
24 Court. Unless the extension is a substantial change, it shall not be necessary to amend this  
25 Decree pursuant to Section XV (Amendment of Decree) when a schedule extension is granted.  
26

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

4 1. Delays in the issuance of a necessary permit which was applied for in a  
5 timely manner;

6 2. Other circumstances deemed exceptional or extraordinary by Ecology; or

7 3. Endangerment as described in Section XVII (Endangerment).

### 8 **XVII. ENDANGERMENT**

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

13 In the event the Port determines that any activity being performed at the Site under this  
14 Decree is creating or has the potential to create a danger to human health or the environment, the  
15 Port may cease such activities. The Port shall notify Ecology's project coordinator as soon as  
16 possible, but no later than twenty-four (24) hours after making such determination or ceasing  
17 such activities. Upon Ecology's direction, the Port shall provide Ecology with documentation  
18 of the basis for the determination or cessation of such activities. If Ecology disagrees with the  
19 Port's cessation of activities, it may direct the Port to resume such activities.

20 If Ecology concurs with or orders a work stoppage pursuant to this section, the Port's  
21 obligations with respect to the ceased activities shall be suspended until Ecology determines the  
22 danger is abated, and the time for performance of such activities, as well as the time for any other  
23 work dependent upon such activities, shall be extended, in accordance with Section XVI  
24 (Extension of Schedule), for such period of time as Ecology determines is reasonable under the  
25 circumstances.  
26

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

3 **XVIII. COVENANT NOT TO SUE**

4 A. Covenant Not to Sue: In consideration of the Port's compliance with the terms  
5 and conditions of this Decree, Ecology covenants not to institute legal or administrative actions  
6 against the Port regarding the release or threatened release of hazardous substances at the Site as  
7 detailed in Exhibit B and the hazardous substances detailed in Section V.C (Findings of  
8 Fact). This Covenant Not to Sue does not cover any other hazardous substance or area. Ecology  
9 retains all of its authority relative to any hazardous substance or area not covered by this Decree.

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

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

15 Pursuant to RCW 70.105D.040(4)(c), the Court shall amend this Covenant Not to Sue if  
16 factors not known at the time of entry of this Decree are discovered and present a previously  
17 unknown threat to human health or the environment.

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

- 22 1. Upon the Port's failure to meet the requirements of this Decree.
- 23 2. Failure of the remedial action to meet the cleanup standards identified in  
24 the Cleanup Action Plan (CAP) (Exhibit A).

1           2.       Upon Ecology’s determination that remedial action beyond the terms of  
2 this Decree is necessary to abate an imminent and substantial endangerment to human  
3 health or the environment.

4           3.       Upon the availability of new information regarding factors previously  
5 unknown to Ecology regarding Site factors including the nature, quantity, migration,  
6 pathway, or mobility of hazardous substances, and Ecology’s determination, in light of  
7 this information, that further remedial action is necessary at the Site to protect human  
8 health or the environment.

9           4.       Upon Ecology’s determination that additional remedial actions are  
10 necessary to achieve cleanup standards within the reasonable restoration time frame set  
11 forth in the CAP.

12       C.       Except in the case of an emergency, prior to instituting legal or administrative  
13 action against the Port pursuant to this section, Ecology shall provide the Port with fifteen (15)  
14 calendar days’ notice of such action.

## 15                                   **XIX. CONTRIBUTION PROTECTION**

16           With regard to claims for contribution against the Port, the Parties agree that the Port is  
17 entitled to protection against claims for contribution for matters addressed in this Decree as  
18 provided by RCW 70.105D.040(4)(d).

## 19                                   **XX. INDEMNIFICATION**

20           To the extent permitted by law, the Port agrees to indemnify and save and hold the State  
21 of Washington, its employees, and agents harmless from any and all claims or causes of action  
22 (1) for death or injuries to persons, or (2) for loss or damage to property to the extent arising  
23 from or on account of acts or omissions of the Port, its officers, employees, agents, or contractors  
24 in entering into and implementing this Decree. However, the Port shall not indemnify the State  
25 of Washington nor save nor hold its employees and agents harmless from any claims or causes  
26

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

3 **XXI. COMPLIANCE WITH APPLICABLE LAWS**

4 A. All actions carried out by the Port pursuant to this Decree shall be done in  
5 accordance with all applicable federal, state, and local requirements, including requirements to  
6 obtain necessary permits, except as provided in RCW 70.105D.090. At this time there are  
7 applicable federal, state, or local requirements that have been identified as being applicable to  
8 the actions required by this Decree. The Port has a continuing obligation to identify additional  
9 applicable federal, state, and local requirements which apply to actions carried out pursuant to  
10 this Decree, and to comply with those requirements. As additional federal, state, and local  
11 requirements are identified by Ecology or the Port, Ecology will document in writing if they are  
12 applicable to actions carried out pursuant to this Decree, and the Port must implement those  
13 requirements.

14 B. All actions carried out by the Port pursuant to this Decree shall be done in  
15 accordance with relevant and appropriate requirements identified by Ecology. At this time no  
16 relevant and appropriate requirements have been identified as being applicable to the actions  
17 required by this Decree. If additional relevant and appropriate requirements are identified by  
18 Ecology or the Port, Ecology will document in writing if they are applicable to actions carried  
19 out pursuant to this Decree, and the Port must implement those requirements.

20 C. Pursuant to RCW 70.105D.090(1), the Port may be exempt from the procedural  
21 requirements of Chapters 70.94, 70.95, 70.105, 77.55, 90.48, and 90.58 RCW and of any laws  
22 requiring or authorizing local government permits or approvals. However, the Port shall comply  
23 with the substantive requirements of such permits or approvals. For permits and approvals  
24 covered under RCW 70.105D.090(1) that have been issued by local government, the Parties  
25 agree that Ecology has the non-exclusive ability under this Decree to enforce those local  
26 government permits and/or approvals. The exempt permits or approvals and the applicable

1 substantive requirements of those permits or approvals, as they are known at the time of entry of  
2 this Decree, have been identified in Exhibit E.

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

19         C. Pursuant to RCW 70.105D.090(2), in the event Ecology determines that the  
20 exemption from complying with the procedural requirements of the laws referenced in  
21 RCW 70.105D.090(1) would result in the loss of approval from a federal agency that is necessary  
22 for the state to administer any federal law, the exemption shall not apply and the Port shall  
23 comply with both the procedural and substantive requirements of the laws referenced in RCW  
24 70.105D.090(1), including any requirements to obtain permits or approvals.  
25  
26

1 **XXII. REMEDIAL ACTION COSTS**

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

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

18 **XXIII. IMPLEMENTATION OF REMEDIAL ACTION**

19 If Ecology determines that the Port has failed without good cause to implement the  
20 remedial action, in whole or in part, Ecology may, after notice to the Port, perform any or all  
21 portions of the remedial action or at Ecology’s discretion allow the Port opportunity to correct.  
22 In an emergency, Ecology is not required to provide notice to the Port, or an opportunity for  
23 dispute resolution. The Port shall reimburse Ecology for the costs of doing such work in  
24 accordance with Section XXII (Remedial Action Costs), provided that the Port is not obligated  
25 under this section to reimburse Ecology for costs incurred for work inconsistent with or beyond  
26 the scope of this Decree.

1 Except where necessary to abate an emergency situation or where required by law, the  
2 Port shall not perform any remedial actions at the Site outside those remedial actions required  
3 by this Decree to address the contamination that is the subject of this Decree, unless Ecology  
4 concurs, in writing, with such additional remedial actions pursuant to Section XV (Amendment  
5 of Decree). In the event of an emergency, or where actions are taken as required by law, the Port  
6 must notify Ecology in writing of the event and remedial action(s) planned or taken as soon as  
7 practical but no later than within twenty-four (24) hours of the discovery of the event.

#### 8 **XXIV. PERIODIC REVIEW**

9 So long as remedial action continues at the Site, the Parties agree to review the progress  
10 of remedial action at the Site, and to review the data accumulated as a result of monitoring the  
11 Site as often as is necessary and appropriate under the circumstances. Unless otherwise agreed  
12 to by Ecology, at least every five (5) years after the initiation of cleanup action at the Site the  
13 Parties shall meet to discuss the status of the Site and the need, if any, for further remedial action  
14 at the Site. At least ninety (90) days prior to each periodic review, the Port shall submit a report  
15 to Ecology that documents whether human health and the environment are being protected based  
16 on the factors set forth in WAC 173-340-420(4). Under Section XVIII (Covenant Not to Sue),  
17 Ecology reserves the right to require further remedial action at the Site under appropriate  
18 circumstances. This provision shall remain in effect for the duration of this Decree.

#### 19 **XXV. PUBLIC PARTICIPATION**

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

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



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

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

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

- 15 1. Bellingham Public Library  
16 210 Central Avenue  
Bellingham, Washington 98225
- 17 2. Ecology's Northwest Regional Office  
18 3190 160<sup>th</sup> Avenue SE  
Bellevue, Washington 98008-5452
- 19 3. Ecology's Bellingham Field Office  
20 913 Squalicum Way #101  
Bellingham, Washington 98225

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

1 **XXVI. DURATION OF DECREE**

2 The remedial program required pursuant to this Decree shall be maintained and continued  
3 until the Port has received written notification from Ecology that the requirements of this Decree  
4 have been satisfactorily completed. This Decree shall remain in effect until dismissed by the  
5 Court. When dismissed, Section XII (Retention of Records), Section XVIII (Covenant Not to  
6 Sue), and Section XIX (Contribution Protection) shall survive.

7 **XXVII. CLAIMS AGAINST THE STATE**

8 The Port hereby agrees that it will not seek to recover any costs accrued in implementing  
9 the remedial action required by this Decree from the State of Washington or any of its agencies;  
10 and further, that the Port will make no claim against the State Toxics Control Account, the Local  
11 Toxics Account, the Environmental Legacy Stewardship Account, or a MTCA Cleanup  
12 Settlement Account for any costs incurred in implementing this Decree. Except as provided  
13 above, however, the Port expressly reserves its right to seek to recover any costs incurred in  
14 implementing this Decree from any other PLP. This section does not limit or address funding  
15 that may be provided under WAC 173-322A.

16 **XXVIII. EFFECTIVE DATE**

17 This Decree is effective upon the date it is entered by the Court.

18 **XXIX. WITHDRAWAL OF CONSENT**

19 If the Court withholds or withdraws its consent to this Decree, it shall be null and void at  
20 the option of any party and the accompanying Complaint shall be dismissed without costs and  
21 without prejudice. In such an event, no party shall be bound by the requirements of this Decree.  
22

23 STATE OF WASHINGTON  
24 DEPARTMENT OF ECOLOGY

ROBERT W. FERGUSON  
Attorney General

25  
26 \_\_\_\_\_  
JAMES J. PENDOWSKI

\_\_\_\_\_  
IVY ANDERSON, WSBA 30652

1 Program Manager  
2 Toxics Cleanup Program  
3 (360) 407-7177

Assistant Attorney General  
(360) 586-4619

4 Date: \_\_\_\_\_

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

5 PORT OF BELLINGHAM

CHMELIK SITKIN & DAVIS P.S.

6 \_\_\_\_\_  
7 ROBERT FIX  
8 Executive Director  
9 (360) 676-2500

\_\_\_\_\_   
FRANK J. CHMELIK, WSBA #13969  
HOLLY M. STAFFORD, WSBA #40674  
Attorney for Defendant  
Port of Bellingham  
(360) 671-1796

10 Date: \_\_\_\_\_

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

11  
12  
13 ENTERED this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

14  
15 \_\_\_\_\_  
16 JUDGE  
17 Whatcom County Superior Court  
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