

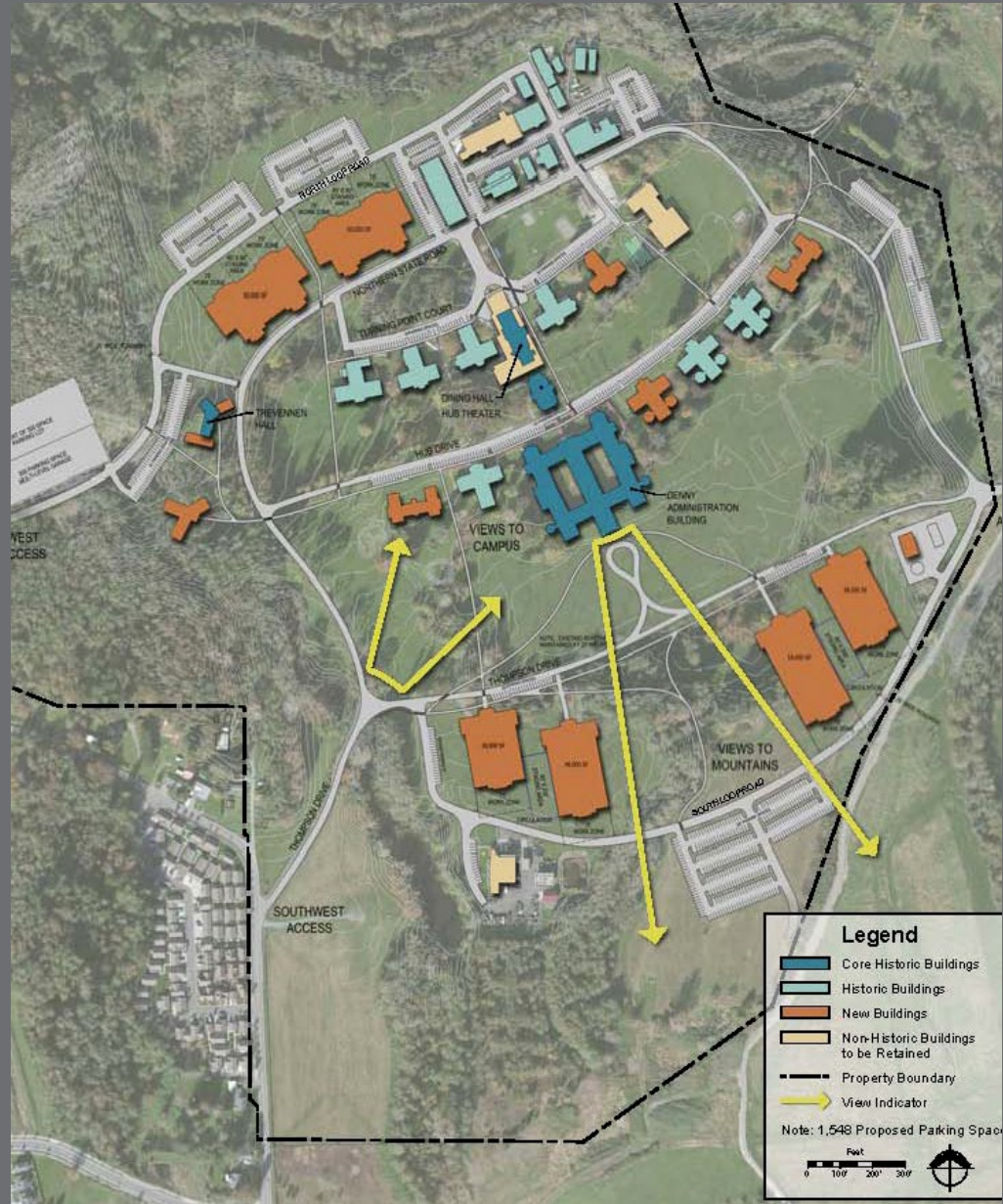


SEDRO-WOOLLEY INNOVATION FOR TOMORROW SWIFT CENTER

**WPPA Environmental Seminar 2018
Show Me Something Cool**











Project Partners

- City of Sedro-Woolley
- Port of Skagit
- Skagit County
- Upper Skagit Tribe
- Economic Development Association of Skagit County
- Skagit Community Foundation
- Office of Governor Jay Inslee
- State Sen. Keith Wagoner and State Rep. Dan Kristiansen (39th District)
- Staff representing federal elected officials
- Washington State Department of Archaeology and Historic Preservation
- Washington State Department of Commerce
- Washington State Department of Ecology
- Washington State Department of Fish and Wildlife
- Washington State Department of Health
- Washington State Department of Social and Health Services
- Washington State Office of Financial Management
- Washington State Pollution Liability Insurance Agency
- Washington State Recreation and Conservation Office
- U.S. Environmental Protection Agency



State of Washington
POLLUTION LIABILITY INSURANCE AGENCY
300 Desmond Drive SE • PO Box 40930 • Olympia, Washington 98504-0930
(360) 407-0520 • (800) 822-3905 • FAX (360) 407-0509
www.plia.wa.gov

May 19, 2017

Heather Rogerson
Port of Skagit
15400 Airport Drive
Burlington, Washington 98233

SUBJECT: PLIA Loan & Grant Preliminary Planning Assessment

Dear Heather Rogerson:

I am pleased to tell you that we have selected your site to undergo a Preliminary Planning Assessment (PPA), paid by the Pollution Liability Insurance Agency (PLIA). The PPA will allow us to gather additional information to help us determine if you will qualify to receive a loan or grant.

PLIA has selected SoundEarth Strategies to perform your PPA. A representative from SoundEarth Strategies will contact you in the coming weeks to schedule an intake meeting at our office located at 300 Desmond Drive SE, Lacey, WA or by phone. We will discuss what additional information we need and how your selected consultant will gather that information as part of the PPA. This may include property appraisal, taking samples, or reviewing existing cleanup documents.

PLIA will pay no more than \$150,000 to perform the PPA. Because we have selected to do a PPA at your site, it does not guarantee that you will qualify to receive a loan or grant. We cannot make a decision to award a loan or grant until after completing a PPA.

Please contact Kayley Moen at kayley.moen@plia.wa.gov or (360) 407-0518 if you have any questions regarding the intake meeting. Otherwise, we look forward to seeing you at your scheduled intake meeting.

Sincerely,

A handwritten signature in cursive script that reads "Kayley Moen".

For Carrie Pederson
Agency Planner



CLEARANCE 12 FEET

AHAME





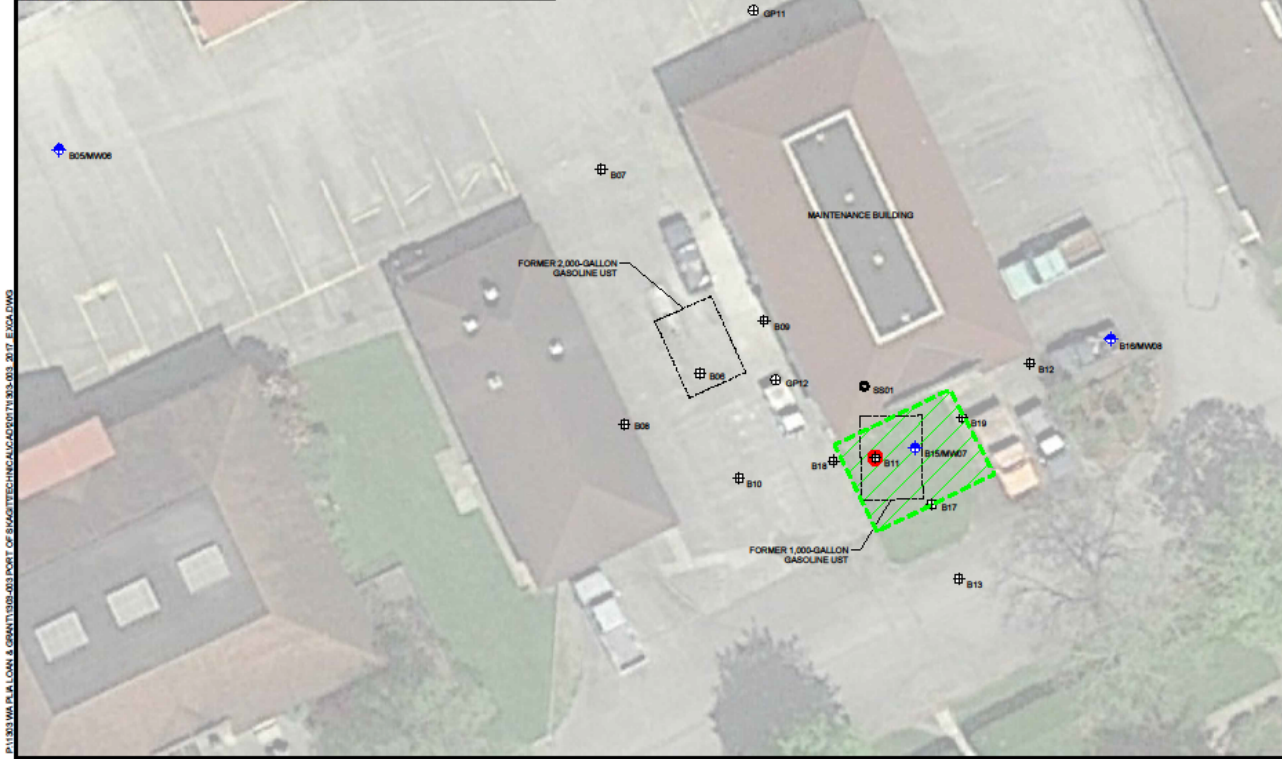
WATER TREATMENT PLANT

Two workers wearing high-visibility yellow-green safety vests and khaki pants are standing next to a large piece of machinery mounted on a white pickup truck. One worker is wearing a grey cap.





Borehole ID	Sample ID	Date	Depth (ft)	Analytical Results (all units per kilogram)							Total
				GRPH	DRPH	ORPH	Benzene	Toluene	B1-Monitors	X-Monitors	
B07	B07-12	02/22/17	12	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B06	B06-12	02/22/17	12	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B09	B09-08	02/22/17	8	<2	-	-	<0.02	<0.02	<0.02	<0.02	
	B09-12	02/22/17	12	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B10	B10-01	02/22/17	1	<2	-	-	<0.02	<0.02	<0.02	<0.02	
	B10-15	02/22/17	15	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B11	B11-01	02/22/17	1	<2	-	-	<0.02	<0.02	<0.02	<0.02	
	B11-01	02/22/17	1	<2	-	-	<0.02	<0.02	<0.02	<0.02	
	B11-12	02/22/17	12	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B12	B12-08	02/22/17	8	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B13	B13-01	02/22/17	1	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B14	B14-0.5	02/22/17	0.5	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B17	B17-08	02/22/17	8	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B16	B16-08	02/22/17	8	<2	-	-	<0.02	<0.02	<0.02	<0.02	
B16	B16-08	02/22/17	8	<2	-	-	<0.02	<0.02	<0.02	<0.02	
MTCM Cleanup Level for Soil				20	2,000	2,000	0.09	7	6	8	



LEGEND

- ⊕ B01 SUB-SLAB SOIL GAS POINT (SOUNDEARTH 2017)
- ⊕ B15MMW8 MONITORING WELL (SOUNDEARTH 2017)
- ⊕ B18 SOIL BORING (SOUNDEARTH 2017)
- ⊕ GP11 SOIL BORING (MFA 2015)
- — — — — PROPERTY BOUNDARY
- — — — — PARCEL BOUNDARY
- ➡ GROUNDWATER FLOW DIRECTION
- UST UNDERGROUND STORAGE TANK
- MFA MAIL FOSTER & ALONGI, INC.
- GRPH GASOLINE-RANGE PETROLEUM HYDROCARBONS
- DRPH DIESEL-RANGE PETROLEUM HYDROCARBONS
- ORPH OIL-RANGE PETROLEUM HYDROCARBONS
- NOT ANALYZED
- < RESULT BELOW LABORATORY REPORTING LIMIT
- MTCM WASHINGTON STATE MODEL TOXICS CONTROL ACT
- B08 BELOW GROUND SURFACE
- RED DEVOTES CONCENTRATION EXCEEDS MTCM CLEANUP LEVEL
- ▭ PROPOSED REMEDIAL EXCAVATION AREA

SoundEarth Strategies
 WWW.SOUNDEARTHINC.COM

FORMER NORTHERN STATE HOSPITAL PROPERTY
 2070 NORTHERN STATE ROAD
 SEASIDE-WOOLLEY, WASHINGTON
 SOUNDEARTH PROJECT #1303-003

FIGURE 8
 REMEDIAL ACTION ALTERNATIVE
 PROPOSED EXCAVATION AREA

P:\1303\WALR\LOAN & GRANT\1303-003\PORT OF SOUNDEARTH\CAD\0718\B3\03_2017_EXCAVATION

**POLLUTION LIABILITY INSURANCE AGENCY
GRANT AGREEMENT No. 001**

This is a binding Agreement entered into by and between the State of Washington, Pollution Liability Insurance Agency, hereinafter referred to as "PLIA," and the Port of Skagit, hereinafter referred to as the "RECIPIENT".

GENERAL INFORMATION

Grant Purpose: The outcome of this Agreement is to fund remedial action work at the Former Northern State Hospital Site, which is currently known to be contained within the Former Northern State Hospital Property, located at 2070 Northern State Road, Sedro Woolley, Washington. The remedial action will address past releases from an underground storage tank facility.

Project Title: Former Northern State Hospital Site Cleanup
PLIA Grant: \$224,400.00
Project Type: PLIA-Led Grant Project

Funding will be provided as a PLIA-Led Grant under PLIA's Revolving Underground Storage Tank Loan and Grant Program. PLIA will take lead on conducting remedial action work at the Site as detailed in the Project Scope of Work (Exhibit B). The cost of that work will be paid for using PLIA grant funds. RECIPIENT agrees to cooperate with PLIA regarding remedial actions performed at the Site by PLIA or any PLIA authorized representative.

Project Short Description: Remedial action is needed at the Former Northern State Hospital Site, currently known to be located at 2070 Northern State Road (formerly 7688 Northern State Road), Sedro-Woolley, Washington to address the impact of releases of petroleum hydrocarbons into the soil and groundwater from a 1,000 gallon gasoline underground storage tank (UST).

Project Long Description: This Site is defined by where the release of gasoline-range petroleum hydrocarbons (TPH-g/GRPH) and associated benzene, toluene, ethylbenzene, and total xylenes (BTEX) contamination from the former UST south of the Maintenance Building has come to be located. Concentrations of oil-range petroleum hydrocarbons (TPH-o/ORPH), which have been detected above the Model Toxics Control Act (MTC) Method A cleanup level in this area, are associated with asphalt debris, per chromatogram analysis.

MTC Model Remedies are applicable for routine petroleum cleanup projects on sites with no impacts to surface water, sediments, or water supply wells, and sites where soil and groundwater impacts do not exceed the source property boundary. Based on the 2017 conceptual site model completed by PLIA's Contractor, the Former Northern State Hospital