

Joan Bloom

The Department of Ecology's decision will affect generations to come. Chevron Corp/Unocal reaped enormous profits in the process of polluting the Edmonds Marsh. They MUST be required to clean up the mess they made.

A Memorandum of Understanding (MOU) between WSDOT and City of Edmonds (COE) allows Edmonds first right of purchase for the "intended use of the property to rehabilitate near-shore habitat for salmon and related species."

The public, COE and Tulalip Tribes are asking that Chevron clean the property to a level closer to how they found it, enabling the future property owner to "rehabilitate near-shore habitat for salmon and related species" without incurring additional costs.

A new Disproportionate Cost Analysis (DCA) must be performed using a comparison method that includes the future costs of engineered covers. A cleanup plan between complete excavation, Alternative 4, and no excavation, Alternative 6, must be considered.

Environmental hazards (sea level rise and stormwater flooding) will increase the risk that engineered covers will fail. Environmental hazards from climate change and sea level rise, despite being required to be included, have NOT been included in cleanup plan decision making. A climate vulnerability assessment is needed before choosing the final clean-up plan. It should include:

- Tribal rights and interests.
- Updated soil samples.
- Location of the property in a Seismic Hazard Area.
- Location of the property in a tsunami zone, flood plain, and beside the shoreline (subject to sea level rise).

Washington Administrative Code (WAC) reference:

"WAC 173-340-708

(3) Reasonable maximum exposure.

(a) Cleanup levels and remediation levels shall be based on estimates of current and future resource uses and reasonable maximum exposures expected to occur under both current and potential future site use conditions, as specified further in this chapter."

Chevron/Unocal would like the property to be considered for future residential use which escalates the value of their property. This ignores the glaring fact that the property is located in a large seismic hazard zone. Residential is not allowed in seismic hazard areas. Edmonds' Critical Areas Ordinance states the following allowed uses in seismic hazard areas:

<https://www.codepublishing.com/WA/Edmonds/#!/html/Edmonds23/Edmonds2380.html>

B. Seismic Hazard Areas. The following activities are allowed within seismic hazard areas:

1. Construction of new buildings with less than 2,500 square feet of floor area or roof area, whichever is greater, and which are not residential structures or used as places of employment or public assembly;
2. Additions to existing single-story residences that are 250 square feet or less; and

3. Installation of fences. [Ord. 4314 § 105 (Exh. A), 2023; Ord. 4026 § 1 (Att. A), 2016; Ord. 3527 § 2, 2004].

NOTE: "which are not residential structures" !!!!!!!

As a member of the public, I beg you to protect the Edmonds Marsh for all generations living now, and for future generations to come. I beg the DOE to include ALL environmental hazards that affect future development of the Edmonds Marsh, and to enforce clean-up requirements upon Chevron/Unocal that supports the COE's "intended use of the property to rehabilitate near-shore habitat for salmon and related species."

Respectfully,
Joan Bloom
Former Edmonds City Councilmember