

DEPARTMENT OF  
**ECOLOGY**  
State of Washington

## PUBLIC PARTICIPATION PLAN

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**Reliable Steel  
1218 West Bay Drive  
Olympia, Washington**

**Facility Site Number 69923242  
Cleanup Site Number 4076**

**Prepared by**  
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Southwest Regional Office  
Toxics Cleanup Program  
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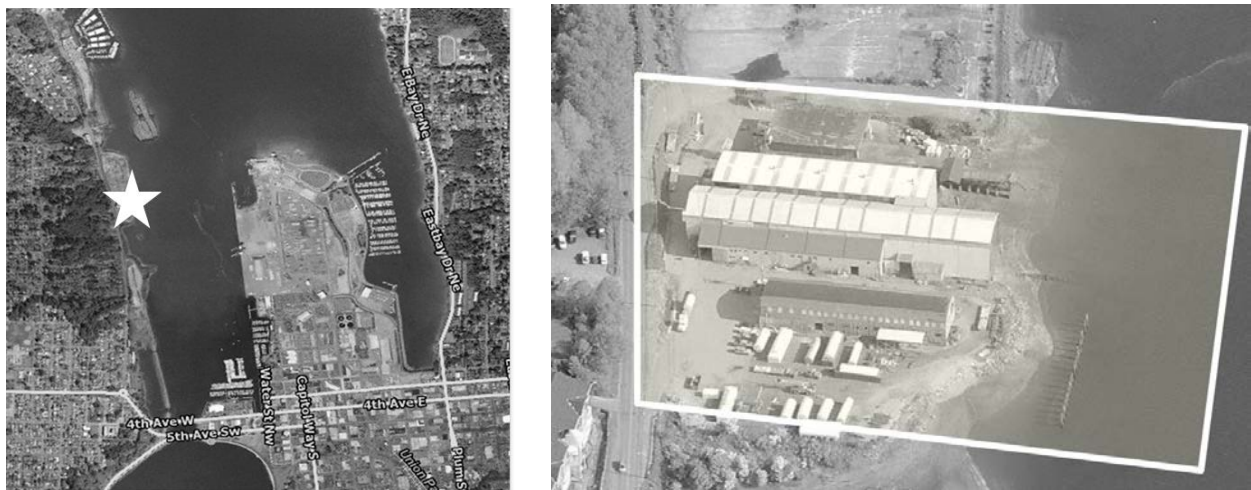
## INTRODUCTION

Public participation plans promote meaningful involvement during cleanups. This plan describes the tools the Washington State Department of Ecology (Ecology) will use to inform the public and gather input about the Reliable Steel cleanup.

## LOCATION AND SITE BACKGROUND

The Reliable Steel site is located at 1218 West Bay Drive in Olympia. The site includes land east of West Bay Drive and extends into intertidal and subtidal areas of Budd Inlet.

**Figure 1. Location of the Reliable Steel cleanup site**



### Site Background

The Reliable Steel site was originally developed as a lumber mill. From 1941-2009, the site was used for boat building, steel fabrication, or welding.

In 1993, Ecology inspected the site and found levels of arsenic and copper above Ecology standards for marine sediment quality. Ecology requested that welding slag and debris on or near the shore of Budd Inlet be removed.

In 2006, BOJO Investments (BOJO), the then-owner, reported finding heavy metals and petroleum hydrocarbons in soil and groundwater. In May 2006, the site was placed on the “Confirmed and Suspected Contaminated Sites” list. The site entered the Voluntary Cleanup Program.

In August 2006, the site was recognized as part of the Puget Sound Initiative and Ecology had resources to address the site. Reliable Steel was removed from the Voluntary Cleanup Program due to inactivity and was entered into the formal MTCA cleanup program. In 2008, Ecology and BOJO entered into an agreed order (legal agreement) for BOJO to investigate the site and study cleanup options.

In 2010, a fire badly damaged buildings on the site. The owner tore down two of the buildings in 2011. In 2012, BOJO dissolved the corporation and ceased to exist. Ecology is finishing the RI/FS report and draft CAP. We will work with other potentially liable persons (PLPs) or a future property owner to clean up the site.

### **Description of Contamination**

From 2010 - 2013, BOJO and Ecology investigated the site. Contaminants that were found above state cleanup levels include:

- **Gasoline-, diesel-, or oil-range petroleum hydrocarbons** in soil or Budd Inlet sediments.
- **Toxic metals** arsenic, cadmium, copper, lead, mercury, or zinc in soil, groundwater, stormwater runoff, or sediments.
- **Polycyclic aromatic hydrocarbons (PAHs) or carcinogenic PAHs** in soil, stormwater runoff, or sediments.
- **Polychlorinated biphenyls (PCBs)** in soil.
- **Pentachlorophenol (PCP)** in soil.
- **Phthalates** in stormwater runoff and sediments.

You can find more information about these pollutants and their health effects at <http://www.atsdr.cdc.gov> and <http://www.epa.gov>.

### **CURRENT ACTIVITY**

Ecology is holding a public comment period on:

- The **Remedial Investigation (RI) Report** – Describes the type and extent of contamination at the site.
- The **Feasibility Study (FS)** – Evaluates possible cleanup options.
- The **Draft Cleanup Action Plan (draft CAP)**—Describes final cleanup actions, how they meet Ecology’s cleanup standards, and how the site will be cleaned up in the future.

After the comment period, Ecology will:

- Review and consider all comments we received during the comment period.
- Respond to comments in a responsiveness summary. We will send this document to those who commented and post it online.
- Finalize the CAP. If needed, we will make changes to the RI report, FS, or draft CAP based on comments. We will then finalize the documents.

In the future, a new owner or PLP will clean up the site using the CAP. We will hold a [State Environmental Policy Act \(SEPA\)](#) public comment period before cleanup begins. You can read more about the SEPA process at <http://www.ecy.wa.gov/programs/sea/sepa/e-review.html>.

If a future property owner asks to change the cleanup plan because of their land use plans, Ecology will hold a public comment period on a revised draft CAP.

After Ecology determines the cleanup is complete, we will remove the site from the [Hazardous Sites List](#). We will hold a public comment period before removing the site from the list.

## **SITE CLEANUP PROCESS**

Washington's Model Toxics Control Act (MTCA) requires that cleanups meet standards that are safe for both human health and the environment. For more information on MTCA, please visit Ecology's website at <http://www.ecy.wa.gov/biblio/ftc94129.html>.

Toxic sites are cleaned up in stages, described below. Each stage has a related report or plan that the public is welcome to review and comment on.

**Remedial Investigation & Feasibility Study (RI/FS)** - The RI looks at the extent and type of pollution on the site. It also looks at possible human health and environmental impacts. The FS identifies and evaluates different cleanup options.

**Interim Actions** - Ecology may allow Interim Actions to partly clean up a site before the final cleanup plan is complete.

**Cleanup Action Plan (CAP)** - The CAP describes the cleanup methods and how they will meet Ecology's cleanup standards. Based on the information in the RI/FS, Ecology selects a cleanup action. The CAP also takes into account public comments and concerns. CAPs require a public comment period.

**Cleanup** - Cleanup removes contaminants from the site, contains them on the site, or treats them to make them less toxic.

**Delisting** - Ecology keeps track of toxic cleanup sites on the Hazardous Sites List. Once cleanup is complete, the public will have a chance to comment before Ecology takes a site off the list.

You can find more information about toxic cleanups on Ecology's website:  
[http://www.ecy.wa.gov/programs/tcp/cu\\_support/cu\\_process\\_steps\\_defns.htm](http://www.ecy.wa.gov/programs/tcp/cu_support/cu_process_steps_defns.htm).

## **PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES**

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup. This section of the plan describes how Ecology will share information and receive public comments on cleanup activities. Ecology will use the following public involvement activities during the Reliable Steel cleanup:

### **Formal Public Comment Periods**

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions. Comment periods usually last 30 days. WAC 173-340-600 requires them at key points during the investigation and cleanup process, before final decisions are made. During a comment period, the public can comment in writing. Ecology can only take verbal comments during a public hearing.

After comment periods, Ecology reviews all comments and may respond in a document called a responsiveness summary. Ecology considers whether a document or decision needs to be changed or revised based on public input. If there are major changes, Ecology may hold a second comment period. If there are no major changes, Ecology finalizes the draft document(s).

### **Public Meetings and Hearings**

Ecology may hold public meetings at key points during the investigation and cleanup. Ecology also may offer public meetings for actions expected to be of particular interest to the community. Ecology will also hold a public meeting if ten or more people request one. These meetings will be at places and times convenient to the public.

### **Information Repositories**

These are places where the public can read and review site information, including public comment period documents. Ecology has two repositories for this site:

- Olympia Timberland Library, 313 8<sup>th</sup> Avenue SE, Olympia 98501. (360) 352-0595.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey 98516. Please call (360) 407-6045 for an appointment.

See also Ecology's website: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4076>

### **Site Register**

Ecology's Toxics Cleanup Program uses its twice-monthly Site Register to announce public meetings and comment periods, and many other activities. To receive the Site Register by e-mail, contact Seth Preston at (360) 407-6848 or [Seth.Preston@ecy.wa.gov](mailto:Seth.Preston@ecy.wa.gov). You can also read it on Ecology's website at [http://www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html).

### **Mailing List**

Ecology's mailing list for this site includes neighboring landowners and businesses, public agencies, and other known interested parties. Ecology's Southwest Regional Office maintains the list and will update it as needed. Please contact Diana Smith at (360) 407-6255 or [Diana.Smith@ecy.wa.gov](mailto:Diana.Smith@ecy.wa.gov) if you would like to have your address added to or deleted from this mailing list.

### **Fact Sheets**

Ecology will mail fact sheets to people and groups interested in this cleanup. Fact sheets will announce comment periods and public meetings. Ecology also may mail fact sheets with updates on cleanup progress.

**Newspaper Display Ads**

Ecology will place ads in *The Olympian* to announce public comment periods and public meetings for the site.

**Plan Update**

Ecology may update this Public Participation Plan as the project moves forward. The public will have a chance to comment on any major changes to the plan.

**Contacts**

If you have questions or need more information about this plan or the Reliable Steel cleanup site, please contact:

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## **GLOSSARY**

**Agreed Order:** A legal agreement between Ecology and a Potentially Liable Person (see below) to conduct work toward a cleanup.

**Cleanup:** Actions that deal with a release or threatened release of hazardous substances that could affect public health or the environment. Ecology often uses the term "cleanup" broadly to describe response actions or phases of cleanup, such as the Remedial Investigation/Feasibility Study.

**Contaminant:** Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

**Groundwater:** Water found beneath the earth's surface that fills spaces between materials such as sand, soil, or gravel. In some areas, groundwater occurs in large enough amounts to be used for drinking water, irrigation and other purposes.

**Information Repository:** A file containing site information and reports for public review. It is usually located in a public building convenient for local residents, such as a public school, city hall, or library.

**Model Toxics Control Act (MTCA):** A law passed by Washington voter initiative in 1988. Its purpose is to find, investigate, and clean up places where hazardous substances have been released. It defines Ecology's role and encourages public involvement in cleanup decisions.

**Potentially Liable Person:** Any individual(s) or company(s) potentially responsible for, or contributing to, the contamination problems at a site. Whenever possible, Ecology requires PLPs to clean up sites.

**Risk:** The probability that a hazardous substance, when released into the environment, will cause an adverse effect in the exposed humans or living organisms.

**Sediments:** Settled particles located at the bottom of a lake, river or in wetlands. Sediment(s) also includes settled particulate matter exposed by human activity (e.g., dredging) to the biologically active aquatic zone or to the water column.

**Site:** Any area where a hazardous substance, other than a consumer product in consumer use, has come to be located.

**Toxicity:** How much harm a substance causes to living organisms, including people, plants and animals, at a certain concentration.

**Voluntary Cleanup Program:** An option for cleaning up hazardous waste sites. The program allows a party to clean up a site independently with technical assistance and written opinions from the Department of Ecology on the cleanup.