



# **Public Participation Plan Sundberg Gravel Pit Site**

---

## **Olympia, Washington**

**Facility Site ID: 82016954**

**Cleanup Site ID: 10635**

For the

**Toxics Cleanup Program**

Washington State Department of Ecology  
Olympia, Washington

July 2024

## Publication Information

This document is available on the Department of Ecology's [Sundberg Gravel Pit cleanup site page](#).<sup>1</sup>

## Contact Information

### Toxics Cleanup Program

#### Southwest Regional Office

Nancy Davis

Environmental Planner

360-489-4971, [nancy.davis@ecy.wa.gov](mailto:nancy.davis@ecy.wa.gov)

Connie Groven

Site Manager

360-584-7037, [connie.groven@ecy.wa.gov](mailto:connie.groven@ecy.wa.gov)

300 Desmond Drive

Lacey, WA 98503

Phone: 360-407-6300

**Website<sup>2</sup>:** [Washington State Department of Ecology](#)

## ADA Accessibility

The Department of Ecology is committed to providing people with disabilities access to information and services by meeting or exceeding the requirements of the Americans with Disabilities Act (ADA), Section 504 and 508 of the Rehabilitation Act, and Washington State Policy #188.

To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at [ecyadacoordinator@ecy.wa.gov](mailto:ecyadacoordinator@ecy.wa.gov). For Washington Rely Service or TTY call 711 or 877-833-6341. Visit Ecology's website for more information.

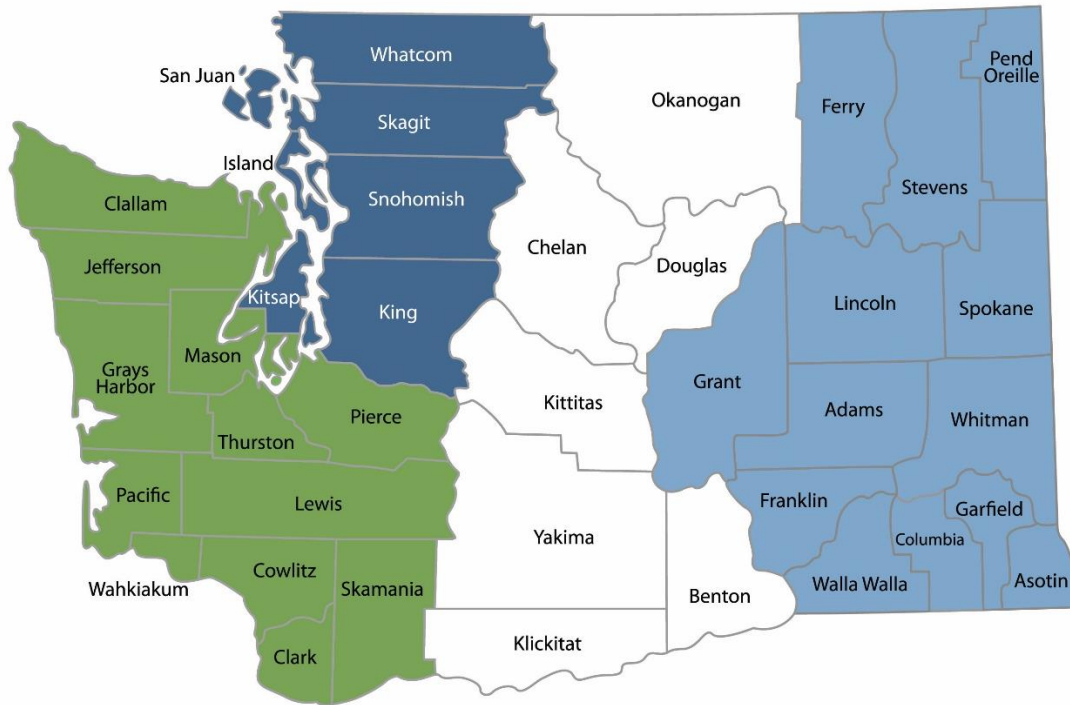
---

<sup>1</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/10635>

<sup>2</sup> <https://ecology.wa.gov/About-us/Contact-Us>

# Department of Ecology's Regional Offices

## Map of Counties Served



<b>Southwest Region</b> 360-407-6300	<b>Northwest Region</b> 206-594-0000	<b>Central Region</b> 509-575-2490	<b>Eastern Region</b> 509-329-3400
---	---	---------------------------------------	---------------------------------------

Region	Counties served	Mailing Address	Phone
<b>Southwest</b>	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
<b>Northwest</b>	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	15700 Dayton Ave N Shoreline, WA 98133	206-594-0000
<b>Central</b>	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
<b>Eastern</b>	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
<b>Headquarters</b>	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

# Public Participation Plan

---

**Sundberg Gravel Pit Site  
2200 Cooper Point Road  
Olympia, WA 98502-8311**

Toxics Cleanup Program  
Washington State Department of Ecology  
Southwest Regional Office  
Lacey, WA

**July 2024**



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

# Table of Contents

- List of Figures ..... ii
- Public Involvement in Contamination Cleanup ..... 1
  - Site contacts..... 1
  - Public Participation Grants ..... 1
- Washington’s Cleanup Laws ..... 2
  - Model Toxics Control Act..... 2
  - State Environmental Policy Act..... 3
- Site Information ..... 5
  - Site description ..... 5
  - How the Site became contaminated ..... 5
  - Confirmed hazardous substances at the site..... 6
  - Area community..... 6
- Public Participation Activities ..... 7
  - How we share information with the community ..... 7
  - How to share information with us ..... 9
  - Americans with Disabilities Act..... 9
- Plan Amendments..... 10
- Glossary..... 10

## List of Figures

Figure 1. Model Toxics Control Act (MTCA) cleanup process.....	4
Figure 2. Sundberg Gravel Pit Site in northwest Olympia .....	5

# Public Involvement in Contamination Cleanup

The Washington State Department of Ecology (Ecology) developed this public participation plan (plan) for cleaning up contamination for the Sundberg Gravel Pit Site (Site). The purpose of the plan is to promote meaningful community involvement during cleanup.

The plan describes ways Ecology will inform the public about contamination investigations and cleanup options throughout the cleanup process. Ecology encourages the public to learn about and get involved in decision-making opportunities. This plan identifies how and when the public can get involved during different stages of the investigation and cleanup of contamination.

## Site contacts

To be included in the site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the Site's history are welcome anytime.

### Ecology

Southwest Regional Office  
300 Desmond Drive SE  
Lacey, WA 98503

Connie Groven, site manager  
[connie.groven@ecy.wa.gov](mailto:connie.groven@ecy.wa.gov)  
360-584-7037

Nancy Davis, environmental planner  
[nancy.davis@ecy.wa.gov](mailto:nancy.davis@ecy.wa.gov)  
360-489-4971

## Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the Site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information<sup>3</sup>
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please visit the [Public Participation Grant website](#).<sup>4</sup>

---

<sup>3</sup> Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the site.

<sup>4</sup> <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Public-participation-grants>

# Washington's Cleanup Laws

Ecology works to clean up contaminated properties throughout the state. Cleanups are construction projects that remove, treat, and/or contain potentially hazardous substances. Ecology uses the Model Toxics Control Act (MTCA) and accompanying regulations for cleanup activities. MTCA provides guidelines for contaminated site cleanup in Washington State and sets standards to ensure the cleanup protects human health and the environment. The cleanup at Sundberg Gravel Pit is following the MTCA process for cleanup.

## Model Toxics Control Act

MTCA began as a grassroots citizen's initiative in 1988 and was passed as law in 1989. The law started the process of systematically cleaning up contaminated sites in Washington. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on, or coming from, their property to standards that are safe for human health and the environment.

Ecology enacts MTCA and oversees cleanups in the state and issues regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).<sup>5</sup> Ecology investigates reports of property contamination, and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the Contaminated Sites List, and the cleanup process begins.

Under MTCA, the cleanup process includes several important milestones (see Figure 1). Under a legal agreement or order, the site is investigated (remedial investigation), options for cleaning up the site are compared (feasibility study), and the plan for cleanup is drafted (cleanup action plan). A partial cleanup (interim action) may be conducted at any time to clean up some contamination before the final cleanup. After the plan for cleanup is finalized, the detailed engineering design phase and cleanup construction can begin. The site may require long-term monitoring and periodic review of site conditions to make sure the cleanup remains effective in the long-term. Legal agreements may be amended, and new ones drafted at points along the process.

Public participation is an important part of cleanup, and this public participation plan is required under MTCA. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination. Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties can get involved by commenting on the cleanup process.

Documents, like the remedial investigation (RI), feasibility study (FS), and cleanup action plan (CAP), are available for public review during comment periods. Review of several documents requiring public review may be combined and made available during one comment period.

---

<sup>5</sup> <https://app.leg.wa.gov/wac/default.aspx?cite=173-340>



Ecology considers the public comments it receives during comment periods before finalizing documents.

## **State Environmental Policy Act**

The State Environmental Policy Act (SEPA) is followed during review and development of cleanup plans.

# Washington's Cleanup Process



Public participation plans and comment periods are only required for cleanups under a legal agreement with Ecology. Otherwise, all cleanups follow the same steps. The steps are defined by Washington's cleanup law, the Model Toxics Control Act.

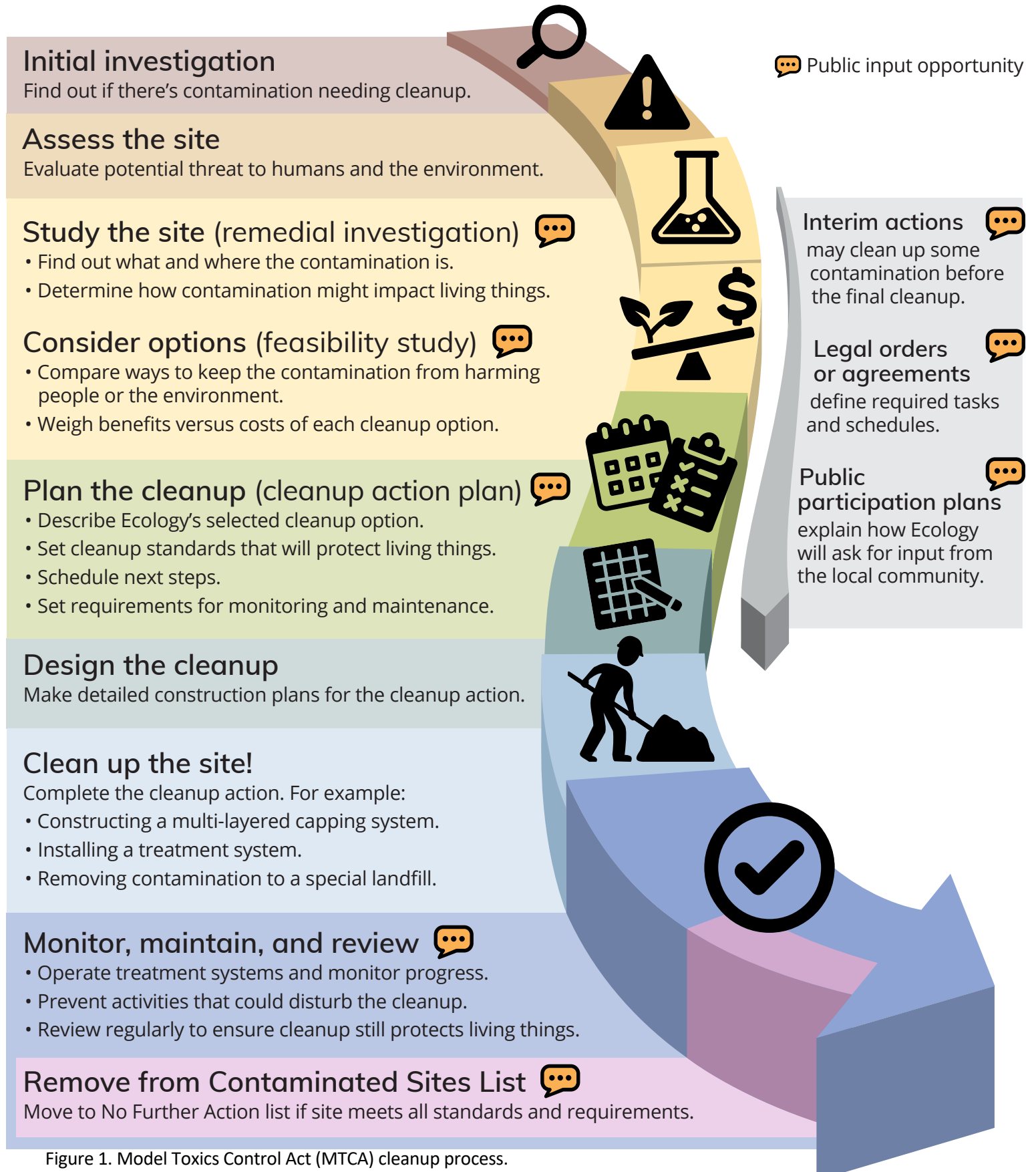


Figure 1. Model Toxics Control Act (MTCA) cleanup process.

# Site Information

## Site description

The Site is about 53 acres located on the east side of Cooper Point Road between 20<sup>th</sup> Ave NW and 28<sup>th</sup> Ave NW in Olympia. The site comprises 12 parcels. Green Cove Park LLC (Green Cove) is the potentially liable party (PLP) who is responsible for cleaning up the site.

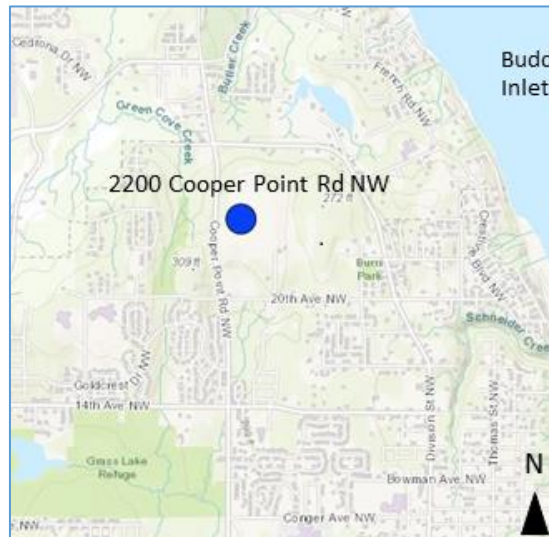


Figure 2. The Sundberg Gravel Pit Site is located in northwest Olympia, west of Budd Inlet.

The Site was a gravel mine and a log storage yard from at least 1960. After gravel mining ended, material was reportedly brought to the Site to partially level the land. Some areas were likely backfilled with soil, garbage, construction and woody debris, and large logs.

The site is currently vacant, undeveloped land covered by shrubs and trees. The properties at the gravel pit were purchased by Green Cove in 2014.

## How the Site became contaminated

Historic land use practices may have contaminated the site. The practice of storing hazardous material on the soil surface or burying it at the site may have caused contamination.

Possible sources of contamination:

- Release of petroleum from storage tanks and dispensers.
- Storage of drums containing oil/drive train fluid.
- Placement of fill and construction debris.
- Storage of treated wood.
- Generation of methane gas from decomposition of buried wood waste.

- Leaching of contaminants in soil moving into groundwater.
- Movement of contaminated stormwater into wetlands.

The Site has several wetland areas. Improper handling of stormwater at the Site could cause movement of contaminated stormwater into wetlands and nearby creeks.

Ecology added the Site to the Contaminated Sites List (CSL) in 2020. The CSL contains all sites waiting for investigation or cleanup, or that are undergoing cleanup.

## Confirmed hazardous substances at the site

In 2021, contamination above cleanup levels was identified in soil and groundwater at concentrations that must be addressed under MTCA.

In soil:

- Petroleum hydrocarbons.
- Carcinogenic polycyclic aromatic hydrocarbons (cPAHs).

In groundwater:

- Petroleum hydrocarbons.
- Arsenic.
- Iron.
- Manganese.

## Area community

The site is located in a residential neighborhood. The land use code is undeveloped land (code 91). About 0.25 miles north of the site, Butler Creek runs downstream to Budd Inlet and, about 0.1 miles west of the site, Green Cove Creek runs downstream to Eld Inlet in South Puget Sound. The Cooper Crest open space and trail, Goldcrest Neighborhood Park and the Thurgood Marshall Middle School are all located within 1 mile of the Site.

Language access needs will be evaluated and environmental and demographic information about the community near the site will be gathered from informational websites, such as [Department of Health's Environmental Health Disparities Map](https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map)<sup>6</sup> and [Environmental Protection Agency \(EPA\) Environmental Justice Screen \(EJ Screen\)](https://www.epa.gov/ejscreen).<sup>7</sup> Demographic and community environmental health information change over time, so information about the community near the Site will be re-examined and evaluated before comment periods. When appropriate, Ecology will provide outreach material in languages other than English. We strive to make our

---

<sup>6</sup> <https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map>

<sup>7</sup> <https://www.epa.gov/ejscreen>

public participation and outreach efforts as inclusive as possible and welcome your input about how to best reach the nearby community.

Several potentially affected Tribes may rely on resources that could be affected by contamination at the site. We will prepare a Tribal Engagement Plan to outline how Ecology will invite Tribes to be engaged in any decision-making process for the Site. There is ample opportunity to be involved throughout the process on a government-to-government basis.

## Public Participation Activities

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review site documents before they become final. This is the most direct and influential way to learn more about the Site and be involved in the cleanup's decision-making.

### How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the Site. The mailing list area will vary depending on the type of contamination and where it's located, but the list includes addresses within a 1/4-mile radius of the Site and other interested organizations and individuals. These notices will provide general information about the Site, contact information for submitting comments, and times and locations of public meetings or hearings or how to request one if not yet scheduled.

Ecology may also develop documents outside of comment periods to keep the community updated on the Site's status. These informational documents will be available online and at document repositories. Print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Comment period notices and other Site announcements may be posted in various locations in the community (for example, local businesses, schools, libraries).

### Postal mailing list

Ecology generates a mailing list that includes addresses within a 1/4-mile radius of the site and relevant local, state, and federal government contacts.

These people receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this Site, please contact Nancy Davis at 360-489-4971 or [nancy.davis@ecy.wa.gov](mailto:nancy.davis@ecy.wa.gov).

## Site Register

Ecology publishes public comment periods, events, and other cleanup notices in the [Contaminated Site Register](#).<sup>8</sup> To receive the *Contaminated Site Register* by email, please contact Sarah Kellington at 360-407-7466 or [sarah.kellington@ecy.wa.gov](mailto:sarah.kellington@ecy.wa.gov), or [subscribe online](#).<sup>9</sup>

## Newspaper display ads or legal notices

We announce public comment periods and events in ads or notices published in *The Olympian*. We will also publish notice on our [Public Input & Events Listing](#).<sup>10</sup>

## Ecology's website and social media platforms

We maintain a website for the [Sundberg Gravel Pit Site](#).<sup>11</sup> The website provides information and links to download cleanup documents related to the Site. We may also share information about cleanup sites through [news releases, our blog, and social media](#).<sup>12</sup>

Sometime in the next year or so, Ecology will start sending automatic electronic alerts to people who have signed up to receive them. The alerts will provide notice when new information is available on the site webpage. When this application is available, people who are already on our contact list will be notified the electronic alert system is available and provided information about how to sign up to receive alerts.

## Viewing print documents

During public comment periods, you can find print documents at the following locations:

Olympia Timberland Regional Library  
313 8<sup>th</sup> Avenue SE  
Olympia, WA 98501 360-352-0595

Washington Department of Ecology, by appointment  
Southwest Regional Office  
300 Desmond Drive SE  
Lacey, WA 98503

To schedule an appointment to view documents at Ecology, please contact Susan Baxter at 360-407-6365 or [PublicDisclosureSWRO@ecy.wa.gov](mailto:PublicDisclosureSWRO@ecy.wa.gov).

## Signs around the cleanup Site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup Site.

---

<sup>8</sup> <https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/site-register-lists-and-data>

<sup>9</sup> [https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic\\_id=WAECY\\_118](https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118)

<sup>10</sup> <https://ecology.wa.gov/Events/Search/Listing>

<sup>11</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/10635>

<sup>12</sup> <https://ecology.wa.gov/About-us/Who-we-are/News>

## How to share information with us

We invite the public to share information with us anytime by phone and email. During specific stages of the cleanup, we will solicit the public to share information with us.

At a minimum, MTCA requires 30-day public comment periods for draft cleanup documents and 14-day comment periods for SEPA documents. SEPA documents are often available for public review with other cleanup documents. In that case, we combine the comment periods, and they last at least 30 days. We may hold comment periods longer than 30 days.

We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this Site, please contact Nancy Davis at 360-489-4971 or [nancy.davis@ecy.wa.gov](mailto:nancy.davis@ecy.wa.gov).

### Public comment periods

Formal 30-day comment periods allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period. When Ecology oversees SEPA determinations, we hold comment periods for at least 14 days and may extend to 30 days or more when other cleanup documents are concurrently available for review.

Following a comment period, we publish the input we received and respond to significant comments and questions. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, then they are finalized.

### Public events

We hold public meetings, workshops, open houses, and public hearings based on community interest. If we have not scheduled a hearing, we will hold one if 10 people request it, and this may cause us to extend a public comment period so the meeting occurs during the comment period.

Events are held at locations close to the Site that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

## Americans with Disabilities Act

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, contact the Ecology ADA Coordinator at 360-407-6831 or [ecyadacoordinator@ecy.wa.gov](mailto:ecyadacoordinator@ecy.wa.gov), or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

## Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Nancy Davis at 360-489-4971 or [nancy.davis@ecy.wa.gov](mailto:nancy.davis@ecy.wa.gov).

This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the Site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amending this plan.

## 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.

**Cleanup Action Plan (CAP):** A plan that explains which cleanup option(s) will be used at a site. The Remedial Investigation and Feasibility Study provide the data and analysis to write a CAP. It also takes into account public comments and public concerns.

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions. For example, Ecology may hold a comment period to provide community members an opportunity to review and comment on proposed cleanup action alternatives and proposed plans.

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

**Feasibility Study:** This study develops and evaluates cleanup options for a site.

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

**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 library, school, or city hall.



**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 (PLP):** 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.

**Public Notice:** At a minimum, adequate notice mailed to all persons who have made a timely request of Ecology and to persons residing in the potentially affected vicinity of the proposed action; mailed to appropriate news media; published in the local (city and county) newspaper of largest circulation; and the opportunity for the interested persons to comment.

**Public Participation Plan:** A plan that describes how the public can provide input on the cleanup of the site.

**Remedial Investigation:** This study characterizes the site and defines the type and extent of contamination.

**Remedial Investigation/Feasibility Study (RI/FS):** Two distinct but related studies. They are usually performed at the same time, and together referred to as the "RI/FS." They are intended to:

- Gather the data necessary to determine the type and extent of contamination.
- Establish criteria for cleaning up the site.
- Identify and screen cleanup alternatives for remedial action.
- Analyze in detail the technology and costs of the alternatives.

**Responsiveness Summary:** A summary of oral and/or written public comments received by Ecology during a comment period on key documents, and Ecology's responses to those comments.

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

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