DRAFT
PUBLIC PARTICIPATION PLAN

NEW CITY CLEANERS

RICHLAND, WASHINGTON

Prepared for

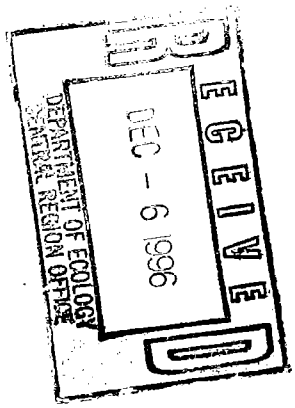
Copeland, Landye, Bennett and Wolf, LLP

December 5, 1996

Prepared by

EMCON
W. 7106 Will D. Alton Lane, Suite 101
Spokane, Washington 99204-5760

Project 40358-016.003 (03)



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1 INTRODUCTION

Public participation is a key component of the Model Toxics Control Act (MTCA), the state's hazardous waste cleanup law. Washington Administrative Code (WAC) section 173-340-600 describes procedures for involving the public in the investigation and cleanup of hazardous waste sites. This plan describes the activities that will be conducted to achieve the public participation requirements of MTCA for a remedial investigation (RI) to be performed at the New City Cleaners site located at 747 Stevens Drive in Richland, Washington. RI activities are being conducted pursuant to an Enforcement Order (Order) issued by the Washington State Department of Ecology (Ecology) on July 22, 1996, to site owners Paul and Bettie Haverluk, of Richland, Washington. This Public Participation Plan is intended to promote public understanding of the Haverluk's responsibilities, planning activities, and RI activities at this site. The purpose of the public participation effort and of this plan is to ensure that the affected public and governmental agencies are kept informed as the RI proceeds, and that each has an opportunity to contribute information regarding the site and to comment on the RI activities.

The New City Cleaners site is currently occupied by a dry cleaning facility, which reportedly has been in operation since approximately 1950. In April 1992, an investigation was conducted at the site which indicated the presence of tetrachloroethene in soil and groundwater. This chemical is a common dry cleaning solvent. In June 1992, Ecology identified Mr. and Mrs. Haverluk as potentially liable persons (PLPs) with respect to soil and groundwater contamination at the New City Cleaners site. On July 22, 1996, an Enforcement Order (DE 96TC-C180) was issued by Ecology requiring that an RI be conducted to determine the nature and extent of contamination beneath the site.

The Haverluks have responsibility for preparing the Public Participation Plan. Ecology is responsible for implementing the plan, with the assistance of the Haverluks. The plan outlines public participation activities to be conducted for the phases covered by the Order. These phases began with public review of the Order and will end with completion of the RI activities and transmittal of an RI Report. This plan will be reviewed during the RI and amended or rewritten as appropriate.

2 SITE DESCRIPTION

2.1 General

The site is located at 747 Stevens Drive in the city of Richland, in Benton County, Washington (Figure 1), and consists of a 0.5 acre parcel of land including a one-level cinder block structure used as a dry cleaning business.

The site is bounded on the east by Stevens Drive, to the north by a vacant lot, to the south by a vehicle maintenance facility for the Richland School District. A former railroad spur, identified as the Hanford Works Railroad, is located along the west property line. A small creek is located off-site immediately west of the railroad spur and flows to the north. Across the creek to the west is the parking lot and baseball field associated with Carmichael Junior High School and Columbia High School. Across Stevens Drive, west of the site, is a retail shopping center and service station. The site is currently zoned for general commercial use, and designated as "C2" by the City of Richland.

The southwest corner of the former central administrative and maintenance area for the Hanford Works project is located approximately ¼ mile northeast of the site, known as the "700 Area." The 700 Area occupied an area of approximately 20 acres and contained approximately 40 buildings including various offices, storage buildings, shops (automotive, paint, fabrication, electroplating, etc.), the Hanford Laboratory, and a coal-fired steam plant.

2.2 Site Setting

The New City Cleaners site is located on the Richland, Washington, USGS 7.5-minute Topographic Quadrangle, in the northwest ¼ of the southwest ¼ of Section 11, Township 9 North, Range 28 East Willamette Meridian. The site is located approximately ½ mile west of the Columbia River (Lake Wallula), at an elevation of approximately 365 feet above mean sea level. The northern end Wellsian Way public water supply well field is located approximately ½ mile southwest of the site. The Yakima River is located approximately 2 miles west of the site.

2.2.1 Geology/Hydrogeology

According to Reidel and Fecht (1994), the terrace underlying the site is underlain by thick deposits of Quaternary glacial outburst flood deposits. The deposits are gravel, typically bedded, with grain sizes ranging from sand to boulders.

Groundwater depth in the gravel aquifer beneath the site is approximately 10 to 15 feet below ground surface, based on a review of well drillers' logs for wells located in the vicinity of the site as well as environmental reports prepared by others. The groundwater flow direction was variously reported by others to be to the south, northeast, east, and southeast. The groundwater flow direction in the vicinity of the site is most likely historically influenced by both the routine pumping of the Wellsian Way well field as well as the elevation of Lake Wallula.

Regional groundwater flow in the area is assumed by Ecology personnel to be generally in an easterly to northeasterly direction when the Wellsian Way wellfield is not operating. Groundwater in the vicinity of the site is assumed to flow to the southwest when the well field is operating, based on the likely radius of influence and the location of the wellfield relative to the site. This has not been verified with field data to date.

2.2.2 Surface Water

A drainage canal currently parallels the western site boundary, and is located west of the former railroad alignment (Figure 2). Based on historical photos, the canal bisected the site prior to development. The canal was relocated west of the site, presumably at the time of development, into the current location. It presumably carries surface water runoff collected from upland areas to the south and west of the facility, flows north past the site, and empties into Lake Wallula approximately 1 mile north of the site.

2.3 Site History

The dry cleaning process at the site used stoddard solvent, a petroleum-based fluid, as the primary cleaning agent from the time of site development (approximately 1950) until 1974 when an additional process using tetrachloroethene (perc) came into use. The stoddard solvent was stored in two underground storage tanks (USTs) located near the southwest corner of the building. The perc was delivered and stored on site in 35-gallon drums. The drums were stored outside of the building on a rack near the southwest corner of the property on the south fence line (Figure 2). The drum rack was moved inside the facility in early 1975, following a release of an unknown quantity of perc to the ground. At the time of the release, a valve on a drum on the rack was observed to be open. Mr. Haverluk assumed the open valve was due to vandalism. Students from the adjacent school had been observed walking through the area prior to the observation of the open valve. In

addition to the stoddard solvent and chlorinated solvent, kerosene and Bunker C fuel were also stored in USTs located near the northwest corner of the building (Figure 2).

2.4 Summary of Existing Data

The two 1,200-gallon stoddard solvent USTs were removed from the site on April 21, 1992. In addition, one 10,000-gallon UST, reportedly containing Bunker C fuel, and one 500-gallon UST, containing unknown substances, were removed from the site at the same time. Tank removal records on file with the Richland Fire Department identify the contents of the 500-gallon UST as kerosene. Approximate UST locations are shown on Figure 2.

As part of the UST removal work at the New City Cleaners site, soil and groundwater samples were collected from the UST excavations and other locations. Based on the findings of the assessments, the following hazardous substances were identified in soil and groundwater beneath the site: trichloroethene (TCE); PCE; benzene; toluene; ethylbenzene; total xylenes; 1,2-dichloroethene; 1,2-dichloroethane; and total petroleum hydrocarbons (TPH).

Stockpiled soil (approximately 75 to 100 cubic yards), reportedly associated with the UST removals and additional investigations during April 1992, remain on plastic sheeting behind the building. The stockpiles occupy the majority of the area behind the building. A small stockpile (approximately 10 cubic yards) of broken asphalt is near the northwest corner of the site. A minor amount of debris, including plastic sheeting, steel wire, and wood pallets is located on the southern property line behind the building.

Table 3-1 presents existing data generated by previous investigations at the site (Technico, 1992; Novatech, 1992). Figure 3 shows the general locations where existing data were collected. Exact sampling locations are not known. The analyses performed were soil and groundwater volatile organic compound analyses (EPA Methods 8260 and 624), and TPH by EPA Method 418.1.

All data generated at the site provide useful qualitative indicators of sample contaminants. However, since exact sample locations and field procedures are not known, analytical results will be used only to provide relative comparisons of contaminant concentrations.

Prior to and concurrent with UST removal activities at the New City Cleaners site, an environmental investigation was underway at the adjacent site to the south (former Spectrum property). This property is now owned by the Richland School District. The Spectrum investigation involved the removal of four USTs and the installation of five groundwater monitoring wells. Groundwater samples collected from those wells in 1991 and 1992 indicated the presence of PCE and TCE at concentrations exceeding MTCA Method A cleanup levels.

2.5 Climate

The climate of the Richland area is arid. Based on National Oceanic and Atmospheric Administration (NOAA) data for the city of Richland, the average annual precipitation at the site is approximately 6 inches. The mean annual temperature is approximately 51°F, with the winter months of December, January, and February being the coldest (average of 36°F). Temperatures during the summer routinely exceed 100°F.

3 TECHNICAL ASPECTS OF THE REMEDIAL INVESTIGATION

Field activities will include drilling soil borings, installing groundwater monitoring wells, collecting soil and groundwater samples, and collecting surface water and sediment samples from the drainage canal adjacent to the site, to investigate the presence of contaminants. The RI activities were developed based on the *Draft Remedial Investigation Work Plan for the New City Cleaners Site, Richland, Washington, October 1996, (revised December 1996)* prepared by EMCON. EMCON is an environmental engineering consulting firm hired by the law firm of Copeland, Landye, Bennett and Wolf, LLP, on behalf of Mr. and Mrs. Haverluk, to assist in the investigation.

The RI Work Plan provides a summary of proposed site investigation activities and findings from previous investigations. It establishes detailed sampling procedures, identifies quality assurance (QA) and quality control (QC) procedures, and identifies health and safety procedures that will be implemented during work at the site. A copy of this Work Plan may be found at the information repositories identified in Section 5 of this Public Participation Plan.

4 COMMUNITY BACKGROUND

The city of Richland was incorporated in 1958. Its estimated 1992 population was 33,550 residents. Richland, Kennewick and Pasco make up what is known as the Tri Cities of southeastern Washington. The Tri-Cities is the largest metropolitan area between Spokane to the northeast and Seattle to the northwest. These municipalities, along with West Richland, constitute a nearly continuous urban area around the confluence of the Columbia, Yakima, and Snake Rivers. The Columbia and Yakima Rivers converge within Richland's city limits. The median age of Richland's residents is in the 25 to 44 year old bracket and the average household size is 2.44 (1990 data).

Since its founding, modern Richland has been economically dependent on federal funding of Hanford operations. Hanford employs approximately 16,500 people, with one in four Tri-City jobs directly dependent on Hanford. Five of the city's 10 largest employers are engaged in activities related to Hanford, accounting for 76 percent of the jobs at Richland's top 10 employers.[1] Because of Hanford, Richland has developed a highly skilled, well educated labor force.

[1] City of Richland. 1994. Economic Development Strategy. August.

5 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

5.1 Points of Contact

Listed below are key people involved in the implementation of this plan.

Mr. and Mrs. Paul and Bettie Haverluk
1914 Hoxie Avenue
Richland, Washington 99352

Mr. Chung Ki Yee, P.E.
Project Coordinator
Department of Ecology, Central Regional Office
15 West Yakima Avenue, Suite 200
Yakima, Washington 98902-3401
(509) 575-2490

Mr. Robert Lindsay
Project Coordinator on behalf of Mr. and Mrs. Haverluk
EMCON
W. 7106 Will D. Alton Lane, Suite 101
Spokane, Washington 99204-5760
(509) 838-1144

5.2 Public Participation Activities

MTCA regulations describe the public participation activities to be performed for sites undergoing remedial investigation pursuant to an enforcement order. These activities are described below, as well as the party responsible for performing each activity.

5.2.1 Public Notice Requirements

Public notices will be provided for the following activities:

- Public review and comment on the Enforcement Order
- Public review and comment on the Draft Remedial Investigation Work Plan
- Public review and comment on the Draft Remedial Investigation Report

- Any extension of deadlines related to the activities required by the Enforcement Order

Public notice has already been provided by Ecology on the Enforcement Order. Notice was provided in Ecology's Site Register and in the Tri-City Herald newspaper, alerting the public to a 30-day comment period on the Enforcement Order. The comment period ran from July 22, 1996 to August 23, 1996.

Ecology will be responsible for providing public notice of 30-day comment periods for the Draft RI Work Plan, the Draft RI Report, and for any deadline extensions. These notices will be placed in Ecology's Site Register, a publication which publishes all required MTCA notices for comment periods and public meetings on a bi-monthly basis; and in the Tri-City Herald, the local newspaper of greatest circulation.

MTCA Site Register
Department of Ecology
Toxics Cleanup Program
P.O. Box 47600
Olympia, WA 98504-7600
(360) 407-7200
Contact Person: Ms. Sherrie Minnick

Tri-City Herald
P.O. Box 2608
Tri-Cities, WA 99302
(509) 582-1464
Contact Person: Ms. Kathy Schuman

Notices will also be mailed to those parties on the project mailing list (see Appendix A). All notices will state that the public may review the particular document at the locations noted below.

After each public comment period, Ecology will review and respond to all comments received in a Responsiveness Summary. Ecology will prepare the Responsiveness Summary with the assistance of the Haverluks and EMCON. The Summary will be sent to those who submitted written comments and to the information repositories noted below.

5.3 Information Repositories

Washington Department of Ecology
Central Regional Office
106 South 6th Avenue
Yakima, WA 98902-3387
(509) 575-2491
Contact Person: Mr. Chung Ki Yee, P.E.

Richland Public Library
955 Northgate Drive
Richland, WA 99352
(509) 943-7457

Contact Person: Ms. Cathy Knutson

5.4 Identifying and Addressing Public Concerns

Prior to preparation of the Public Participation Plan, the Haverluks did not receive any comments or stated concerns regarding forthcoming remedial investigation activities at the site. During the 30-day public comment period on the Enforcement Order, Ecology received comments only from the Haverluk's legal counsel and environmental consultant. Comments may be received during additional public comment periods and will be addressed at that time.

To provide additional opportunity for public input, a letter will be mailed to those on the site mailing list. The letter will be mailed prior to the start of field work, and will provide information on the investigation and invite the recipient to ask questions or express concerns they may have. Ecology will respond to these questions or concerns, with the assistance of the Haverluks and EMCON.

5.5 Additional Participation Activities and Plan Amendments

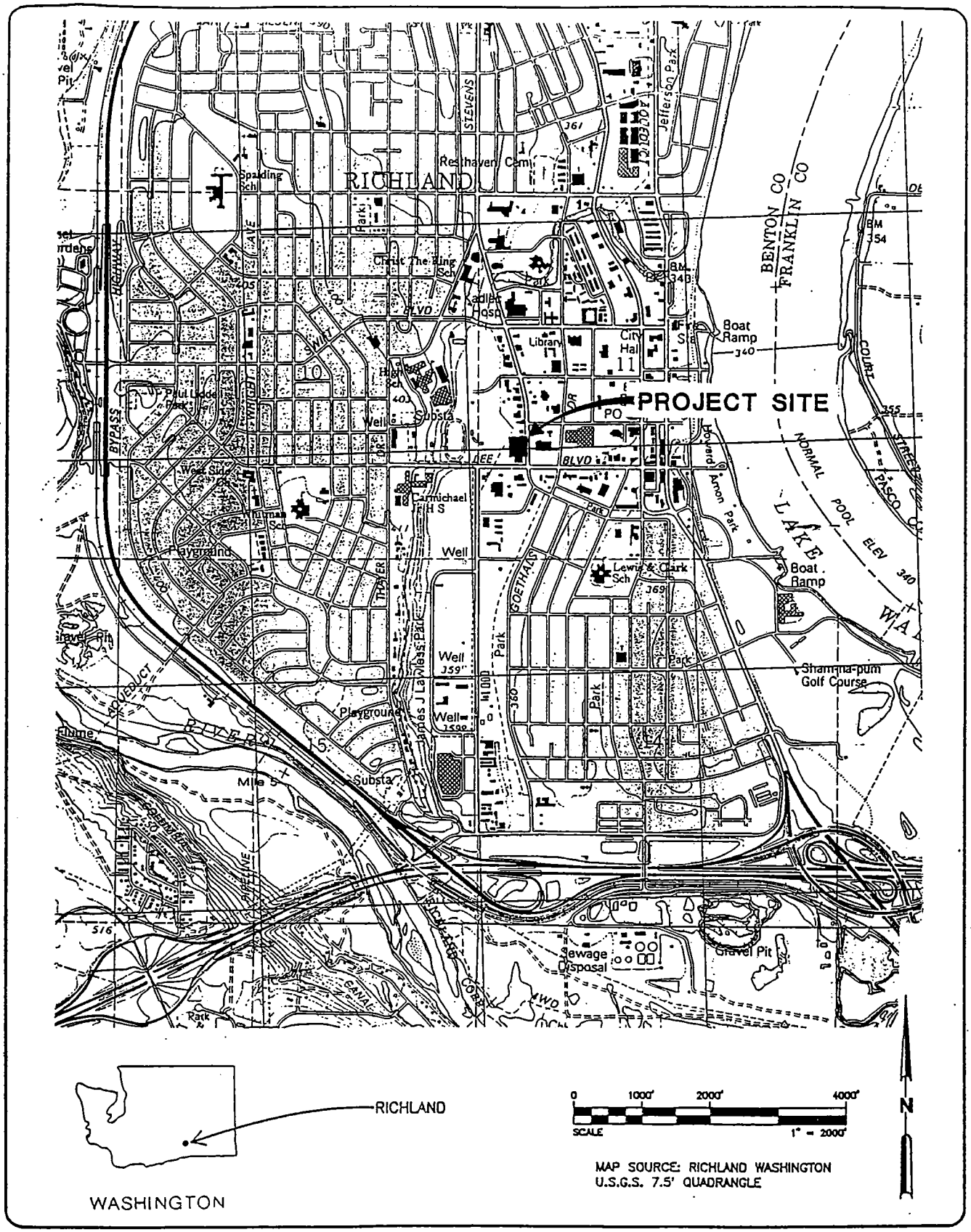
If there is a need for additional public participation activities, the public shall be notified through a notice in the Tri-City Herald and this public participation plan will be updated to reflect the additional activities as necessary. Any amendments to this plan will be approved by Ecology. Upon approval, the amended plan will be placed in the information repositories.

6 SCHEDULE

The schedule of documents and due dates required by the Enforcement Order are presented below.

Task / Deliverable	Date Due
Draft RI Work Plan	October 15, 1996
Final Draft RI Work Plan	December 5, 1996
30 day Public Comment Period	
Begin RI Investigation	Upon Ecology approval of Final Draft Work Plan and following the public comment period
Draft RI Report	180 days following Ecology approval to commence RI
30-day Public Comment Period	
Final RI report	Within 20 days of Ecology comments

7 FIGURES



emcon

DATE 8-96
DWN. SJR
REV.
APPR. RCL

NEW CITY CLEANERS
747 STEVENS DRIVE
RICHLAND, WASHINGTON

SITE LOCATION MAP

FIGURE 1

PROJECT NO. 40358-001.002

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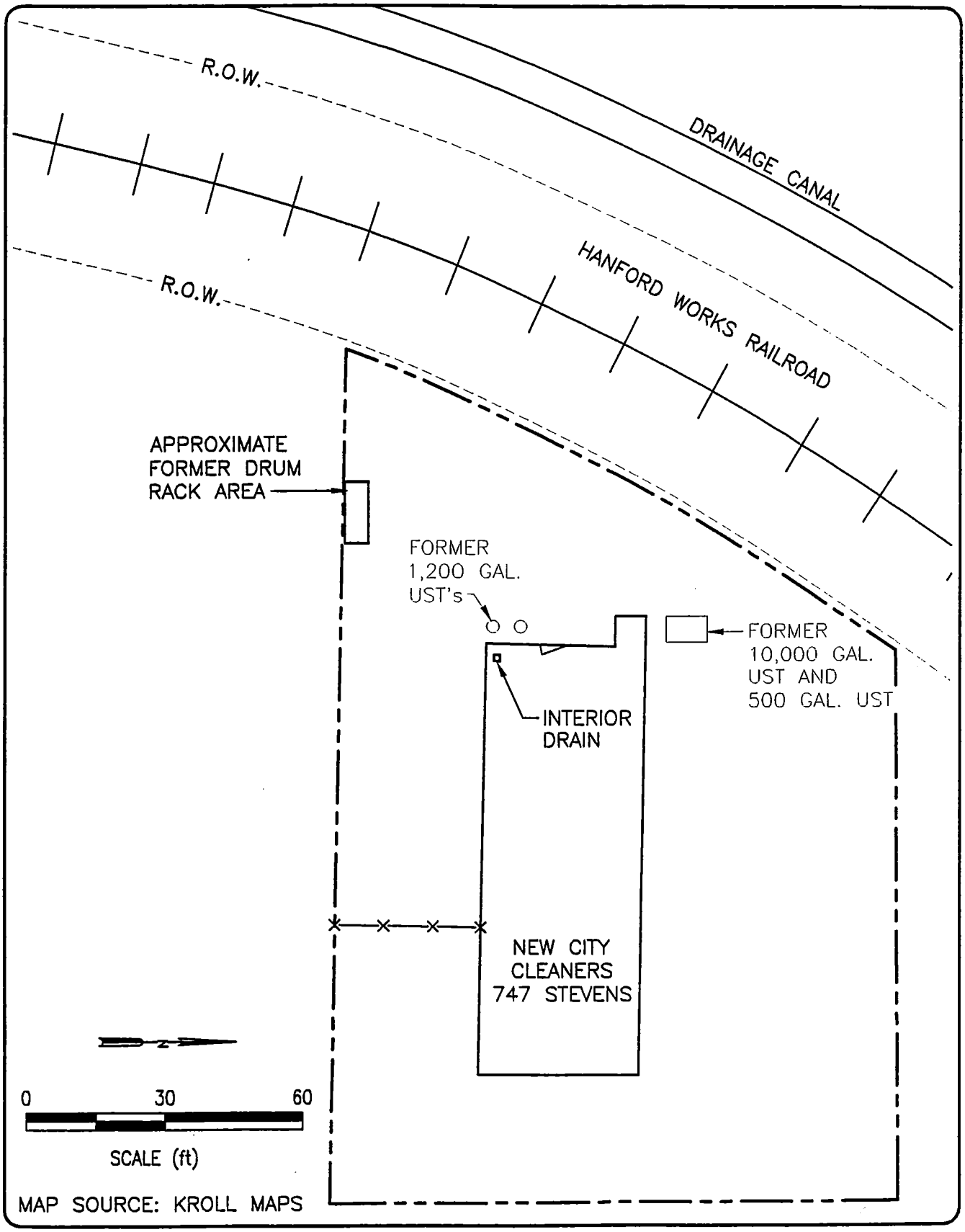

EMCON

DATE 10-96
DWN. SJR/MLP
REV.
APPR.
PROJECT NO.
40358-001.003

Figure 2
NEW CITY CLEANERS
747 STEVENS DRIVE
RICHLAND, WASHINGTON

SITE PLAN

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APPENDIX A

SITE MAILING LIST

SITE MAILING LIST

- Mr. Chung Ki Yee, P.E.
  Department of Ecology, Toxics Cleanup Program
  Central Regional Office
  15 West Yakima, Suite 200
  Yakima, Washington 98902-3041
  (509) 575-2491

- Ms. Sherrie Minnick
  Department of Ecology, Toxics Cleanup Program
  P.O. Box 47600
  Olympia, Washington 98504-7600
  (360) 407-7200

- Dr. Thomas Hess
  Benton-Franklin District Health Department
  506 McKenzie Street
  Richland, Washington 99352
  (509) 943-2614

- Mr. and Mrs. Paul and Bettie Haverluk
  1914 Hoxie Avenue
  Richland, Washington 99352

- Thomas R. Benke
  Copeland, Landye, Bennett and Wolf, LLP
  3500 First Interstate Tower
  Portland, Oregon
  (503) 224-4100

- Robert Lindsay, R.G.
  EMCON
  W. 7106 Will D. Alton Lane, Suite 101
  Spokane, Washington 99204-5760
  (509) 838-1144

- Mr. Roger Wright
  Civil and Environmental Engineering Manager
  Richland City Hall
  505 Swift Blvd.
  Richland, Washington 99352
  (509) 943-7390

- Ms. Mary Kay Campbell
  c/o U.S. Department of Energy
  Post Office Box 550
  Mail Stop A2-45
  Richland, Washinton 99352

- Business Owner/Occupant
  805 Goethaels
  Richland, Washington 99352

- Business Owner/Occupant
  825 Goethaels Ste. 1
  Richland, Washington 99352

- Business Owner/Occupant
  825 Goethaels Ste. 2
  Richland, Washington 99352

- Business Owner/Occupant
  825 Goethaels Ste. 3
  Richland, Washington 99352

- Business Owner/Occupant
  825 Goethaels Ste. 5
  Richland, Washington 99352

- Business Owner/Occupant
  825 Goethaels Ste. 4
  Richland, Washington 99352

- Business Owner/Occupant
  829 Goethaels
  Richland, Washington 99352

- Business Owner/Occupant
  1305 Knight St.
  Richland Washington 99352

- Business Owner/Occupant
  1308 Lee Blvd.
  Richland, Washington 99352

- Business Owner/Occupant
  1312 Lee Blvd.
  Richland, Washington 99352

- Business Owner/Occupant
  1320 Lee Blvd.
  Richland, Washington 99352

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  1325 Lee Blvd.
  Richland, Washington 99352

- Business Owner/Occupant
  1333 Lee Blvd.
  Richland, Washington 99352

- Business Owner/Occupant
  1345 Lee Blvd. #A
  Richland, Washington 99352

- Business Owner/Occupant
  1345 Lee Blvd. #B
  Richland, Washington 99352

- Business Owner/Occupant
  1345 Lee Blvd. #C
  Richland, Washington 99352

- Business Owner/Occupant
  701 Stevens Dr.
  Richland, Washington 99352

- Business Owner/Occupant
  780 Stevens Dr.
  Richland, Washington 99352

- Business Owner/Occupant
  797 Stevens Dr.
  Richland, Washington 99352

- Business Owner/Occupant
  831 Stevens Dr.
  Richland, Washington 99352

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  837 Stevens Dr.
  Richland, Washington 99352

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  Richland, Washington 99352

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  Richland, Washington 99352

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  846 Stevens Dr.
  Richland, Washington 99352

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  849 Stevens Dr.
  Richland, Washington 99352

- Business Owner/Occupant
  877 Stevens Dr.
  Richland, Washington 99352

- Business Owner/Occupant
  890 Stevens Dr.
  Richland, Washington 99352

- Business Owner/Occupant
  894 Stevens Dr.
  Richland, Washington 99352

- Business Owner/Occupant
  895 Stevens Dr.
  Richland, Washington 99352

- New City Cleaners
  747 Stevens Dr.
  Richland, Washington 99352