



PUBLIC PARTICIPATION PLAN

BARBEE MILL SITE

RENTON, WASHINGTON



Prepared by
Washington State Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008-5452

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TABLE OF CONTENTS

INTRODUCTION	3
LOCATION AND SITE BACKGROUND	3
Previous Cleanup Work.....	4
Site Map.....	6
Contaminants of Concern	7
Future Work.....	7
COMMUNITY PROFILE	8
KEY COMMUNITY CONCERNS AND ISSUES	9
PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES	9
Public Involvement Activities	9
Formal Public Comment Periods.....	10
Public Meetings and Hearings.....	10
Information Repositories	10
Site Register.....	11
Fact Sheet	11
Mailing List	11
Newspaper Display Ads	11
Points of Contact	12
PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE	12
PUBLIC PARTICIPATION PLAN AMENDMENTS	12
GLOSSARY	13

INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan in cooperation with Barbee Mill Co., Inc., pursuant to the Model Toxics Control Act (MTCA) and Agreed Order DE 5396. The intent is to promote meaningful community involvement during the cleanup process at the Barbee Mill Site in Renton, Washington. This plan outlines and describes the tools that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved.

Ecology and Barbee Mill Co., Inc have negotiated a legal agreement called an Agreed Order that formally describes their working relationship and outlines the scope of work. The Agreed Order requires that Barbee Mill Co., Inc. implement interim cleanup actions to continue clean up at the site, implement a Performance Monitoring Plan, and perform a data gaps analysis to identify any need for further investigation at the site.

LOCATION AND SITE BACKGROUND

The Barbee Mill Site (Site) is generally located at 4101 Lake Washington Blvd N. in Renton, Washington, on the eastern shore of Lake Washington at the mouth of May Creek. As currently known to Ecology, the Site is bordered to the west by Lake Washington, to the east and south by Lake Washington Blvd N. and an active Burlington Northern rail line, and to the north by the federal Superfund Site, Quendall Terminals. The Potentially Liable Persons (PLPs) for this site are Barbee Mill Co., Inc. and Conner Homes at Barbee Mill, LLC. Conner Homes at Barbee Mill LLC is not a signatory to the current Order.



The Barbee Mill Site, 1976.

The Barbee Mill property has been developed since the 1920s, first with a small lumber mill and then a combined lumber mill/shipyard operation. The shipyard closed shortly after World War II, and the lumber mill was expanded. Most of the lumber mill equipment was removed in 2005 and 2006 and the remainder was removed in 2007. Conner Homes bought the property in 2006, and is currently building a housing development on the site. Future owners of the Barbee Mill property will include individual lot homeowners. The City of Renton also has an interest in the street right-of-ways.

Previous Cleanup Work

In 1999 and 2003, Barbee Mill Co., Inc. removed off-shore sediments from Lake Washington and stockpiled it on the upland portion of the Site for study. Ecology reviewed the cleanup documentation and issued a No Further Action determination on February 23, 2003 for the sediment that contained elevated concentrations of wood waste and carcinogenic polycyclic aromatic hydrocarbons (cPAHs). Ecology issued a second letter on April 3, 2003 indicating the stockpiled sediment was suitable for unrestricted use.

In 2006, Barbee Mill Co., Inc. cleaned up contaminated soil at several upland areas of the Site. The largest cleanup was for elevated arsenic and zinc in soil at the northern part of the Site. About 30,000 cubic yards of contaminated soil was excavated to a depth of 15 feet over an area about 700 feet long by 220 feet wide. Barbee Mill Co., Inc. also disposed of about 860,000 gallons of contaminated ground water. Samples taken after the soil removal showed that concentrations of arsenic in soil were below the cleanup level for direct contact, but above the cleanup level for ground water protection. Concentrations of zinc were below the cleanup level for both direct contact and ground water protection.



Past Water Treatment and Excavation at the Site.

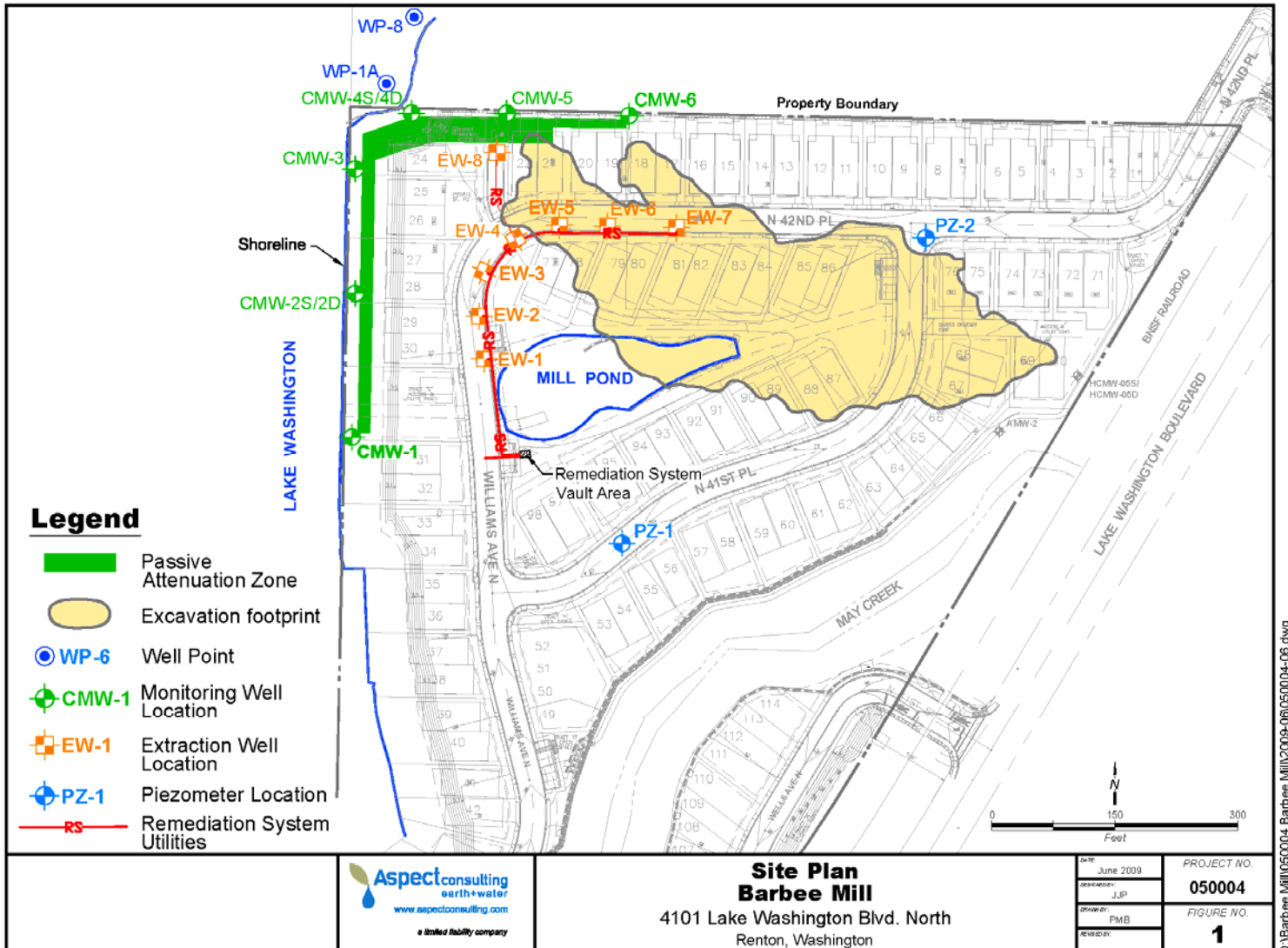
After the arsenic-zinc soil remediation was completed, ground water in the northwest corner of the Barbee Mill property and in the southwest corner of the Quendall Terminals Superfund Site property still contained arsenic concentrations above cleanup levels. In 2007, Barbee Mill Co., Inc. installed a subsurface wall along the Lake Washington shoreline and along the Barbee Mill/Quendall Terminals property line. The subsurface wall is permeable and is designed to remove arsenic as ground water flows through it. The wall has been termed a passive attenuation zone (PAZ) because it contains finely divided iron particles which act to bind the arsenic. They also installed a series of ground water extraction wells within the area of highest arsenic concentration. The ground water extraction wells will be used as a means of expediting cleanup.

In 2006, Barbee Mill Co., Inc. removed 230 cubic yards of diesel contaminated soil and 160 cubic yards of pentachlorophenol contaminated soil. Samples taken after the removal showed no remaining pollutants in soil above cleanup levels. In two areas, ground water also contained diesel-range hydrocarbons above cleanup levels. Although the soil cleanup likely resulted in ground water cleanup, this will be confirmed.

For each lot associated with the Conner Homes at Barbee Mill property an environmental covenant has been recorded. An environmental covenant is meant to:

- Protect the remedial elements in place.
- Give access for future monitoring and maintenance.
- Prevent the ground water from being used.

Site Map Showing Excavation Areas, Passive Attenuation Zone, Wells, and Piezometers



Contaminants of Concern

Remedial action began at this Site in the mid-1990s with a series of soil, ground water, and sediment studies. Data obtained during these and other investigations confirmed that soils beneath the Barbee Mill property were contaminated with organic and inorganic substances. Off-shore sediment in Lake Washington contained excessive wood debris. Shallow ground water beneath the property and the property to the north (Quendall Terminals Superfund Site) was also found to be contaminated, primarily with arsenic. This ground water flows straight into Lake Washington. Studies over the years have found the following contaminants in soil, ground water, and sediments.

In soil, they include:

- Diesel-range petroleum hydrocarbons.
- Arsenic and zinc.
- Pentachlorophenol.

In ground water, they include:

- Diesel-range petroleum hydrocarbons.
- Arsenic and zinc.

In sediments, they include:

- Carcinogenic polycyclic aromatic hydrocarbons (cPAHs).
- Total organic carbon (TOC).
- Wood waste.
- Arsenic (suspected).

Future Work

The work planned for the Barbee Mill site includes an analysis of data gaps, further interim cleanup actions, and continued monitoring.

The interim actions include:

- Installing two well points in the Lake Washington sediments off-shore of the Quendall Terminals property.
- Installing treatment equipment and controls for the ground water extraction system.
- Running the ground water extraction system to speed up the removal of arsenic.

Under the proposed Agreed Order, Barbee will submit a Performance Monitoring Plan updated from an earlier plan. The plan will address zinc, arsenic, and diesel-range hydrocarbon (TPH-D) contamination. Each year,

Barbee will submit to Ecology a Performance Monitoring Report which gives details about site activities and conditions.

Barbee will also develop a data gaps analysis to evaluate the need to further investigate the presence of arsenic in the sediment off-shore of the northern half of Barbee Mill and the southwestern corner of Quendall Terminals.

COMMUNITY PROFILE

The Barbee Mill Site is located in Renton, Washington. Renton is a community located about 15 miles southeast of Seattle on the waterfront of Lake Washington. Renton's history goes back to the 1850's; it became a city in 1901. Renton is home to a variety of industrial and commercial activities and has also been growing residentially with about 60,290 residents. Local residents use Lake Washington for boating, fishing, and swimming.

The local neighborhood surrounding the Barbee Mill site is known as the Kennydale Neighborhood. It is home to an active neighborhood association that holds quarterly meetings, and sends out information monthly to their e-mail list. Their events throughout the year have been known to bring up to 700 attendees. The website for the Kennydale Neighborhood Association is <http://kennydale.org/>

Kennydale is a mix of older and newer homes, yet retains the sense of community characteristic of an older neighborhood. Although mostly comprised of residential homes, there are several schools throughout Kennydale. There are some commercial activities surrounding the neighborhood, mainly along the Interstate 405 corridor which travels through Kennydale.

The site is next to Quendall Terminals, an EPA Superfund Site (for more information, contact Suzanne Skadowski, U.S. Environmental Protection Agency, 206-553-6689).

KEY COMMUNITY CONCERNS AND ISSUES

The cleanup at the Barbee Mill Site has been going on for several years now. Ecology has identified the following public concerns:

- The local residents have an interest in seeing that the cleanup be completed in a timely manner.
- There is concern about ensuring the water is clean, and protecting May Creek.
- Some are concerned about the property values and believe that if the site can be completely cleaned up then it would help their neighborhood retain or increase property values.
- There is concern for the buyers of the houses being built on the property, and the type of foundation the houses sit on.

Additional public concerns may be identified over the course of the cleanup through public comment periods, further community interviews, surveys, meetings, and other contacts with individuals, community groups, or organizations.

Ecology will work to respond to community concerns throughout the cleanup process and coordinate, as appropriate, with Barbee Mill Co., Inc. and Conner Homes at Barbee Mill, LLC, other regulatory agencies, and property owners.

PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) activities planned for this site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the site activities.

Public Involvement Activities

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of MTCA sites. Ecology will use input provided by the community whenever possible.

This list details the public involvement activities that Ecology will use, their purposes, and descriptions of when and how they will be used during this site 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 and are required at key points during the investigation and cleanup process before final decisions are made.

During a comment period, the public can comment in writing. After a comment period, Ecology reviews all comments and may respond in a document called a Responsiveness Summary.

Ecology will consider the need for changes or revisions based on input from the public. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

Additional public comment periods will be held for any future legal agreements regarding this site.

Public Meetings and Hearings

Public meetings may be held at key points during the cleanup process. Ecology may also offer public meetings for actions expected to be of particular interest to the community. Also, if ten or more people request a public meeting or hearing during the 30 day comment period, Ecology will hold a public meeting for the purpose of taking oral comments on draft documents.

Information Repositories

Information repositories are convenient places where the public can go to read and review site information. The information repositories are often at libraries or community sites to which the public has access. During the comment period, the site documents will be available for review at each repository that is listed below. Documents remain at the repositories for the entire duration of the project. The entire site file is available for review at Ecology's Northwest Regional Office by appointment. For special accommodations or translation assistance, please contact Nancy Lui at nlui461@ecy.wa.gov or at (425) 649-7117, please indicate you would like assistance with the "Barbee Mill Site".

Ecology has established two repositories for the Barbee Mill Site.

- **Renton Public Library** – 100 Mill Ave South, Renton, WA 98057, 425-430-6610.
- **Washington State Department of Ecology**, 3190 160th Avenue SE, Bellevue, WA 98008, (425) 649-7190. Please call for an appointment.

Some site information also will be posted on Ecology's web site at:

http://www.ecy.wa.gov/programs/tcp/sites/barbee_mill/barbee_mill_hp.htm

Site Register

Ecology's Toxics Cleanup Program uses the **Site Register** to announce all of its public meetings and comment periods, as well as many other activities. To receive the Site Register in electronic or hard copy format, contact Linda Thompson at (360) 407-6069 or by e-mail at Ltho461@ecy.wa.gov. It is also available on Ecology's web site at

http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html

Fact Sheet

Ecology will mail fact sheets to persons and organizations interested in the Barbee Mill cleanup project to inform them of public meetings and comment opportunities and important site activities. Ecology also may mail fact sheets about the progress of site activities

Mailing List

Ecology has compiled and maintained a list of interested parties, organizations and residents living near the cleanup site. This list will be used to disseminate information via mail (fact sheets, site updates, public notices, etc.). If you are not on the mailing list for this site and wish to be added, please contact Nancy Lui at nlui461@ecy.wa.gov or at 425-649-7117. In the subject line, please indicate "Barbee Mill Site" mailing list.

Newspaper Display Ads

Ecology will place ads in the Seattle Times and Renton Reporter to announce public comment periods, public meetings or hearings for the site.

Points of Contact

If you have questions or need more information about this plan, please contact the following:

Ching-Pi Wang, Site Manager
Washington State Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
Tel: (425) 649-7134
Email: cwan461@ecy.wa.gov

Nancy Lui,
Public Involvement Coordinator
Washington State Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
Tel: (425) 649-7117
Email: nlui461@ecy.wa.gov

PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE

Additionally, citizen groups living near contaminated sites may apply for public participation grants during open application periods. These grants help citizens receive technical assistance in understanding the cleanup process and create additional public participation avenues.

NOTE: 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.

PUBLIC PARTICIPATION PLAN AMENDMENTS

The Plan was developed by Ecology and complies with the MTCA regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology's site manager, Ching-Pi Wang, for review and consideration. Ecology will determine final approval of the Plan as well as any amendments.

GLOSSARY

Agreed Order: A legal document issued by Ecology which formalizes an agreement between the department and potentially liable persons (PLPs) for the actions needed at a site. An Agreed Order is subject to public comment. If an order is substantially changed, an additional comment period is provided.

Arsenic: A metallic element that forms a number of poisonous compounds, arsenic is found in nature at low levels mostly in compounds with oxygen, chlorine, and sulfur.

Carcinogen: Any substance or agent that produces or tends to produce cancer in humans.

Cleanup: Actions taken to deal with a release, or threatened release of hazardous substances that could affect public health and/or the environment. The term "cleanup" is often used broadly to describe various response actions or phases of remedial responses such as the remedial investigation/feasibility study.

Cleanup Action Plan (CAP): A document that explains which cleanup alternative(s) will be used at sites for the cleanup. The cleanup action plan is based on information and technical analysis generated during the remedial investigation/feasibility study and consideration of public comments and community concerns.

Comment Period: A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members 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

Ground water: Water found beneath the earth's surface that fills pores between materials such as sand, soil, or gravel. In some aquifers, ground water occurs in sufficient quantities that it can be used for drinking water, irrigation and other purposes.

Information Repository: A file containing current information, technical reports, and reference documents available for public review. The information repository is usually located in a public building that is convenient for local residents such as a public school, city hall, or library.

Interim Action: Any remedial action that partially addresses the cleanup of a site.

Model Toxics Control Act (MTCA): Legislation passed by citizens of the State of Washington through an initiative in 1988. Its purpose is to identify, investigate, and clean up facilities where hazardous substances have been released. It defines the role of Ecology and encourages public involvement in the decision making process. MTCA regulations are administered by the Washington State Department of Ecology.

Monitoring Wells: Special wells drilled at specific locations on or off hazardous waste sites. Here ground water can be sampled at selected depths and studied to determine the direction of ground water flow and the types and amounts of contaminants present.

Pentachlorophenol: Pentachlorophenol is a manufactured chemical which is used industrially as a wood preservative. Exposure to high levels of pentachlorophenol can cause increases in body temperature, liver effects, damage to the immune system, reproductive effects, and developmental effects.

Petroleum Hydrocarbons: The “petroleum hydrocarbons” include compounds of carbon and hydrogen that are derived from naturally occurring petroleum sources or from manufactured petroleum products (such as refined oil, coal, and asphalt).

Polycyclic Aromatic Hydrocarbon (PAH): A class of organic compounds, some of which are long-lasting and carcinogenic. These compounds are formed from the combustion of organic material and are ubiquitous in the environment. PAHs are commonly formed by forest fires and by the combustion of fossil fuels.

Potentially Liable Person: Any person who Ecology finds, based on credible evidence, to be liable for a site under MTCA.

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 prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public’s needs at a particular site.

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.

Environmental Covenant: An agreement designed to prohibit activities on the site which may interfere with cleanup, operation, or monitoring, or which may result in the release of contained hazardous substances at a Site. This agreement attaches to the land and runs with the property such that it can be enforced against current and subsequent property owners.

Site: Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located.

Site Register: Publication issued every two weeks of major activities conducted statewide related to the study and cleanup of hazardous waste sites under the Model Toxics Control Act. To receive this publication, please call (360) 407-7200.

Toxicity: The degree to which a substance at a particular concentration is capable of causing harm to living organisms, including people, plants and animals.

Zinc: Zinc is a metallic chemical element; it has a white color with a bluish tinge. It has a high resistance to atmospheric corrosion. A major use is as a protective coating for iron and steel sheet and wire. Excess zinc in the body interferes with the metabolism of other minerals in the body.