

DEPARTMENT OF
ECOLOGY
State of Washington

PUBLIC PARTICIPATION PLAN

**Oline Storage Yard Site
1915 Marine View Drive
Tacoma, Washington**

Facility Site # 2452753

Prepared by
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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 Oline Storage Yard cleanup.

LOCATION AND SITE BACKGROUND

The site is located at 1915 Marine View Drive, in the Tacoma. It is located near the Tacoma tideflats and the Hylebos Waterway. The property is owned by Ron Oline; however, Don Oline operated the site until his death in February 2012.

Site Background

Don Oline used the site as a salvage yard. This resulted in waste chemicals and petroleum products building up on site.

Earlier studies found **petroleum hydrocarbons**, **phthalates**—used in making plastics—and **polychlorinated biphenyls (PCBs)** on site. Now, the main contaminant of concern is PCBs, since the other contaminants are below cleanup levels. PCBs were used as coolants and lubricants before 1977, but can persist in the environment for a long time.

Between 2002 and 2008, the Tacoma Pierce County Health Department, Ecology, and the Environmental Protection Agency (EPA) inspected the site and found contamination in soils.

In 2012, Don Oline entered into an agreed order (agreement) that required him to:

- Find and remove hazardous waste.
- Study the site to determine the nature and extent of contamination.
- Prepare a cleanup plan outlining the recommended cleanup.

The Estate of Don Oline (the estate) completed a waste inventory and submitted a Waste Analysis Plan (WAP) to Ecology in 2012. The plan helped characterize and identify toxic waste stored at the site before disposal. The estate disposed of waste in early 2013. PCBs were not found in any of the waste samples.

The estate must now clean up the rest of the site. PCBs are in some surface concrete and soil on site. There are also several small areas where surface soil is stained with petroleum hydrocarbons. Groundwater is not contaminated.

Proposed cleanup plans call for two areas of concern to be cleaned up by excavation. PCBs in Area 1 are in concrete (see figure 1). PCBs in Area 2 are in surface soil. The estate will dispose of the polluted soil and concrete at an approved facility.

They may record an environmental covenant when cleanup is complete, if contamination remains after. If an environmental covenant is recorded, Ecology would do a periodic review of the site five years after the cleanup.

MTCA requires that cleanups meet standards that are safe for human health and the environment. For more information on MTCA, visit:
<http://www.ecy.wa.gov/biblio/ftc94129.html>.

SITE CLEANUP PROCESS

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, and possible human health and environmental impacts. The FS weighs different cleanup options. *In this case, Ecology approved a technical memo in place of a FS, from which the cleanup action plan could be developed.*

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.

Cleanup - Cleanup removes contaminants from the site, contains them on the site, or treats them to make them less toxic. Ecology will make sure that the Estate of Don Oline follows the CAP and can require future monitoring. Major changes to the CAP require a public comment period.

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.

Find more information about toxic cleanups on Ecology's website:
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 describes what tools and activities Ecology will use to share information and take public comments.

Formal Public Comment Periods

Ecology gets feedback from the public on proposed cleanup decisions during comment periods. They last at least 30 days and state law requires them at key points during the cleanup, 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 the need for changes or revisions to a document or decision based on input from the public. If there are major changes, Ecology may hold a second comment period. If there are no major changes, Ecology will finalize the draft document(s).

Public Meetings and Hearings

Ecology may hold public meetings at key points during the cleanup. 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 review site information, including public comment period documents. Ecology has four repositories for this site:

- Tacoma Public Library, 1102 Tacoma Ave, Tacoma 98402. (253) 292-2001
- Kobetich Library, 212 Browns Point Blvd. NE, Tacoma 98422. (253) 591-5630.
- Citizens for a Healthy Bay – 535 Dock Street, Suite 213 Tacoma 98402. (253) 383-2429.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey 98516. Please call (360) 407-6365 for an appointment.

See also Ecology's website: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2464>

Site Register

Ecology's Toxics Cleanup Program uses its bimonthly 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. It is also on Ecology's website: 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 Natalie Graves at (360) 407-0067 or Natalie.Graves@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 Tacoma News Tribune 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 Oline Storage Yard cleanup, please contact:

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Figure 1. Oline Storage Yard Aerial Photo

1915 Marine View Drive, Tacoma
Northeast side of Highway 509, near the Hylebos Waterway

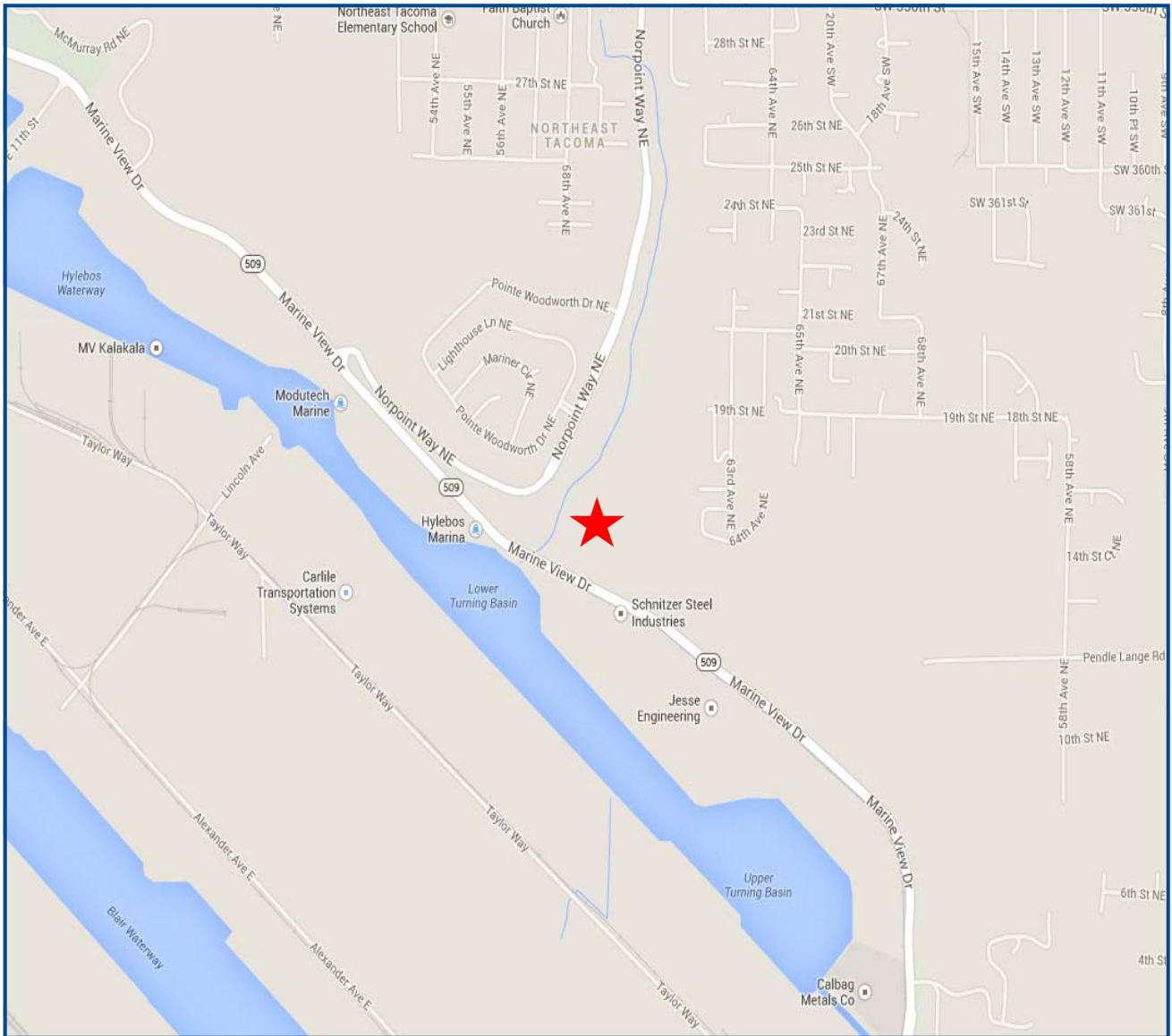


Figure 2. Site Location

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.

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.

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 pores between materials such as sand, soil, or gravel. In some areas, ground water 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 these 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.

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.