



DRAFT
PUBLIC PARTICIPATION PLAN

Olympia Dry Cleaners
606 Union Ave SE
Olympia, Washington

Facility Site Number 1446
Cleanup Site Number 4722

Prepared by
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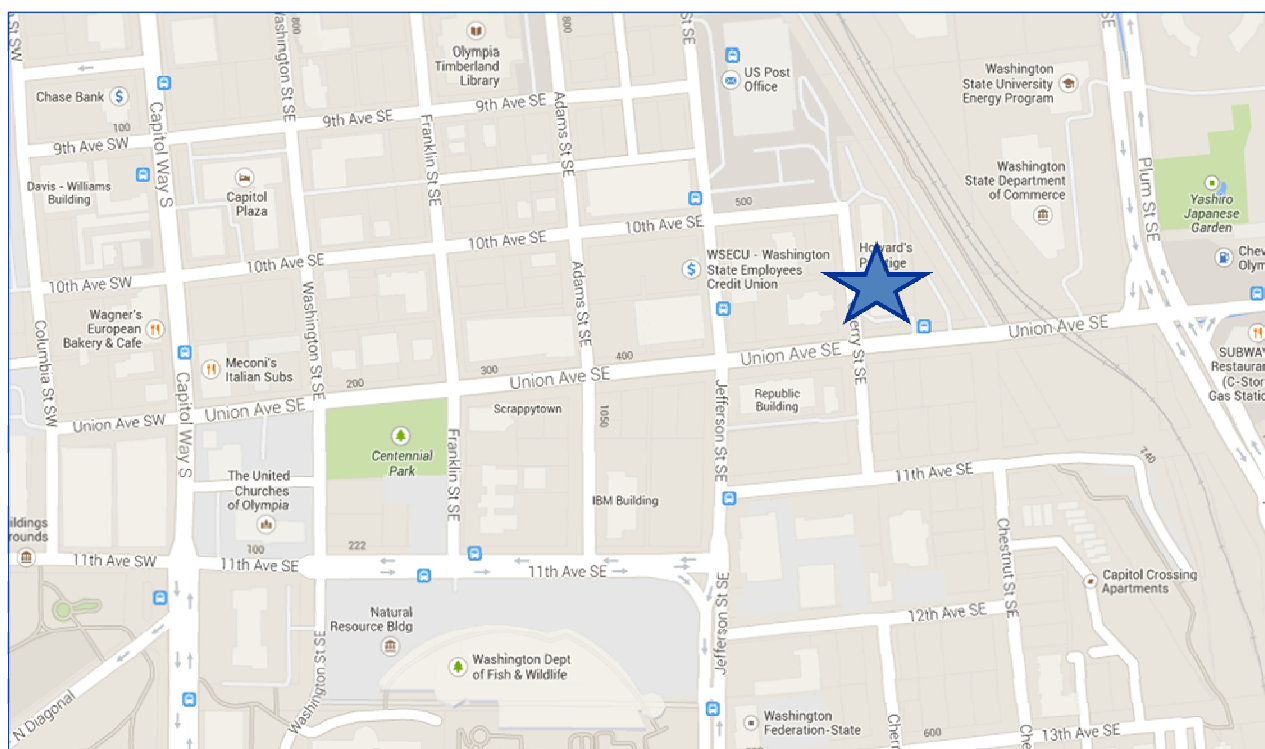
INTRODUCTION

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 Olympia Dry Cleaners cleanup.

LOCATION AND SITE BACKGROUND

The Olympia Dry Cleaners site is located at 606 Union Ave. SE in Olympia.

Figure 1. Site Location



Site Background

In 1970, Frank Burleson purchased the Olympia Dry Cleaners property and built a dry cleaning facility. He ran the dry cleaners until 1981. Since then, the property has been leased and mostly used for full service dry cleaning (under many different leases).

Contamination

Past dry cleaning operations released tetrachloroethene (PCE) to the environment. Site studies showed that concentrations of PCE and its breakdown chemicals are above state cleanup standards in soil, groundwater, and in an above-ground seep. These chemicals can be harmful to human health and the environment so cleanup is important.

In 2001, Ecology entered into an Agreed Order (legal agreement) with Frank Burleson (then owner) to begin cleaning up the contamination. Under the proposed new agreement (see current activity below), the Estate of Katherine Burleson (the estate) and GJG, LLC is now responsible for cleaning up the site.

What is PCE?

Tetrachloroethene (PCE) — PCE, also known as Perchloroethylene, is a manufactured chemical that is widely used for dry cleaning fabrics and for metal degreasing. It evaporates easily into the air. High concentrations of PCE can cause health effects like dizziness, headache, sleepiness, and nausea. To learn more about PCE, visit: <http://www.atsdr.cdc.gov/substances/toxsubstance.asp?toxid=48>

Interim Actions (partial cleanup)

The property owner did interim cleanup actions to address contamination in soil and groundwater. In 2006, they removed a total of 311 tons of contaminated soil and disposed of it at an approved facility.

In 2007, they built a system to collect and treat contaminated groundwater seep that had found its way to the surface. The system prevents the seep water from flowing away from the site and into nearby stormwater drains. The system will be shut down and removed before the proposed cleanup (see below).

CURRENT ACTIVITY

Proposed Cleanup

The proposed cleanup plan calls for the owners to:

- **Excavate contaminated soil** using slot trenches. This involves removing soil in parallel rows, or slots, that are 4 feet wide and 10-12 feet deep. An estimated 400 tons of soil will be removed and disposed of at an approved facility.

Once the soil is removed, a mixture of cement and sand, called controlled density fill, will fill the space. This will create a barrier to groundwater flow through the excavated area. Combined with the removal of contaminated soil, the fill will improve groundwater quality.

- **Record an environmental covenant (EC)** for the site properties. Parts of soil contamination cannot be removed because it is too close to, below the buildings, or under the Cherry Street right of way. An EC is a legal document attached to the property deed. It prohibits activities that may result in the release of a contamination remaining on a site after cleanup.
- **Develop long-term groundwater monitoring and vapor intrusion plans:**
Groundwater— Site groundwater is not used for drinking purposes. Groundwater will be monitored four times a year during the first year after cleanup. Depending on results,

the monitoring frequency may change.

Vapor intrusion—

Vapor intrusion (VI) is when chemical vapors move from soil and groundwater into air in buildings through crawlspaces and cracks or other openings in the foundation. Earlier VI studies showed that no indoor air health hazards existed at the adjacent building during the time indoor samples were taken. The VI plan will detail how future indoor air samples will be collected from the dry cleaners building.

Ecology is holding a public comment period on:

- **A Consent Decree (PPCD)** — A legal agreement that requires the estate of Katherine Burleson and GJG, LLC to clean up the site.
- **A Remedial Investigation Report (RI)** — describes the nature and extent of contamination.
- **A Feasibility Study (FS)** — compares cleanup options.
- **A Draft Cleanup Action Plan** — outlines the recommended cleanup (see page 2 for proposed cleanup).
- **Updated Public Participation Plan** — describes the tools Ecology will use to inform the public and gather feedback.
- **A State Environmental Policy Act (SEPA) Review** — describes the potential environmental impact of the cleanup work.

After the comment period, Ecology will:

- Review and consider all comments we received during the comment period. We will respond to those who commented.
- 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.

Cleanup work could potentially begin fall 2014, following this comment period.

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.

Figure 2. Site Map and Cleanup Area

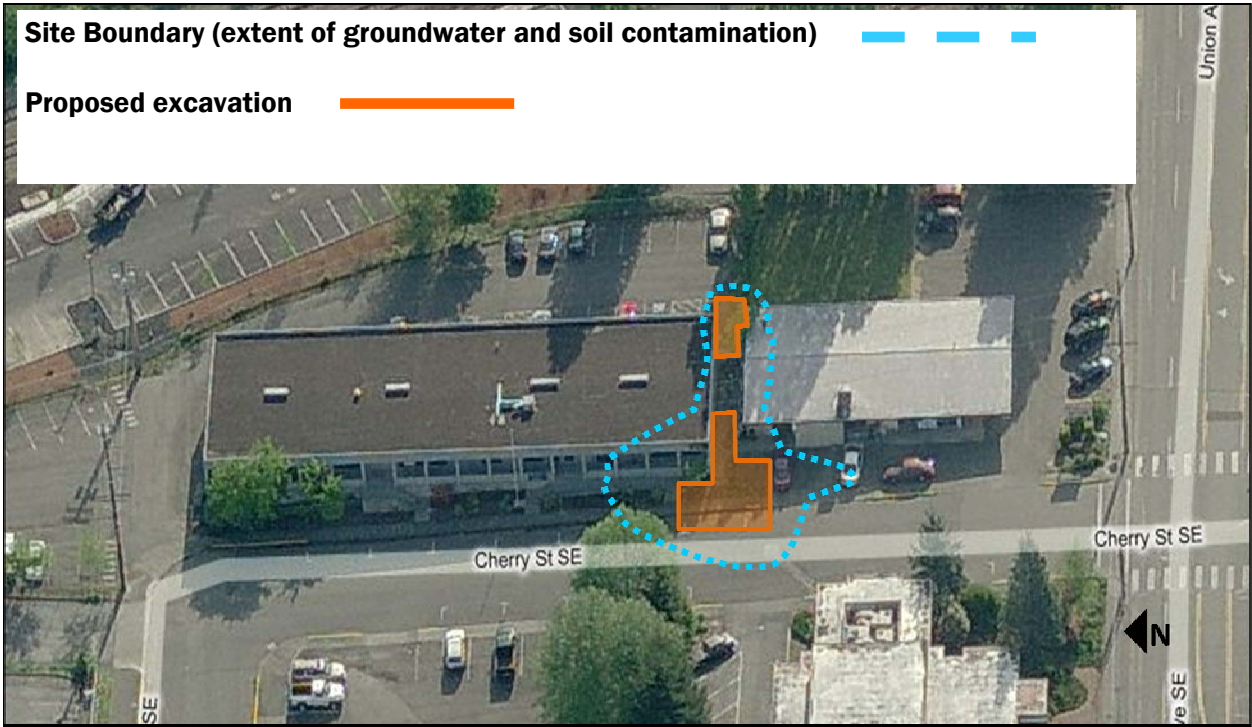
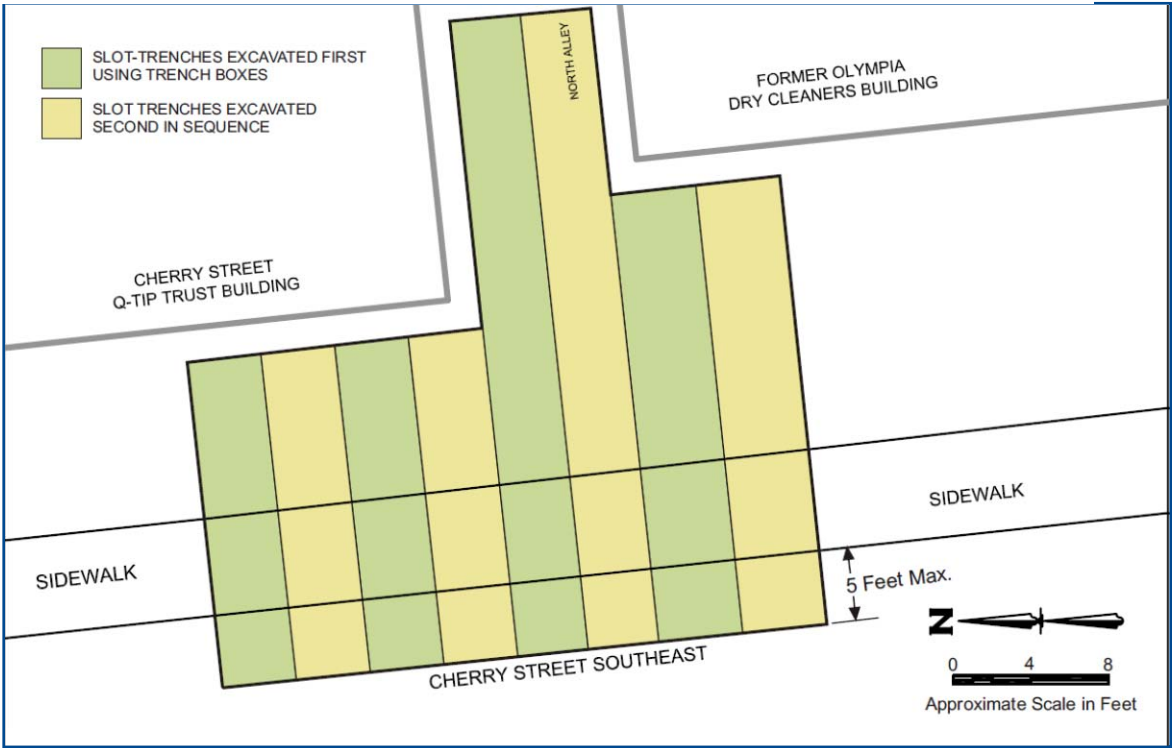


Figure 3. Proposed slot-trench excavation



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.

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 8th 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=4722>

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. You can also read it on Ecology's website at 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 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 Olympia Dry Cleaners 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.