

**SeaTac Development Site
Public Participation Plan
2009**



**Prepared by
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1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan pursuant to the **Model Toxics Control Act (MTCA)**, to promote meaningful community involvement prior to implementation of remedial action at the **SeaTac Development site (Site)**. This Site is located at 16025-16223 International Boulevard, SeaTac, Washington. It is listed in Ecology's known and suspected contaminated sites list with **Facility Site ID number 38258847**.

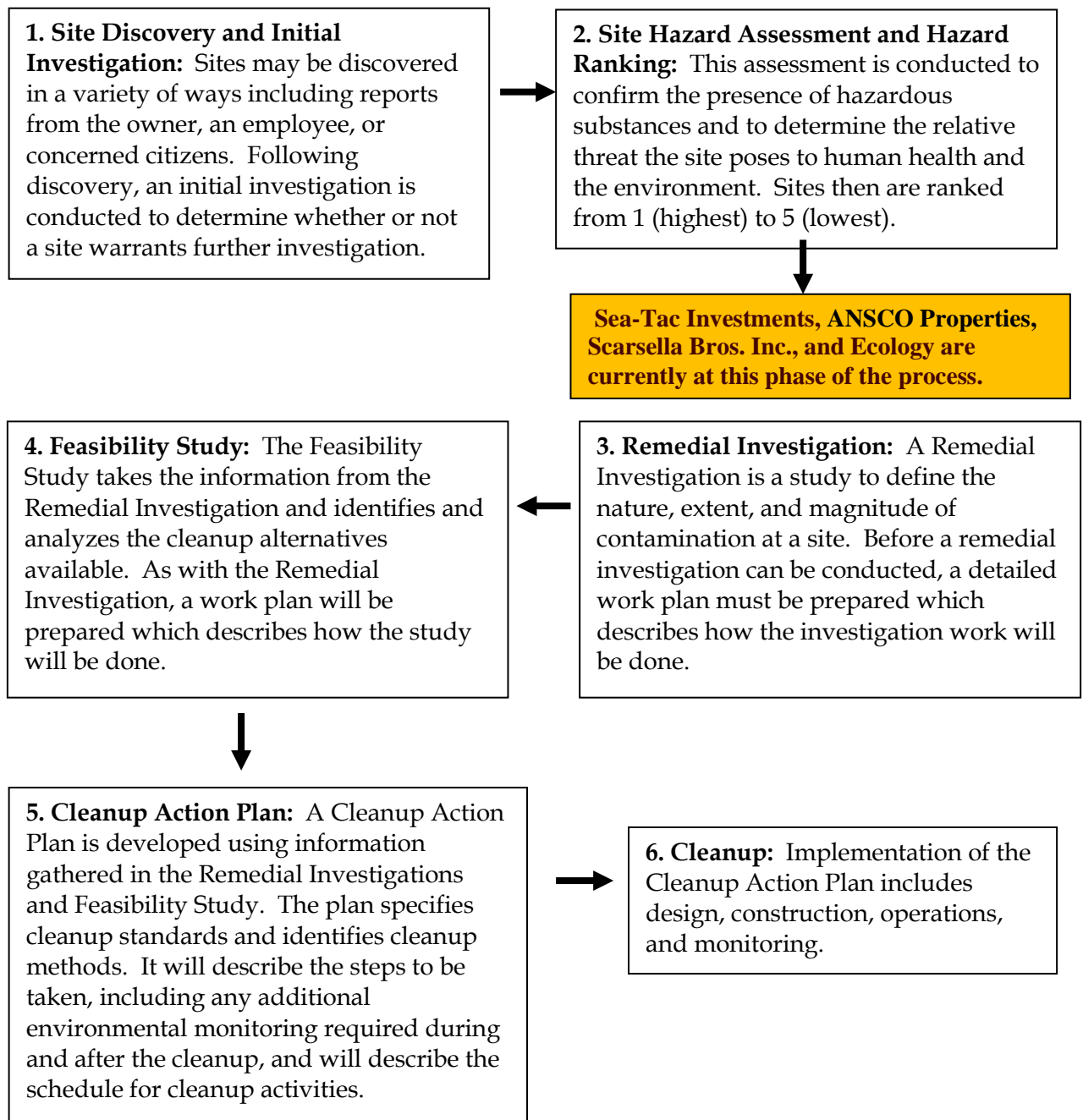
This **Public Participation Plan (PPP)** outlines and describes the tools and approaches that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved. This Plan aims at addressing potential community concerns regarding the remedial action and defines the types of public participation activities that will take place as a part of the cleanup process. It is based on Ecology's Model Toxic's Control Act (MTCA) regulations (WAC 173-340-600 Public Participation). Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as the opportunity to provide input during the decision-making process.

Sea-Tac Investments LLC, ANSCO Properties LLC, and Scarsella Bros. Inc. (Potentially Liable Persons or PLPs) have negotiated a legal agreement with Ecology called an **Agreed Order**. The Agreed Order describes the working relationship among the three parties and outlines the scope of work to be implemented. The PLP will complete the remedial action outlined in the Agreed Order. The remedial action tasks are to complete the **Remedial Investigation (RI)**, to develop a **Feasibility Study (FS)**, and prepare a **Draft Cleanup Action Plan (DCAP)** for the Site. The purpose of the RI is to determine the nature and extent of contamination on the site. The FS will use the results of the RI to evaluate and select effective measures to prevent releases of contamination from the site. The DCAP will propose the cleanup alternatives for this site. The Cleanup Action Plan will create a plan for cleaning up any contamination using the preferred alternative from the FS.

Following the completion of the draft RI/FS report and DCAP, additional public involvement activities may be scheduled. A public comment period will be held prior to implementing the proposed CAP. The public involvement activities will be tailored based on the public comments received for this site and MTCA requirements. This will include public notifications and comment periods where appropriate.

Steps in the Cleanup Process

The MTCA rules detail each step in the cleanup process to ensure that cleanups are thorough and protective of human health and the environment. The chart below defines these steps and how they apply to the project site. Legal documents such as “**Agreed Orders**” or “**Consent Decrees**” further define some of the steps and associated time frames. The cleanup process can be complex. During the process, issues often arise that need more scrutiny or evaluation, and may lead to changes in the scope or timing of the project. At the same time, it is in everyone’s interest to complete a cleanup as quickly as possible.



Agreed Order and Public Participation Schedule at SeaTac Development Site

Activity	Public Participation/Communications Activity
Agreed Order prepared for public notice	<ul style="list-style-type: none"> • Fact Sheet mailed to citizens around the affected area and posted on Ecology's webpage. • Community/interest group briefings if requested.
30 Day Public Comment Period	<ul style="list-style-type: none"> • Public comment period for draft Agreed Order and draft Public Participation Plan (PPP). • Review and evaluate public comments. • Prepare a Responsiveness Summary for public comments received and Ecology's reply if Ecology determines this is necessary. • Revise Agreed Order and PPP if recommended after Ecology's review.
Updates/Public Notifications	<ul style="list-style-type: none"> • As needed.
30 Day Public Comment Period	<ul style="list-style-type: none"> • Fact Sheet and public comment period for draft Remedial Investigation and Feasibility Study Report, and draft Cleanup Action Plan. • Review and evaluate public comments. • Prepare a Responsiveness Summary for public comments received and Ecology's reply if Ecology determines this is necessary. • Revise the RI/FS and DCAP if recommended after Ecology's review.

Site Background

Sea-Tac Investments LLC currently leases the property from ANSCO Properties LLC, and developed it for use as an airport parking lot. Previously, various companies operated businesses there, some of which utilized fuel products and underground storage tanks. Scarsella Bros. Inc. once owned the property and operated a construction yard on the property until the 1970s.

In 2000, during development of the property, Sea-Tac Investments found petroleum contamination in soil and groundwater. High levels of gasoline were found in the groundwater **aquifer** 50-60 ft. beneath the property. Contamination seemed to be from equipment operations and old underground storage tanks used by the former owner or former tenants.

In 2001, Sea-Tac Investments entered into Ecology's Voluntary Cleanup Program to investigate and clean up some of the contamination. Ecology gave Sea-Tac Investments a "No Further Action" letter for cleanup of the soil. Ecology later rescinded this letter in 2007. The gasoline contamination in the aquifer extends beyond property boundaries and was not cleaned up at that time.

There were later investigations to find the source of contamination in the aquifer at some locations in the surrounding area where former gas stations were located. No source of the contamination was found at those locations.

Further sampling both on the property and outside the property gave evidence that the gasoline contamination in the aquifer may have originated on the site. The full extent of the contamination in the aquifer is still unknown. The entire contaminated site, not limited to property lines, will be addressed under this Agreed Order. The contamination at this site is not related to the SeaTac International Airport or the SeaTac Groundwater Study.

Site Map



SeaTac Development site located at 16025-16223 International Boulevard, SeaTac, Washington. The site boundary will be defined at the conclusion of the RI/FS.

The SeaTac Development site is located at 16025-16223 International Blvd, SeaTac, Washington. The Site is bordered to the east by International Blvd, to the west by the Washington Memorial Park Cemetery, to the north by other properties and South 160th

Street, and to the south by other Master Park facilities and further south by the Washington Memorial Park Mortuary.

Cleanup Work to be Performed

The proposed work tasks under this Agreed Order are to complete the Remedial Investigation (RI) and Feasibility Study (FS) and prepare a Draft Cleanup Action Plan (DCAP). The work plan for the RI/FS is part of the Agreed Order. These documents will be reviewed and revised as necessary for approval by Ecology. With Ecology's approval, the next step will be public review of the draft RI/FS report and DCAP. Future actions may include a new proposed legal agreement to implement the Ecology approved final CAP.

The proposed actions to be conducted under the Agreed Order include the following:

- Remedial Investigation to find the nature and extent of the contamination. This will allow Ecology to define the entire area needing cleanup, known as the "site".
- Feasibility Study to find the possible cleanup alternatives for the site.
- Draft Cleanup Action Plan to outline how the cleanup of the site will operate and what the timeline will be.

2.0 CONTAMINANTS OF CONCERN

The contaminants of concern in soil and groundwater are gasoline, BTEX (Benzene, Toluene, Ethylbenzene, Xylenes), and potential related gasoline constituents and additives lead, naphthalene, 1,2-dibromoethane (EDB), 1,2-dichloroethane (EDC), and methyl tertiary-butyl ether (MTBE).

3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITY

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup process for this site. The goals of this plan are:

- To identify people and organizations with an interest or potential interest in the site.
- To promote public understanding and to identify community concerns related to the:
 - Agreed Order.
 - Remedial Investigation and Feasibility Study Report.
 - Draft Cleanup Action Plan.
 - Public Participation Plan.

- Implementation of the Cleanup Action Plan after approval by Ecology.
- To encourage interactive communication and collaboration between Ecology, SeaTac Investments LLC, ANSCO Properties LLC, Scarsella Bros. Inc., and the community.
- To meet the public participation requirements under MTCA.

This section addresses how Ecology will keep the public informed about site activity and provide opportunities for being involved in the cleanup.

Ecology will continue to use a variety of tools to facilitate public participation in the planning and cleanup of this site. These tools are:

- Formal comment periods.
- Responsiveness Summary summarizing public comments and Ecology's reply to these comments.
- Fact sheets.
- Public meeting (if requested by 10 or more persons).
- Information repositories.
- Site register notices.
- Web tools including a web-based Events calendar.
- Newspaper advertisements

Ecology will consider and implement constructive input provided by the community whenever possible.

Ecology urges the public to become involved in the cleanup process. Information will be provided regularly to provide many opportunities to review materials and provide comments. This plan is intended to be a flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process. To arrange for a briefing with project staff, ask questions, or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below.

For technical questions, please contact:

Jerome Cruz, Site Manager
Washington State Department of Ecology
Toxics Cleanup Program – Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008
Phone: 425-649-7094
E-mail: jcru461@ecy.wa.gov

For community involvement questions, please contact:

Nancy Lui, Community Outreach
Washington State Department of Ecology
Toxics Cleanup Program – Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008
Phone: 425-649-7117
E-mail: nlui461@ecy.wa.gov

Roles and Responsibilities

Ecology maintains overall responsibility and approval authority for the activities outlined in this plan in accordance with MTCA requirements. Ecology conducts public comment periods as required by MTCA, which include reviewing comments and making decisions, preparing a Responsiveness Summary if comments are received, and revising documents if Ecology review and public comments recommend substantive changes to the documents. If substantial changes to the documents are approved by Ecology, then another public comment period will be held.

Public Outreach Activities

A 30-day public comment period will be scheduled for each major phase of the project. A formal public notice for each of the comment periods will include the following:

- A Fact Sheet will be distributed to the neighboring community and surrounding areas.
- A newspaper advertisement will be placed in the local area newspaper.
- A notice will be published in Ecology's Site Register and Ecology's Public Calendar.
- All public documents will be available at the neighborhood library or community center, Ecology's Northwest Regional Office, and on Ecology's website for public review.
- A public meeting will be held if 10 or more people request a meeting during the public comment period.
- The Ecology site manager and community outreach specialist will be available to discuss issues about the site.

Formal Public Comment Period

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions, which Ecology presents as draft documents. Comment periods usually last for 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 through letters or email. Verbal comments are taken if a public hearing is held. After a formal comment period, Ecology reviews all comments received and determines if a **Responsiveness Summary** is necessary. A Responsiveness Summary is a document which summarizes all comments received and Ecology's responses during the comment period.

During the comment period, please send your written comments by letter or email to:

Jerome Cruz, Site Manager
Washington State Department of Ecology
Toxics Cleanup Program – Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008
Phone: 425-649-7094
E-mail: jcru461@ecy.wa.gov

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

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. 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 comments on the draft documents.

Information Repositories

Information repositories are convenient places where the public can go to read and review site information (see below). The information repositories are often at libraries or community centers 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 and please indicate you would like assistance with the "**SeaTac Development site**". Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

The information repositories for the SeaTac Development site will be located at:

Valley View Library
17850 Military Road South
SeaTac, WA 98188
(206) 242-6044

Washington State Department of Ecology
3190 160th Ave. S.E.
Bellevue, WA 98008
Call for an appointment: Sally Perkins
425-649-7190
425-649-4450 FAX
E-mail: sper461@ecy.wa.gov
Hours: Tuesday – Thursday, 8 am–Noon and 1–4:30 pm

Site Register and Public Events Calendar

Ecology's Toxics Cleanup Program uses its bimonthly Site Register and web-based Public Involvement Calendar to announce all of its public meetings and comment periods as well as additional site activities. To receive the Site Register in electronic or paper format, contact Linda Thompson by email at ltho461@ecy.wa.gov or by telephone at 360-407-6069. The site register is available on Ecology's web site at **http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html**
The Public Involvement Calendar is available on Ecology's website at **<http://apps.ecy.wa.gov/pubcalendar/calendar.asp>**

Mailing List

Ecology has compiled and maintains a list of interested parties, organizations, businesses 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 write “**SeaTac Development site mailing list**”.

Ecology Website

Information on the cleanup is available online at Ecology’s Website:
http://www.ecy.wa.gov/programs/tcp/sites/seaTacDev/seaTacDev_hp.htm

4.0 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 avenues for public participation.

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.

5.0 PUBLIC PARTICIPATION PLAN AMENDMENTS

The Plan was developed by Ecology and complies with the MTCA regulations (Chapter 173-340 WAC). This plan will be reviewed and updated as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology’s site manager, Jerome Cruz, 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 cleanup actions needed at a site. Orders are subject to public comment. If an order is substantially changed, an additional comment period may occur.

Aquifer: A layer of water-bearing rock beneath the earth's surface.

Cleanup: The implementation of a cleanup action, or interim action.

Cleanup Action: Any remedial action, except interim actions, taken at a site to eliminate, render less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with WAC 173-340-350 through 173-340-390.

Chemicals of Concern (COCs): Hazardous substances that are of particular concern at this site.

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.

Consent Decree: A legal document approved and issued by a court which formalizes an agreement reached between the state and potentially liable persons (PLPs) on the actions needed at a site. A decree is subject to public comment. If a decree is substantially changed, an additional comment period is provided.

Containment: A container, vessel, barrier, or structure, whether natural or constructed, which confines a hazardous substance within a defined boundary and prevents or minimizes its release into the environment.

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

Comment Period: A time period during which the public can review and comment on various documents and proposed actions.

Environment: Any plant, animal, natural resource, surface water (including underlying sediments), ground water, drinking water supply, land surface (including tidelands and shorelands) or subsurface strata, or ambient air within the state of Washington.

Facility: 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 or, placed, or otherwise come to be located.

Facility Site ID #: Site specific number assigned by Ecology for the Ecology known and suspected contaminated sites database.

Feasibility Study: The Feasibility Study takes the information from the Remedial Investigation and identifies and analyzes the cleanup alternatives available. As with the Remedial Investigation, a workplan will be prepared which describes how the study will be done.

Groundwater: 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.

Hazardous Substance: Any material that poses a threat to public health and/or the environment. Typical hazardous substances are materials that are toxic, corrosive, ignitable, explosive, or chemically reactive.

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. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

Lead: A bluish-white soft malleable ductile plastic but inelastic heavy metallic element found mostly in combination and used especially in pipes, cable sheaths, batteries, solder, and shields against radioactivity. Lead may cause irreversible neurological damage as well as renal disease, cardiovascular effects, and reproductive toxicity.

Model Toxics Control Act (MTCA): Refers to RCW 70.105D approved by voters in the state of Washington in November 1988. The implementing regulation is WAC 173-340 and was amended in 2001.

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, through administrative and legal actions, to clean up sites.

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

Remedial Investigation: A Remedial Investigation is a study to define the nature, extent, and magnitude of contamination at a site. Before a remedial investigation can be conducted, a detailed workplan must be prepared which describes how the investigation work will be done.

Responsiveness Summary: A compilation of all questions and comments into a document open for public comment and their respective answers/replies by Ecology. The responsiveness summary is mailed, at a minimum, to those who provided comments, and its availability is published in the Site Register.

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 Discovery and Initial Investigation: Sites may be discovered in a variety of ways including reports from the owner, and employee, or concerned citizens. Following discovery, an initial investigation is conducted to determine whether or not a site warrants further investigation.

Site Hazard Assessment and Hazard Ranking: This assessment is conducted to confirm the presence of hazardous substances and to determine the relative threat the site poses to human health and the environment. Sites then are ranked from 1 (highest) to 5 (lowest).

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.

Total petroleum hydrocarbons (TPHs): Describes a large family of several hundred chemical compounds that originally come from crude oil. Crude oil is used to make

petroleum products, which can contaminate the environment. TPH is a mixture of chemicals, but they are all made mainly from hydrogen and carbon, called hydrocarbons. Scientists divide TPH into groups of petroleum hydrocarbons that act alike in soil or water. These groups are called petroleum hydrocarbon fractions. Each fraction contains many individual chemicals.

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

Underground Storage Tank (UST) area: An area at a property that contains underground storage tank or tanks and connected underground piping for the storage and containment of liquids and as defined in the rules adopted under Chapter 90.76 RCW.