



PUBLIC PARTICIPATION PLAN

**Bowman Oil & Propane
(Chevron Bulk Plant #1328)
1656 East J Street
Tacoma, Washington**

Prepared by
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October / 2009

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INTRODUCTION

Department of Ecology has developed this Public Participation Plan to promote meaningful community involvement during the investigation and cleanup of the Bowman Oil & Propane site. This plan describes the tools that Ecology uses to inform the public about site activities and identify opportunities for the community involvement.

In July of 2009, Ecology notified Chevron U.S.A. Inc. (Chevron) and Cornerstone Property Investments (Cornerstone) of their status as potentially liable persons (PLPs). As of October, 2009, Chevron, Cornerstone, and Ecology are moving forward with the cleanup process. A proposed Agreed Order (legal agreement) requires the PLPs to:

- Investigate the site (Remedial Investigation);
- Evaluate cleanup options (Feasibility Study); and
- Draft a cleanup plan (Cleanup Action Plan).

Ecology will then finalize the cleanup plan and draft a new legal agreement with the PLPs to implement cleanup.

LOCATION AND SITE BACKGROUND

The Bowman Oil & Propane site (also known as Chevron Bulk Plant #1328) is generally located at 1656 East J Street in Tacoma, in the Tacoma Tideflats. It is in an industrial area, near the Tacoma Tarpits Superfund site. The site is defined by the extent of contamination, which will be determined in the Remedial Investigation. See Figure 1 on Page 7 for the site location.

Site Background

Standard Oil Company (now Chevron) purchased the property around 1905 and used it as a bulk fuel plant until 1988. Bulk fuel plants are facilities that receive and distribute petroleum products. This facility had a number of above and below ground storage tanks. The tanks held gasoline, diesel, fuel oil, aviation fuel, stove and furnace soils, and additives.

Cornerstone Property Investments currently owns the property and leases it to Bowman Oil and Propane. Cornerstone is a potentially liable person (PLP) because it owns the property, while Chevron is a PLP due to their past ownership and operations.

Description of Contamination

In 1984, Standard Oil Company began monitoring groundwater on the property. Over the next few years, they found several contaminants above state cleanup levels. Contaminants included petroleum hydrocarbons, and benzene, toluene, ethylbenzene, and xylene (BTEX). These are all chemicals commonly found in petroleum products.

In the early 1990s, Chevron tried to clean up the groundwater using poplar trees, which can draw contaminants out of the ground and break them down. However, testing in 1992 still showed petroleum-related contamination in groundwater. Soil testing in 1992 showed additional contamination—lead and polynuclear aromatic hydrocarbons.

Cleanup Activities

In 2001, Chevron removed around 58 tons of petroleum-contaminated soils and disposed of them off-site. Chevron has tried several methods for clean up the remaining soils, but contamination is still above state cleanup levels. Chevron and Cornerstone are now beginning a formal cleanup under Washington's Model Toxics Control Act (MTCA). MTCA has procedures for the cleanup of contaminated sites to standards that are safe for both human health and the environment. Ecology is responsible for implementing and enforcing MTCA. For more information on MTCA, please visit Ecology's Web site at <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/FS looks at the extent and type of pollution on the site. It is used to evaluate possible human health and environmental impacts, and to find cleanup alternatives.

Interim Actions - Ecology may sometimes take Interim Actions to partially 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 - Toxic substances are removed from the site, contained on the site, or treated to make them less toxic. Ecology will make sure that the CAP has been followed and can require that the site be monitored. Major changes to the CAP require a public notice before they can be finalized.

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 a site is taken off the list.

More information about toxic cleanups is available on Ecology's Web site:
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 activities planned for this site. This section of the plan describes how Ecology will share information and receive public comments on the site activities. The following is a list of the public involvement activities that Ecology will use, their purposes, and descriptions of when and how they will be used during cleanup of the Bowman Oil & Propane site.

Formal Public Comment Periods

Comment periods are the main way Ecology gets feedback from the public on proposed cleanup decisions. They 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. Verbal comments are taken if a public hearing is held. After comment periods, Ecology reviews all comments received 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 significant changes are made, a second comment period may be held. If no significant changes are made, the draft document(s) will be finalized.

Public Meetings and Hearings

Public meetings may be held at key points during the investigation and cleanup process. Ecology also may offer public meetings for actions expected to be of particular interest to the community. These meetings will be held at locations convenient to the community. A public meeting will also be scheduled if ten or more people request one.

Information Repositories

Information repositories are places where the public may read and review site information, including documents that are the subject of public comment. Ecology has three repositories for the Bowman Oil & Propane cleanup:

- Tacoma Public Library – 1102 Tacoma Ave. S, Tacoma, WA 98402. (253) 591-5666.
- Citizens for a Healthy Bay – 917 Pacific Ave. S, Suite 100, Tacoma, WA 98402. (253) 383-2429.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey, WA 98516. Please call (360) 407-6045 for an appointment.

Site information also will be posted on Ecology's Web site:

http://www.ecy.wa.gov/programs/tcp/sites/BowmanOil/BowmanOil_hp.html

Site Register

Ecology's Toxics Cleanup Program uses its bimonthly 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: http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html.

Mailing List

Ecology has compiled a mailing list for the site. It includes neighbors, public agencies, and other known interested parties. The list will be maintained at Ecology's Southwest Regional Office and will be updated as needed. Please contact Hannah Aoyagi at (360) 407-6790 or by e-mail at haoy461@ecy.wa.gov if you would like to be involved or have your address added to or deleted from this mailing list.

Fact Sheets

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

Newspaper Display Ads

Ecology will place ads in the Tacoma News Tribune to announce public comment periods and public meetings or hearings for the site.

Plan Update

This Public Participation Plan may be updated as the project proceeds. If an update is necessary, the revised plan will be submitted for public comment.

Contacts

If you have questions or need more information about this plan or the Bowman Oil & Propane cleanup, please contact:

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GLOSSARY

Agreed Order: A legal agreement between Ecology and a potentially liable person to conduct work toward a cleanup.

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

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.

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 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.

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.

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.

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 building, structure, installation, equipment, pipe or pipeline, 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.

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