



PUBLIC PARTICIPATION PLAN

**East Bay Redevelopment Site
315 Jefferson Street NE
Olympia, WA 98501**

Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
300 Desmond Drive
Olympia, Washington 98504-7775

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INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan in cooperation with the Port of Olympia (Port), LOTT Clean Water Alliance (LOTT) and City of Olympia (City) pursuant to the Model Toxics Control Act (MTCA) and Agreed Order #DE-7830 to promote meaningful community involvement during the investigation and cleanup of East Bay Redevelopment Site. 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.

SITE BACKGROUND

The East Bay Redevelopment Site is generally located at 315 Jefferson Street NE in Olympia. Portions of the site were used for timber-related industries from the late 1880s until 1968. Previous property operations included sawmill, planing mill, shingle mill and plywood manufacturers. From 1968 to present, portions of the Site have been used for commercial and light industrial activities and storage.

Historic activities on the property caused soil and groundwater contamination. Total petroleum hydrocarbons (TPHs), carcinogenic polycyclicaromatic hydrocarbons, dioxins and furans and metals were detected above Model Toxics Control Act (MTCA) levels in soil. Investigations also revealed TPHs and metals in groundwater above MTCA cleanup levels or screening levels.

The Port of Olympia entered the Voluntary Cleanup Program in January 2007. To expedite the cleanup for future developments and to ensure Ecology oversight, the Site was transferred into the formal cleanup program in February 2008.

Ecology and the Port entered into an Agreed Order to begin cleanup of contamination at the East Bay Redevelopment Site in October 2008. This Agreed Order required the Port to:

- Complete the Remedial Investigation for the Site to examine nature and extent of contamination.
- Prepare a work plan for and conduct an interim action. The purpose of the interim action was to remove contaminated soil encountered during the construction of roads and utilities from the development area and immediately reduce risk to human health and the environment

The Port of Olympia drafted work plans for the Remedial Investigation and Interim Action. A 30-day public comment period was held in March 2009. At the end of the comment period, the Port began work on the site infrastructure and completed the interim actions (soil excavation). The Port completed the Remedial Investigation and recently submitted a Remedial Investigation report to Ecology. It is currently under review.

CURRENT ACTIVITY

- The City of Olympia and LOTT Alliance purchased parcels 4 and 5, respectively and plan to develop these parcels.
- The Port, LOTT and the City will enter into an Agreed Order for the cleanup of the East Bay site that will replace the old Agreed Order No. #DE-5471 (between Ecology and the Port).

- The cleanup responsibility will now be shared between LOTT, the City and the Port. Although the PLPs may set up a side agreement with each party taking on different responsibilities for site cleanup work, under the Order, they are jointly and equally responsible for the site cleanup.
- LOTT and the City are planning to complete Interim Actions on the two parcels at the end of the comment period. These actions will be completed prior to beginning development of their respective parcels.

NEXT STEPS

- At the end of the 30 day comment period, Ecology will draft a Responsiveness Summary document which will contain all of the comments received and Ecology's response to them.
- The PLPs will complete Interim Actions on two parcels, complete a Feasibility study and draft a Cleanup Action Plan.
- Ecology will hold a 30-day public comment period for the draft Cleanup Action Plan before it is implemented.
- Ecology will keep the public involved and informed as this cleanup moves forward. Comment periods will be held at various points in the process. Public meetings will be held when appropriate.

MODEL TOXICS CONTROL ACT CLEANUP STAGES

The Model Toxics Control Act (MTCA) defines each stage of the cleanup process to protect human health and the environment. Figure 2 on page 9 details these stages.

Some steps described in the chart include legal documents called agreed orders or consent decrees. These are agreements between Ecology and the parties responsible for cleanup of the pollution. In addition to the steps in the chart, interim actions may be taken during the investigation to reduce or eliminate pollution that poses an immediate threat to human health or the environment.

The cleanup process is complex. Issues often arise that require more attention or evaluation, and may lead to changes in the steps or schedule. Every effort will be made to keep the public well-informed of changes.

PUBLIC INVOLVEMENT RESPONSIBILITIES AND ACTIVITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the 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. 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 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 under WAC 173-340-600 at certain points during the investigation and cleanup process

During a comment period, the public can comment in writing. Verbal comments are taken if a public hearing is held. After formal comment periods, Ecology reviews all written comments received 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.

Public comment periods will be held for draft remedial investigation/feasibility study reports, draft cleanup action plans, future agreed orders or consent decrees that are developed for the Site.

Public Meetings and Hearings

Public meetings may be held during the investigation and cleanup process as required by WAC 173-340-600. 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. If 10 or more people request a public meeting, one will be scheduled. Otherwise, meetings will be scheduled as needed.

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 established three repositories for the East Bay Redevelopment cleanup project. Documents available for public review and comment can be found here:

- Washington State Department of Ecology, Southwest Regional Office, 300 Desmond Drive, Lacey, WA 98516. Please call Debbie Nelson at (360) 407-6045 for an appointment or email her at Debbie.Nelson@ecy.wa.gov.
- Timberland Olympia Library, 313 8th Avenue SE, Olympia, WA 98501-9300 (360) 352-0595
- Ecology's Website http://www.ecy.wa.gov/programs/tcp/Sites/eastBayRedev/eastBayRedev_hp.htm

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

Mailing List

Ecology has compiled a mailing and email list for the Site. These lists include individuals, groups, public agencies, elected officials, private businesses, potentially affected parties, and other known interested parties. The lists will be maintained at Ecology's Southwest Regional Office and will be updated as needed.

Please contact Meg Bommarito at (360) 407-6255 or mbom461@ecy.wa.gov if you would like to have your mailing address or email address added to either list.

Fact Sheets

Ecology will mail or email fact sheets to persons and organizations interested in the East Bay Redevelopment cleanup project to inform them of public meetings and comment opportunities and important Site activities. Ecology also sent out fact sheets about the progress of Site activities.

Newspaper Display Ads

Ecology may place ads in the *Olympian* 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, and constitutes a substantial change in the plan, the revised plan will be announced in the site register and posted online.

Public Participation Grants

As part of the Model Toxics Control Act, Ecology developed a public participation grant program to promote public participation during cleanups. Public Participation Grants provide funding to community groups to help involve the public in the investigation and cleanup of contaminated properties. The grants also help develop and carry out programs that promote the state's solid or hazardous waste management priorities.

For cleanup sites, non-profit groups or groups of three or more unrelated individuals can apply for grants to fund outreach and education efforts for the community that is impacted by the cleanup. Past projects have helped people understand the cleanup and how to comment on cleanup proposals during public comment periods. Grant funds may be used to pay for technical experts who help people understand cleanup issues. They can also be used to hold meetings, workshops and other events that help to inform people. In addition, printing and distribution of reports, brochures and other materials may be covered. For more information about this grant program, visit <http://www.ecy.wa.gov/programs/swfa/grants/ppg.html>.

Points of Contact

If you have questions or need more information about this plan or the East Bay Redevelopment cleanup project, please contact:

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Figure 1. East Bay Redevelopment Site location.



Figure 2. Steps in the Model Toxics Act Formal Cleanup Process

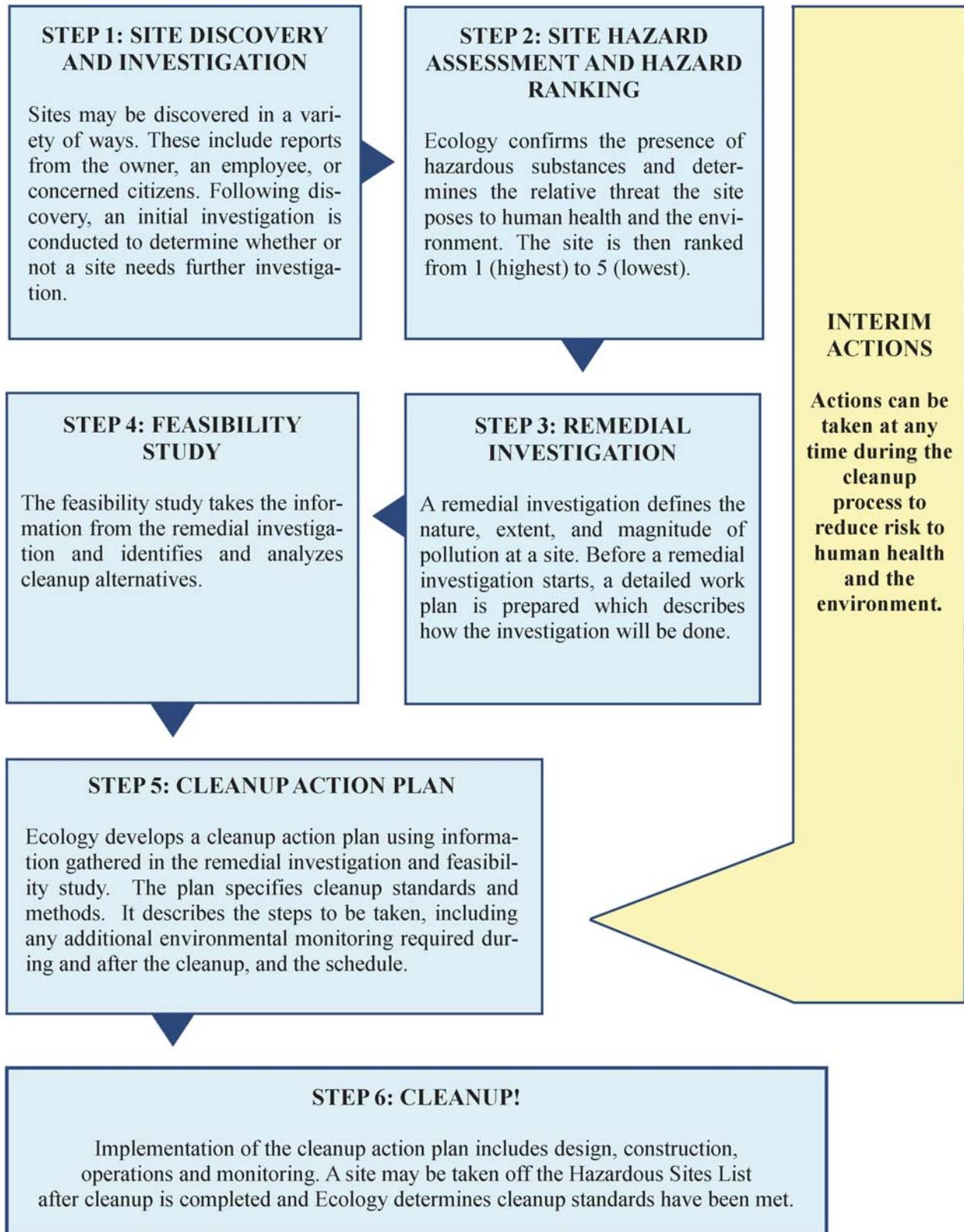


Figure 3. Public involvement milestones and upcoming opportunities

Date	Cleanup Event	Public Participation
September 2008	Agreed Order for Remedial Investigation and Interim Action	Public Comment Period
March 2009	Interim action and Remedial Investigation Work Plans developed	Public Meeting and Comment Period
June 2009	NPDES Permit developed for Interim action	Public Hearing and Comment Period
2009	Interim Actions completed during infrastructure work	
May 2010	LOTT Alliance and the City of Olympia purchased parcels 4 and 5 (part of cleanup site)	
July 2010	New Agreed Order between LOTT, the City and the Port to complete investigation and cleanup.	Public Meeting and Comment Period
Next Steps		
Late summer 2010	Responsiveness summary from July comment period released	
2010	Interim Actions completed in Parcels 4 and 5	
2010-2011	Feasibility Study completed	
2011	Remedial Investigation and Feasibility Study Reports Finalized	Included in comment period for Cleanup Action Plan
2011	Cleanup Action Plan drafted	Public Meeting and Comment Period
2012	Cleanup Action Plan finalized and implemented	