



PUBLIC PARTICIPATION PLAN

**Solid Wood Inc.
900 West Bay Drive NW
Olympia, WA 98502**

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

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TABLE OF CONTENTS

INTRODUCTION	3
SITE BACKGROUND	3
CURRENT SITE ACTIVITY	3
MODEL TOXICS CONTROL ACT	4
PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES	9
FIGURES	
Figure 1. Site location	5
Figure 2. Proposed West Bay Park Phase 1.....	6
Figure 3. Steps in Model Toxics Control Act Formal Cleanup	7
Figure 4. Additional Site Photos	8

INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan in cooperation with the City of Olympia pursuant to the Model Toxics Control Act (MTCA) and Agreed Order No. #DE-08-TCPSR-5415 to promote meaningful community involvement during the investigation and cleanup of Solid Wood Inc. 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 West Bay Park Site, located at 900 West Bay Drive NW in Olympia, was historically occupied by a lumber mill and wood veneer facility, with piers, a wood burner, loading docks, and log raft operations along the shoreline (Figure 1). A railway had operated through the property as early as 1898 and continued service up to 1996. A Phase I Environmental Site Assessment (ESA) concluded that the specific use of the site as a lumber mill may have included the following: a wood-burning (hog fuel) boiler, wood sawing, shaving, and sanding, log rafting operations, plywood and veneering operations, repair shop and welding shop, petroleum products containment area, kiln drying ovens, wood treating (although not documented, this activity may have occurred at or adjacent to the site), hazardous waste storage, underground storage tanks (USTs) and above-ground storage tanks (ASTs).

The most recent industrial activity on the site was the Solid Wood, Inc. facility that closed in 2002. The site is currently vacant industrial land that is partially asphalt paved, with concrete foundations, wood piling remnants, encroaching low-lying vegetation, and abandoned railroad tracks that run the entire length of the site. The site was historically served by the Burlington Northern Santa Fe Railroad spur line. The City of Olympia acquired the railroad spur through the park property in 2007. Rails, cross ties, treated timber trestles, gravel rail bed, and causeway are all that remain.

CURRENT ACTIVITY

The City of Olympia Parks, Arts, and Recreation Department (OPARD) acquired 17 acres on the west side of the West Bay of Budd Inlet for development into a park and trail. Current development plans are to construct "Phase I" of the park during the summer of 2008. Phase I will consist of approximately 4 acres of site improvements, including trails (including a segment of the West Bay Trail), landscaping, an entry plaza, handheld boat launch and viewpoints (Figure 1). In addition, intertidal and riparian habitat areas will be cleaned up and enhanced

Initial cleanup activities in the Phase 1 area will include interim actions, to reduce the immediate risk to human health and the environment, and a remedial investigation and feasibility study to examine extent and nature of contamination and investigate cleanup options.

Interim Actions include:

- Excavation to remove contaminated soil.
- Removing steel rails and rail ties on the northwest side of the site and capping with clean soil.
- Bioremediation treatment (see page 2) of soil contaminated with hydrocarbons. Oxygen provided by a special compound will help to break down contamination in soil and groundwater.
- Groundwater monitoring in areas where soil was removed.

Finally, a soil cap will be placed as a physical barrier in areas of low-level contamination along the rail spur. Removal of derelict creosote pilings from the beach area will also be conducted during Phase I. The interim action will be conducted as one of the first stages of the Phase I park development, beginning in approximately July 2008. It is estimated that the soil excavation and soil capping activities will be completed by Fall 2008, if all project permits are obtained in time. The RI/FS should be completed by July 2008.

Groundwater monitoring will be conducted for one year, starting 12 months following the soil excavation. This monitoring will involve sampling groundwater from monitoring wells and will be used to evaluate the effectiveness of the cleanup. The results of the monitoring will be available in approximately September 2010. At this time, future cleanup and/or long-term groundwater monitoring will be evaluated. The next opportunity for public involvement will be the 30-day public comment period for the Remedial Investigation and Feasibility Study Report and the draft Cleanup Action Plan.

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 3 on page 7 details these stages.

Some steps described in the chart include “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 steps 1 through 5 (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.

Figure 1. Solid Wood Inc. (proposed West Bay Park) site location.



Figure 3. Steps in the Model Toxics Act Formal Cleanup Process

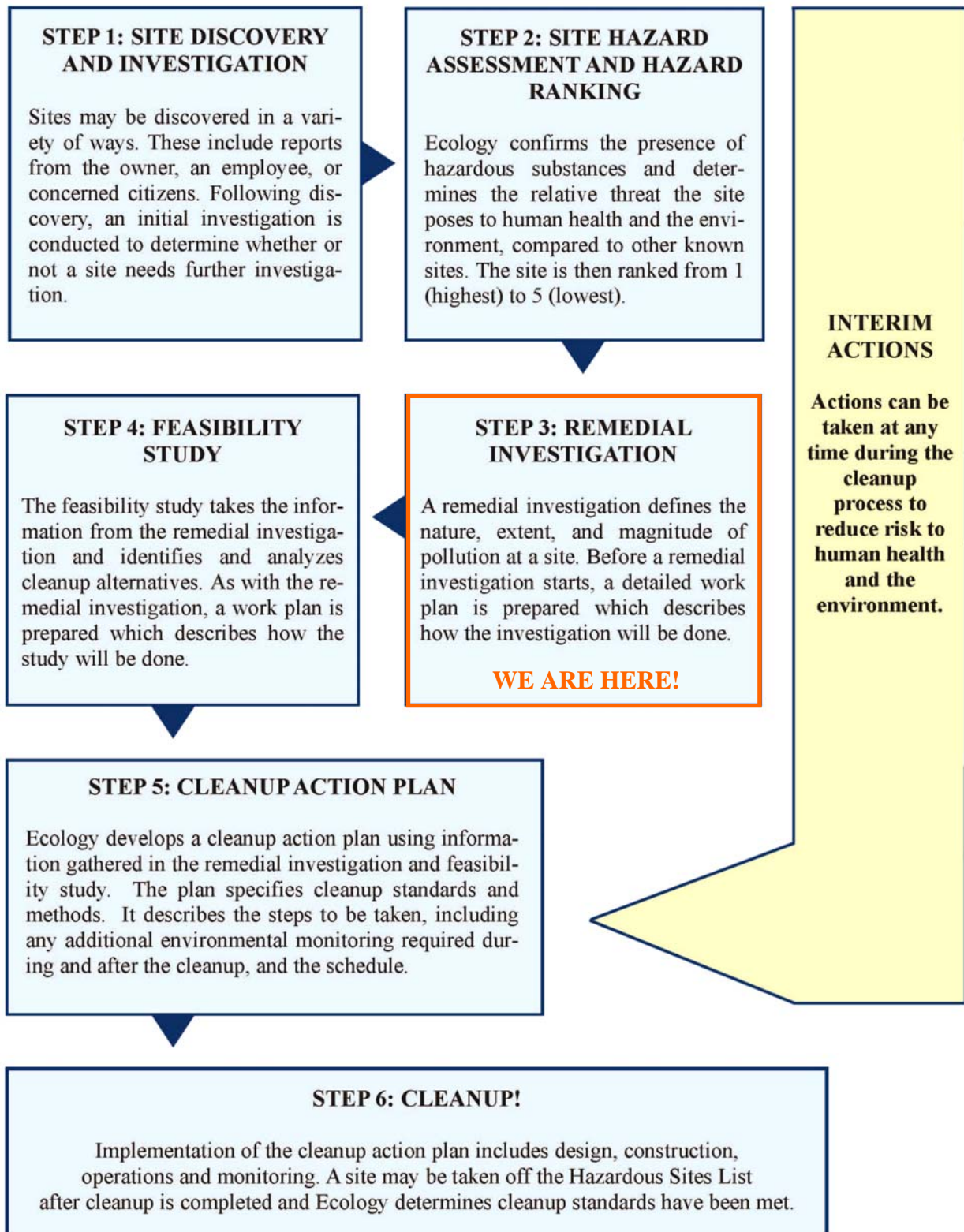


Figure 4. Additional Site Photos



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. Ecology will implement input provided by the community whenever possible.

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 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 formal comment periods, Ecology reviews all 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.

Additional public comment periods will be held for draft remedial investigation/feasibility study reports, for any draft cleanup action plans that are developed for the site, and for any future legal agreements regarding this site.

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. 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 Solid Wood Inc. 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 (360) 407-6045 for an appointment.

- Timberland Olympia Library, 313 8th Avenue SE, Olympia, WA 98501-9300 (360) 352-0595
- City of Olympia Parks, Arts and Recreation Department, The Olympia Center, 222 Columbia Street NW, Olympia, WA 98507-1967 (360) 709-2700
- Ecology's web site http://www.ecy.wa.gov/programs/tcp/sites/solid_wood/solid_wood_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 list for the site. The list includes individuals, groups, public agencies, elected officials, private businesses, potentially affected parties, and other known interested parties. The list 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 address added to or deleted from this mailing list.

Fact Sheets

Ecology will mail fact sheets to persons and organizations interested in the Solid Wood Inc. cleanup project to inform them of public meetings and comment opportunities and important site activities. Ecology also may mail 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, the revised plan will be submitted to the public for comment.

Points of Contact

If you have questions or need more information about this plan or the Solid Wood Inc. cleanup project, please contact the following:

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