



RESPONSIVENESS SUMMARY

Pony Lumber Company (aka Louisiana-Pacific Corporation) Cleanup Site

FSID # 1209

November 17 – December 19, 2011 Public Comment Period

Periodic Review Report

**Prepared by
Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
Lacey, Washington**

January 2012

Site Manager: Panjini Balaraju
Public Involvement Coordinator: Diana Smith

Comment #1



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A tax-exempt
501(c)(3) Washington
nonprofit corporation

December 12, 2011

Mr. Panjini Balaraju, Project Manager
Washington State Dept. of Ecology SWRO
Toxics Cleanup Program
P. O. Box 47775
Olympia, WA 98504-7775

Re: Pony Lumber Company (aka Louisiana Pacific Corp.) Site
3701 Taylor Way, Tacoma
Site ID #1209
5-Year Review

Dear Mr. Balaraju:

The purpose of this letter is to communicate comments from Citizens for a Healthy Bay (CHB) to the periodic review of the remedy implemented at the above referenced site.

The Washington State Department of Ecology (Ecology) conducted a review of post-cleanup site conditions and monitoring data to ensure that human health and the environment are being protected at the former Pony Lumber Company (aka Louisiana-Pacific Corporation) site.

Based on its review of the site, Ecology concluded that:

- The cleanup actions completed at the site appear to be protective of human health and the environment.
- The cleanup action is determined to comply with cleanup standards since the long-term integrity of the containment system is ensured, and the requirements for containment technologies have been met.
- The Restrictive Covenant for the property is in place and will be effective in protecting public health and the environment and protecting the integrity of the cleanup action.
- Groundwater monitoring is still required at the site on a 30-month frequency.
- Monitoring was conducted in 2010, but sampling events were not conducted 2004 and 2006.
- Concentrations of contaminants of concern did not exceed cleanup standards in 2007, 2008 and 2010.
- Continued cap inspection and maintenance are required every 30-months. Cap maintenance appears to be adequate at this time, but there is no record of the ongoing inspections required to ensure protection of the cap.
- Ecology was not notified prior to the transfer of the property from Pony Lumber Company, LLC. to the Port of Tacoma in 2006.

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CHB is concerned by lapses of site operations and management that have occurred, however we are confident that, under the Port of Tacoma's management, there will be no future deficiencies.

CHB is a community based, non-profit environmental organization representing the community stakeholders in the Commencement Bay Nearshore/Tideflats Superfund problem area and surrounding area. Our membership includes citizens of the greater Commencement Bay and South Puget Sound area.

Thank you for your consideration of our remarks and for including them as part of the formal site record.

Sincerely:



Leslie Ann Rose
Senior Policy Analyst
Citizens for a Healthy Bay

cc: Jason Jordan, Port of Tacoma

Ecology Response

We appreciate you taking the time to review the periodic review report and providing us with your comments.

As stated in the report, the groundwater monitoring was not conducted in 2004, 2006 and Ecology was not notified prior to the transfer of the property from Pony Lumber Company to the Port of Tacoma. We understand your concerns regarding these lapses at this Site. However, these requirements were not met by the previous property owner, the Pony Lumber Company. The Port of Tacoma purchased this property in 2006 and since then, the Port is meeting all the groundwater monitoring, cap inspection/maintenance and other requirements as required by the Enforcement Order and the Restrictive Covenant.

To standardize the groundwater monitoring and cap inspection amongst a total of five other Port of Tacoma sites, the Port and Ecology has signed a Memorandum of Understanding (MOU) on September 1, 2011. As per this MOU, the Port is required to conduct the groundwater monitoring and cap inspection on a 30-month frequency at this Site. We are confident that the Port will continue to conduct these actions as required by the MOU.

Again, Ecology appreciates your interest at this Site and highly values your comments. If you have any more questions or need more information, please call me at (360) 407-6335 or send me an e-mail.

Panjini Balaraju