

Responsiveness Summary
Periodic Review Report Public Comment Period
January 3 – February 3, 2012
Cascade Timber 3 POT
Tacoma, WA

Periodic Review Coordinator: Panjini Balaraju
Public Involvement Coordinator: Hannah Aoyagi

We received one comment on the Periodic Review Report. The comment is in the site file and publicly available online. The Periodic Review Report is now final.

Comment 1: Citizens for a Healthy Bay (see attached letter)

Ecology Response:

Effectiveness of completed cleanup actions

The site visit conducted on October 19, 2011 showed that the cap at the Site is intact and in excellent condition except a small pot hole and minor damage at two locations. The Review Report states that the “...*Port of Tacoma is in the process of repairing this pot hole and minor damage as the weather permits.*” Please advise whether or not these repairs have been completed.

Response: We are working with the Port of Tacoma regarding this issue. The Port has planned to repair the pothole and minor cracks in the environmental cap. Since these damages were identified in late 2011, and the Port’s contractor has shut down repair operations for the wet/cold season prior to being able to make these repairs, these repairs will be made during the next construction/dry season in 2012. Also we believe that since these damages are on the surface/shallow and no sub-grade material is exposed, there is no immediate threat to the human health and the environment. However, we will follow-up on this to make sure these repairs will be made during the next construction season.

Restrictive Covenants

Restrictive Covenants are tools that are not available to City of Tacoma Land Use staff when reviewing permit applications. As such, the limitations imposed by restrictive covenants to a parcel alone are insufficient. The site location and specifics also need to be entered into the City of Tacoma’s database so that land use staff is alerted in evaluating any possible future use application. This will insure that City staff will be alerted to site restrictions when the application is reviewed.

Response: Currently I am coordinating with Shirley Schultz of the City of Tacoma (Principal Planner, Building and Land Use Services) regarding this matter. I will send the electronic copies of Restrictive Covenants (RC) to her (or other appropriate person as directed by her) so that the City staff will be aware of the RC restrictions when they review a permit application.



February 1, 2012

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Mr. Panjini Balaraju, Project Manager
Toxics Cleanup, SWRO
Washington State Dept. of Ecology
pbal461@ecy.wa.gov

Re: Cascade Timber 3, Tacoma, Washington 98421
Facility Site ID#: 1206

Dear Mr. Balaraju:

The purpose of this letter is to communicate comments by Citizens for a Healthy Bay (CHB) to the periodic review of the remedy implemented at the Cascade Timber 3 site located at Thorne Road and Maxwell Way in Tacoma.

Executive Director
Bill Anderson

Washington State Department of Ecology (Ecology) reviewed the post-cleanup site conditions and monitoring data to ensure that human health and the environment are being protected at the site. Site cleanup was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC).

Based on its review of the Site, Ecology concluded:

- The remedial action conducted at the Site appears to be protective of human health and the environment.
- Soil cleanup levels have not been met at the Site; however the cleanup action has been 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 from exposure to hazardous substances and protecting the integrity of the cleanup action and that the requirements of the Restrictive Covenant are being met.
- Continued groundwater monitoring every 18-months is recommended.
- Continued cap inspection every 30-months and cap maintenance are required. Cap maintenance appears to be adequate at this time.
- The requirements of the Restrictive Covenant are being met.
- The next Site review is scheduled for 2016.

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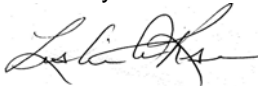
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Mr. Panjini Balaraju, Project Manager
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City of Tacoma's database so that land use staff is alerted in evaluating any possible future land use application. This will insure that City staff will be alerted to site restrictions when the application is reviewed.

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:

A handwritten signature in black ink, appearing to read "Leslie Ann Rose". The signature is fluid and cursive, with a prominent loop at the end.

Leslie Ann Rose
Senior Policy Analyst